

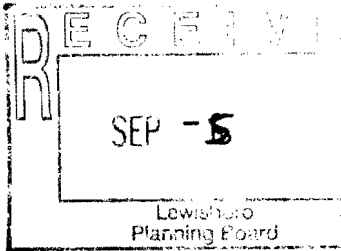
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CANNOVA

Wetland Permit Application



TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

Application No.:

Fee: 255.00 Date: 9-5-13
Twp

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

Project Information

Project Address: 153 Main St. South Salem, NY
Sheet: C036 Block: 11169 Lot(s): 017

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

Owner's Information

Owner's Name: Venanzio Cannova Phone: 914-494-6055
Owner's Address: 153 Main St, So Salem, NY Email: Marycan06@yahoo.com

Applicant's Information (if different)

Applicant's Name: _____ Phone: _____
Applicant's Address: _____ Email: _____

Authorized Agent's Information (if applicable)

Agent's Name: _____ Phone: _____
Agent's Address: _____ Email: _____

To Be Completed By Owner/Applicant

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

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: Venanzio Cannova Date: _____

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <u>Venanzio Cannone</u>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <u>Leedsboro</u> County <u>Westchester</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>153 Main St</u> <u>South Salem, NY 10590</u>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: 	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: _____	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: _____	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: _____	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: <u>Venanzio Cannone</u>	

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 II - IMPACT ASSESSMENT (To be completed by Lead Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:</p>	
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:</p>	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p> <p><input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.</p>	
<p>_____ Name of Lead Agency</p>	<p>_____ Date</p>
<p>_____ Print or Type Name of Responsible Officer in Lead Agency</p>	<p>_____ Title of Responsible Officer</p>
<p>_____ Signature of Responsible Officer in Lead Agency</p>	<p>_____ Signature of Preparer (If different from responsible officer)</p>

AFFIDAVIT OF OWNERSHIP

STATE OF)
COUNTY OF) ss:

Venanzio Cannone, being duly sworn, deposes and says that
she/he resides at 153 Main St, South Salem, NY
in the County of: Westchester

State
of: New York

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

of _____
name of corporation, partnership or other legal entity

which is the owner, in fee of all that certain lot, piece or parcel of land situated, lying
and being in the Town of Lewisboro, New York, aforesaid and known and designated
on the Tax Map in the Town of Lewisboro as Lot Number 017
Block 1169 on sheet 0036.

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

X Venanzio Cannone
Signed

Sworn to before me this

4th day of September, 2013

Elizabeth DeFaber
Notary public (affix stamp)

ELIZABETH DeFABER
Notary Public, State of New York
No. 01DE6188080
Qualified in Westchester County
Commission Expires June 2, 2016

TAX PAYMENT AFFIDAVIT REQUIREMENT

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

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

INSTRUCTIONS

The applicant is to complete the information box below and return to: **Receiver of Taxes, Town of Lewisboro, 11 Main Street, South Salem, New York 10590.**

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

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

TO BE COMPLETED BY APPLICANT

(PLEASE TYPE OR PRINT)

Venanzio Canneva
name of applicant

project name

property description:

tax sheet 0036

property assessed to:

name _____

block 1169

address _____

lot 017

application type (check one)

☐ Sketch Plan Review

☐ Preliminary Subdivision Plat

☐ final Subdivision Plat

☐ Site Development Plan

☐ Special Permit Use

☐ Waiver of site Plan Procedures

☐ Wetlands Permit

☐ Filing with The Westchester County Clerk

NO OUTSTANDING TAXES ARE DUE:

Receiver of Taxes

Date

Sworn before me this

day of _____, 20____

ZONING BOARD OF APPEALS
AGENDA

Wednesday, September 25, 2013
7:30 P.M

Town Offices @ Cross River
Cross River Plaza, Cross River

I. Review and adoption of the Minutes of July 31st & August 28, 2013

II. PUBLIC HEARINGS

• **CARRIED OVER**

Cal. #19-13-BZ/SP

Application of Scott Harris, 48 Cross Pond Road, Pound Ridge, New York, 10576 for a variance of [1] a Special Permit pursuant to Article V, § 220-40 of the Zoning Ordinance in the matter of an As-Built accessory apartment in an existing accessory structure;[2] Article IV, § 220-23D(11) of the Zoning Ordinance in the matter of an existing accessory structure to exceed 600 square feet (total floor area 1440 square feet proposed) in an R-2A, Two Acre Residential District.

The property is located on the north side of Cross Pond Road, designated on the Tax Map as Sheet 41, Block 10264, Lot 9, in an R-2A, Two-Acre Residential District.

CAL. NO. 26-13-BZ

Application of Lonnie Lum, 15 Holly Hill Lane, Katonah, New York 10536 [Owners of Record: Lonnie Lum Curran & Thomas Curran] for a variance of Article IV § 220-23D(8)(d) of the Zoning Ordinance in the matter of the storage of manure required to be stored 150' from the street, property line, watercourse or wetland area (40.5' existing from the side yard) and for a variance of Article IV § 220-23E in the matter of an "As-Built" pre-fabricated shed (existing 49.2' where 50' is required) from the side yard property line in a R-4A, Four-Acre Residential District.

The property is located on the north side of (#15) Holly Hill Lane designated on the Tax Map as Sheet 14, Block 10556, Lot 7, in an R-4A, Four-Acre Residential District.

CAL. NO. 30-13-SP

Application of Frank and Elizabeth Cunniffe, 77 Elmwood Road, South Salem, NY 10590 for a renewal of a Special Permit pursuant to Article IV § 220-23(A)(6) of the Zoning Ordinance in the matter of the continued operation of a horse training academy [Whipstick Farm].

The property is located on the east side of Elmwood Road, designated on the Tax Map as Sheet 44, Block 10057, Lots 3, 4, 98 and 99 in an R-4A, Four-Acre Residential District

• **NEW BUSINESS**

CAL. NO. 31-13-SP

Application of Beverley Wilson, 57 Bouton Road, South Salem, NY 10590 for a Special Permit pursuant to Article IV, Section 220-23A (9) and Article V, Section 220-38 of the Zoning Ordinance to allow the Storage of Contractor's Equipment.

The property is located on the south side of Bouton Road, designated on the Tax Map as Sheet 31, Block 10805, Lots 56 and 66, in an R-1A, One-Acre Residential District.

CAL. NO. 33-13-BZ

Application of Venanzio Cannova, 153 Main Street, South Salem, New York 10590 [Owner of record: Venanzio & Mary Cannova, 153 Main Street, South Salem, NY 10590] for [1] A variance of Article V, §220-40C of the Zoning Ordinance in the matter of a proposed garage addition with accessory apartment above. Proposed accessory apartment is greater than 25% of total floor area of principal dwelling (principal dwelling is approximately 1400 s.f.; proposed accessory apartment is approximately 1110 s.f.). [2] A Special Permit pursuant to Article V, § 220-40 of the Zoning Ordinance in the matter of a proposed accessory apartment located in the principal dwelling.

The property is located on the south side of (#153) Main Street, designated on the Tax Map as Sheet 36, Block 11169, Lot 17, in an R-1A, One-Acre Residential District.

CAL. NO. 32-13-BZ/SP

Application of Michael F. Sirignano, Esq., 892 Route 35, Cross River, NY 10518 [Owner of record: Richard & Jill Klein, 14 Diane Court, Katonah, New York 10536] for a variance of [1] Article IV, §220-23D (11) of the Zoning Ordinance to permit a 14' x 27'.22" two-story addition to an existing accessory structure which exceeds 600 s.f. in total floor area. [2] A variance of Article III § 220-9D (2) of the Zoning Ordinance to permit an increase in the size of a non-conforming accessory structure (2,544 s.f. of total floor area existing; 3,286 total floor area proposed). [3] A Special Permit pursuant to Article IV, § 220-23D (12) of the Zoning Ordinance in the matter of an existing approved accessory apartment located on the upper floor of an accessory building. Change of ownership.

The property is located on the south side of (#14) Diane Court, designated on the Tax Map as Sheet 9, Block 10798, Lots 41, 63 & 64 in an R-2A, Two-Acre Residential District.

IV. NEW BUSINESS & CORRESPONDENCE

MEMORANDUM

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

CC: Aimee Hodges
Lawrence Praga, Esq.

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

DATE: October 11, 2013

RE: Venanzio Cannova
153 Main Street, South Salem
Sheet 36, Block 11169, Lot 17

Project Description

The subject property consists of ± 1.2 acres of land and is located at 153 Main Street and within the R-1/2A Zoning District. The subject property is currently developed with a single-family residence, circular asphalt driveway with two (2) curb cuts on Main Street, detached accessory structures, outdoor storage area(s), septic system and potable well. A Town of Lewisboro jurisdictional wetland is located on-site and $\pm 50'$ east of the existing residence. The applicant is proposing a $\pm 19.5' \times 14'$ second story addition and a $\pm 42' \times 30'$ two-story addition to the existing residence, both additions being located within the Town's 150-foot wetland buffer.

SEQRA

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 is required from the Planning Board.
2. A public hearing is required to be held on the Wetland Activity Permit.
3. If disturbance exceeds 5,000 s.f., a Town Stormwater Permit and coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) will be required.

Comments

1. The plans submitted identify that the proposed additions are proposed to accommodate a second-story livingroom expansion and a three-car garage with accessory apartment above. According to the Building Department, while the applicant wishes to proceed with the additions, the accessory apartment is no longer proposed and the Special Use Permit application has been withdrawn from the Zoning Board of Appeals. Updated floor plans and elevations should be submitted to the Planning Board and Building Department for review.
2. According to the submitted plan, the on-site wetland was last delineated in July of 2002. The wetland boundary should be confirmed and a wetland report, prepared in compliance with Sections 217-7(5) and (6) of the wetland ordinance, should be submitted for review.
3. The applicant should submit an updated existing conditions survey, prepared by a NYS Licensed Land Surveyor.
4. The applicant should submit a site plan of the entire property illustrating the following information (minimum):
 - Updated survey information and existing/proposed features
 - Location of existing and proposed roof leaders, footing drains, pipes, and discharge points
 - Septic system and potable well location
 - Proposed limit of disturbance line with area calculation (square feet)
 - Sediment and erosion controls
 - 2-foot contours (existing and proposed)
 - Wetland boundary line and corresponding 150-foot buffer

Chairman Jerome Kerner, AIA

October 11, 2013

Page 3

- Secondary existing utility driveway and outdoor storage area(s)
 - Zoning table comparing the requirements of the underlying zoning district to the existing and proposed condition
 - Zoning setback lines
5. The applicant should quantify the amount of wetland buffer disturbance proposed; a wetland mitigation plan should be submitted for review.
 6. The applicant shall mitigate stormwater runoff by treating the increase in runoff from the additional impervious building area. Stormwater management practices must be designed by a NYS Licensed Professional Engineer and shall be designed to mitigate the 25-year storm event. Please note that stormwater infiltration practices require soil testing (deep and percolation) to be witnessed by the Town Engineer; test locations and results will need to be included on the plan.
 7. Details of all improvements shall be provided.
 8. The applicant shall prepare an Erosion and Sediment Control Plan and include, at a minimum, limits of disturbance, temporary construction access, silt fence, inlet protection, tree removal and protection, etc.
 9. It is recommended that the Planning Board conduct a site visit.

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 Kathleen Poirier Architects, LLC and dated June 10, 2013:

- “Title Sheet” (T-100)
- “Basement/Found. & 1st Flr. Framing Plan” (A-100)
- “Roof Plan & Electrical Plan” (A-101)
- “Foundation and Framing Plans” (A-102)
- “Front and Rear Elevation” (A-103)
- “Side Elevations & Sections” (A-104)
- “Section and Details” (A-105)
- “Schedules & Details” (A-106)

JKJ/JMC/DJS/dc

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Cannova Addition
153 Main St., South Salem NY
Sheet 0036, Block 11169, Lot 017

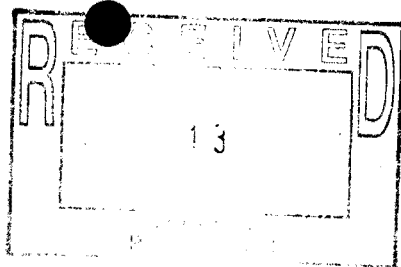
DATE: October 11, 2013

The Conservation Advisory Council (CAC) reviewed the plans, and other materials submitted with a letter dated September 5, 2013, for an addition (apartment add on) to an existing structure.

This appears to be a large addition and the CAC would like to see a descriptive letter of the total scope of the project, a topo map, a wetland mitigation plan if any, and what the total square footage is of the addition.

GURAL/BEAR

Wetland Permit Application



Application # _____

Fee: 255 Date: 9/13/13

TOWN OF LEWISBORO

Onatru Farm, 99 Elmwood Road, South Salem, New York 10590

Application to Building Department For Wetland Activity Permit
Under The Town of Lewisboro Wetland and Watercourse Law Applies To All
Activities within a wetland or within the wetland buffer of 100 ft. from the edge of the wetland.

Instructions:

- 1- All information must be typed or printed clearly.
- 2- Only complete applications will be processed. Applications will not be considered as complete unless all questions are fully and completely addressed.
- 3- No grading, no digging, no filling until wetland activity permit has been issued.
- 4- Additional information and documents must be submitted per attached sheets A,B,C,D,E (as applicable) and SEQRA.

I - OWNER Name: ERIK GUNDEL & NANCY BEAR Tel # 646-248-0192

Address: 106 BOWAY ROAD, S. SALEM, NY 10590

II - Location: Street 106 BOWAY ROAD, S. SALEM, NY 10590

Sheet 3C Block 10810 Lot(s) 55

Zone R-1/2A Lot Area 2.348 ACRES

III - Applicant (if not owner / owner authorization needed for the applicant to file this application on his behalf)

Authorization filed: Yes _____ No _____

Name _____ Tel # _____

Address _____

Affiliation with owner _____
(Agent, Architect, Builder, Etc.)

IV - Statement & description of proposed work:

PROPOSED ADDITION TO EXISTING RESIDENCE AND
EXPANSION/RECONSTRUCTION OF EXISTING SEPTIC SYSTEM
WITHIN TOWN REGULATED 150 FT WETLAND BUFFER
(SEE ATTACHED PROJECT DESCRIPTION)

V - Listing of proposed work
(check all applicable boxes)

	within wet-buffer	with-in wetland	within both
construction or alteration -- building	X		
construction, relocation, alteration			
water courses			
ponds, lakes			
driveways			
culverts, drains, catch basin			
dams, spillways			
bridges			
septic	X		
well			
other (describe)			

VI- Following documents submitted: A _____ B _____ C _____ D _____ E _____

Signature of Owner or Applicant:

Signature: _____

(owner/agent/engineer/builder)

Date: 9/9/13

AFFIDAVIT OF OWNERSHIP

STATE OF)
COUNTY OF) ss:

ERIC GURAL, being duly sworn, deposes and says that

she/he resides at 106 BOWAY ROAD, SOUTH SALEM, NY 10590

in the County of: WESTCHESTER

State
of: NEW YORK

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

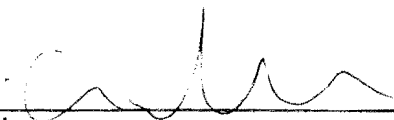
of 106 BOWAY ROAD, SOUTH SALEM, NY 10590
name of corporation, partnership or other legal entity

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 55

Block 10810 on sheet 36

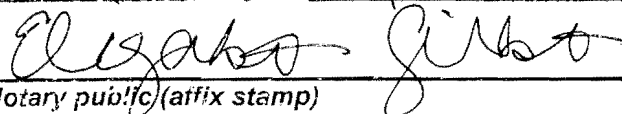
For (check one):

- ☐ 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


Signed

Sworn to before me this

9th day of September, 2013


Notary public (affix stamp)

ELIZABETH GILBERT
Notary Public, State of New York
No. 01G16161200
Qualified in New York County
Commission Expires Feb. 20, 2015

TAX PAYMENT AFFIDAVIT REQUIREMENT

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

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

INSTRUCTIONS

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

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

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

TO BE COMPLETED BY APPLICANT

(PLEASE TYPE OR PRINT)

ERIC GURAL / NANCY BEAR GURAL / BEAR RESIDENCE
name of applicant project name

property description: property assessed to:
▶ tax sheet 36 ▶ name ERIC GURAL
▶ block 10810 ▶ address 106 BOWAY ROAD
▶ lot 55 SOUTH SALEM, NY 10590

application type (check one):

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

NO OUTSTANDING TAXES ARE DUE:

receiver of taxes

date



4-13-13

DE LALLA & ASSOCIATES, LLC.
Landscape Architects

PROJECT DESCRIPTION

Gural/Bear Property
106 Boway Road
South Salem, NY
(Sheet 36, Block 10810, Lot 55)

September 12, 2013

The Gural/Bear property is comprised of 2.348 acres, includes an existing four bedroom house with attached two car garage, gravel drive, septic system and well. The property is located on the west side of Boway Road on the eastern shore of Truesdale Lake, just north of Truesdale Lake Drive. A small stream tributary to the lake and an associated wetland area is located just east of the property and forms a portion of the northern boundary of the parcel.

The proposed site work, as illustrated on the enclosed site plan, includes construction of additions to the existing house, construction of a covered porch and a larger deck area. The work also includes expansion of the existing septic system on the parcel in order to update it to current standards.

The existing house has a footprint of approximately 2,074 sf. and the proposed additions will increase the footprint to approximately 2,828 sf., for an increase of 754 sf. In addition, the existing 281 sf. deck is proposed to be replaced by a new deck which will have an area of approximately 677 sf. Also a covered porch is proposed which will cover an area of approximately 170 sf. As a result there will be an increase in impervious surface area of approximately 924 sf. on the property. Currently the northwest corner of the house is located approximately 50 feet from the edge of the wetland and the proposed house addition will extend to within 40 feet of the wetland edge.

The proposed improvements will result in approximately 1,350 sf of permanent disturbance within the 150 ft. wetland buffer area due to the proposed additions to the existing house. An additional 6,000 sf. of temporary disturbance will also occur within the buffer area due to the reconstruction/expansion of the septic system. All of the construction will be accomplished without any disturbance to the existing stream or its banks or any of the wetland areas. The proposed work will all occur in close proximity to the existing structure and septic and result in little if any disturbance beyond the existing lawn and landscaped portions of the site. The applicant is eager to maintain the natural character of the property and minimize the area of disturbance associated with the construction activity.

In order to mitigate the proposed buffer disturbance resulting from construction activity on the site, the stream bank and wetland area north of the house will be enhanced by selectively removing the invasive species such as Japanese barberry, multiflora rose, bittersweet, poison ivy, winged euonymus, etc. and by the addition of native shrub and perennial plantings. The 7,000 sq. ft. area of proposed mitigation plantings will include a variety of native shrub species, herbaceous perennials and ferns. The plantings have been chosen based on their ability to provide an enhanced buffer along the portion of the wetland/stream corridor closest to the area of the proposed house expansion. The proposed mitigation plantings will provide greater diversity of cover and food sources for wildlife. An additional, 6,000 sf. area of native meadow plantings will be established over portions of the proposed septic system in order to further increase beneficial habitat areas on the property as well as to minimize the lawn areas on the site.

Erosion control measures will be installed along the limit of proposed disturbance in order to minimize the encroachment into additional regulated areas on the property and mitigate the potential for soil erosion and sedimentation to the greatest extent practicable during construction activity on the site. Upon completion of the construction and the grading activity, the mitigation planting and meadow areas will be installed and all disturbed areas will be seeded to stabilize the site. Once all areas have been thoroughly stabilized the erosion controls will be removed.

MEMORANDUM

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

CC: Aimee Hodges
Lawrence Praga, Esq.

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

DATE: October 11, 2013

RE: Eric Gural
106 Boway Road
Sheet 36, Block 10810, Lot 55

Project Description

The subject property consists of ± 2.3 acres of land and is located at 106 Boway Road and within the R-1/2A Zoning District. The subject property is developed with a single-family residence, driveway, septic system, and potable well. The applicant is proposing to increase the footprint of the house by ± 754 s.f. and is also proposing the installation of a ± 677 s.f. deck, ± 170 s.f. covered porch, and expansion of the existing septic system. A watercourse is located along the northerly property line and flows directly into Truesdale Lake, which is positioned immediately to the west of the subject property.

SEQRA

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 is required from the Planning Board.
2. A public hearing is required to be held on the Wetland Activity Permit.
3. Expansion of the septic system will require approval from the Westchester County Department of Health (WCDH).
4. Disturbance will likely exceed 5,000 s.f. and a Town Stormwater Permit and coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) will be required.

Comments

1. The plans should identify the date and preparer of the wetland delineation. The wetland boundary should be confirmed and a wetland report, prepared in compliance with Sections 217-7(5) and (6) of the wetland ordinance, should be submitted for review.
2. The submitted site plan/mitigation plan should be updated to include the following information:
 - Signature and seal of the professional preparing the plan
 - The scale of the drawing is 1" = 30'; not 1" = 20', as identified
 - Remove the 100' wetland buffer line
 - Location, size and specie type of all on-site trees ($\geq 8"$ dbh)
 - Location of existing and proposed roof leaders, footing drains, pipes, and discharge points
 - Illustrate the horizontal limits of Boway Road and associated drainage features (inlets, outlets, pipes, swales, etc.)
 - Illustrate the edge of the lake (off-site) and corresponding buffer
 - Identify the surface material of the existing driveway
 - Existing and proposed on-site drainage conveyance systems (swales, ditches, pipes, etc.)
 - Proposed limit of disturbance line with area calculation (square feet)
 - Quantify the proposed amount of wetland buffer disturbance
 - Sediment and erosion control measures

- 2-foot contours (survey grade topography should be provided)
 - Zoning table comparing the requirements of the underlying zoning district to the existing and proposed condition
 - Zoning setback lines
3. The applicant is proposing to remove invasive plant species along portions of the watercourse; the methodology proposed to remove the plant material should be identified as notes on the plan. It is recommended that the mitigation area be extended in a westerly direction toward the lake.
 4. The applicant is proposing to install native plant species along portions of the watercourse; a site specific planting plan/plant schedule should be submitted for review.
 5. The applicant shall mitigate stormwater runoff by treating the increase in runoff from the additional impervious building areas. Stormwater management practices must be designed by a NYS Licensed Professional Engineer and shall be designed to mitigate the 25-year storm event.
 6. The applicant shall conduct soil tests (deep and percolation) to be witnessed by the Town Engineer. Test locations and results shall be included on the plan.
 7. The applicant should submit an updated existing conditions survey, prepared by a NYS Licensed Land Surveyor; the submitted survey is not dated nor is it signed and sealed.
 8. The applicant should update the Planning Board as to the status of the WCDH approval; plans/permits approved by the WCDH should be submitted for review.
 9. The applicant should consider locating the new septic leaching fields further away from the lake (easterly direction), essentially flipping the primary and expansion areas.
 10. Architectural floor plans and elevations should be submitted for review.
 11. The applicant should provide the current property deed along with easement documents/agreements referenced on the submitted plan.
 12. The submitted wetland permit application form is outdated; the current Town of Lewisboro Wetland Permit Application and supplementary forms should be provided.

Chairman Jerome Kerner, AIA
October 11, 2013
Page 4

13. It appears that land disturbance will exceed 5,000 s.f.; the applicant should submit the Town Stormwater Permit application form and NYSDEC Notice of Intent (NOI).
14. Details of all improvements shall be provided.
15. The applicant shall prepare an Erosion and Sediment Control Plan and include, at a minimum, limits of disturbance, temporary construction access, silt fence, inlet protection, tree removal and protection, etc.
16. It is recommended that the Planning Board conduct a site visit.

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

Plans Reviewed:

- “Proposed Site Plan & Mitigation Plan” (SP-1), prepared by DeLalla & Associates, LLC and dated September 3, 2013
- “Survey”, prepared by John P. O’Brien, L.S. and dated January 4, 2013

Documents Reviewed:

- Wetland Permit Application
- Project Description

JKJ/JMC/DJS/dc

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Gural/Bear Wetland Activity Permit
106 Boway Road, South Salem
Sheet 36, Block 10810, Lot 55

DATE: October 9, 2013

The Conservation Advisory Council (CAC) has reviewed the applicants' set of plans and accompanying documents putting forth a plan for an addition to the existing house, construction of a covered porch and a larger deck area and expansion of the existing septic system.

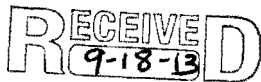
The CAC would like to see regular inspection of the septic system as well as consideration of the use of a White Knight or some similar advanced septic treatment system due to the property's proximity to the lake and the stream.

The CAC would also like to receive further information on the proposed deck, i.e., if it is considered part of the impervious surface, whether it will be raised off the ground, and what the homeowners' consideration is for materials to be used.

Lastly, while the CAC commends the homeowners on their mitigation proposals, the CAC would like further and more specific information about the plantings to be used.

SNYDER

Wetland Permit Application



Application No.: _____
Fee: \$255. Date: 9-18-13
4000.00 escrow
10 SCR of plans

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

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

Project Information

Project Address: 42 Bishop Park Rd.

Sheet: 45 Block: 10274 Lot(s): 41

Project Description (identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): one story 3 season porch, enclose existing porch, new terrace on grade, replace existing deck, + interior renovations

Owner's Information

Owner's Name: James Snyder Phone: 763-3708

Owner's Address: 40 Bishop Park Rd. Email: jsnyder@img.org.il

Applicant's Information (if different)

Applicant's Name: _____ Phone: _____

Applicant's Address: _____ Email: _____

Authorized Agent's Information (if applicable)

Agent's Name: Ken Okamoto Phone: (914) 391-2646

Agent's Address: 46 Old Stone Hill Rd. Pound Ridge Email: kozia@optonline.net

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: _____

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.

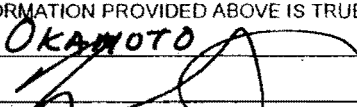
For administrative wetland permits, see attached Administrative Wetland Permit Fee Schedule.

Owner/Applicant Signature: [Signature]

Date: 5 Aug 2013

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <div style="text-align: center; font-size: 1.2em;"><i>KEN OKAMOTO</i></div>	2. PROJECT NAME <div style="text-align: center; font-size: 1.2em;"><i>House Renovation</i></div>
3. PROJECT LOCATION: Municipality <i>Lewisboro</i> County <i>Westchester</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <div style="text-align: center; font-size: 1.2em;"><i>42 Bishop Park Road (off of Kitchawan)</i></div>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <div style="text-align: center; font-size: 1.1em;"><i>one story 3 season porch addition, enclose existig porch, new terrace on grade, replace existig deck, and interior renovations</i></div>	
7. AMOUNT OF LAND AFFECTED: Initially <i>0.16</i> acres Ultimately <i>0.03</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>KEN OKAMOTO</i> Date: <i>9/17/13</i> Signature: 	

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 II - IMPACT ASSESSMENT (To be completed by Lead Agency)

- A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No
- B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No
- C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)
- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
No
- C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
No
- C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
No
- C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
No
- C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
No
- C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
No
- C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
None
- D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
☐ Yes ☒ No If Yes, explain briefly:
- E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☒ No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☒ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination

KEN OKAMOTO AIA

Name of Lead Agency

9/17/13

Date

KEN OKAMOTO

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

[Signature]

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

9-18-13

Application No.: _____
Fee: 155 Date: 9/18/13

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: 42 Bishop Park Road, Pound Ridge, NY 10576

Sheet: 45 Block: 10274 Lot(s): 41

Project Description (describe overall project including all proposed land development activities):
House Renovations (three season porch, patio, entry walkway and steps, generator, buried propane tank) and stormwater management.

Owner's Information

Owner's Name: James Snyder Phone: (914) 763-3708

Owner's Address: 40 Bishop Park Road, Pound Ridge, NY 10576 Email: jsnyder@imj.org.il

Applicant's Information (if different)

Applicant's Name: _____ Phone: _____

Applicant's Address: _____ Email: _____

Authorized Agent's Information

Agent's Name: Peter J. Gregory, P.E. Phone: (914) 241-2235

Agent's Address: 113 Smith Avenue, Mount Kisco, NY 10549 Email: pgregory@kcgengineers.com

To Be Completed By Owner/Applicant/Agent

1. The approval authority is? (see §189-5 of the Town Code)
☐ Town Engineer and SMO ☒ Planning Board
2. Is the project located within the NYCDEP Watershed? ☒ Yes ☐ No
3. Total area of proposed disturbance: ☒ 5,000 s.f. - < 1 acre ☐ ≥ 1 acre
4. Will the project require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity? ☒ Yes ☐ No ☐ Requires post-construction stormwater practice
5. 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: Wetlands/Watercourses Activity Permit

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: _____

Date: 9/18/13

FILE COPY

Wetlands Survey

42 Bishop Park Road
Lewisboro, NY

Approx. 1.0 acres total

Prepared for

James Snyder

May 2, 2013



13.snyder.42bishopparkroadlewisborowirep

Introduction

A wetland investigation was completed on property identified as 42 Bishop Park Road, Town of Lewisboro, NY, May 2 2013 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 delineation of the wetland boundary. The work was conducted in accordance with the Town of Lewisboro Wetland Law. The work was done at the request of the client and property owner James Snyder.

Site Description

The site is an approx. 1.0 total area property off of Bishop Park Road and bordering the eastern shore of Lake Kitchawan. The site consists of: a residence with garage, a detached garage, surrounding lawn, woodlands, and portion of Lake Kitchawan (see enclosed *Wetland and Soils Map* and *photos 1-6* in Appendix I).

Slopes across the site vary from gently sloped and nearly level to steep-sloping. Most of the site slopes down toward the northwest, toward Lake Kitchawan. Some of the northeast portion of the site slopes down to the east and south. The eastern and central portions of the site are nearly level and very gently sloped. The western-central and western portions of the site are steep-sloped. A narrow strip of land, along the edge of Lake Kitchwan, on the very western edge of the site, is nearly level. Topography around many portions of the site have been modified by past man-made activity, including soil cut, fill, and machine grading. These past disturbances were carried-out during the development of the site.

An access road traverses south to north across the eastern portion of the site. A paved driveway comes in off of the access road and into the southwest edge of the site (see *photo 1* in Appendix I). The driveway continues northwest, close to the southwest property line, and turns more to the north, ending at the garage that is located on the south side of the residence. The residence is located on the south-central portion of the site (see *photos 1 & 2* in Appendix I). There is a small detached garage located on the easternmost corner of the site, to the east of the access road.

Lawn area covers much of the central and some of the central-western portions of the site (see *photos 1- 3* in Appendix I). A stone walkway provides access from the back yard, down the steep wooded slope to the nearly level narrow strip of lawn adjacent to the lakeshore on the very western side of the property (see *photo 3* in Appendix I). There is small stone patio and floating dock at the edge of the lake.

Non-wetland woodlands are on the northwest portion of the site, as well as, some of the western edge of the site. Woodlands have a tree canopy of red oak, hemlock, and some gray birches. Most of the woodland areas have an open understory. Woodlands occupying the narrow strip of level land adjacent to the lake have a vegetative cover of hemlock, oak, white birch, minor ironwood trees, and some clusters barberry shrubs (see *photo 4* in Appendix I). Scattered Christmas ferns grow on some areas of the woodland floor. Twig and leaf litter covers the woodland floor.

Wetlands and Waterbody

The wetlands boundary was marked in the field with consecutively numbered flagging labeled (WL-A-1, WL-A-2, etc.). The wetlands boundary was plotted on the enclosed *Wetland and Soils Map*. Two wetland areas are defined: wetland area WL-"A" defines the edge of Lake Kitchawan; wetland WL-"B" defines a very small, nearly level situated in the nearly level land between the lake and steep-slope.

Wetland Area WL-"A"

Wetland WL-"A" delineates Lake Kitchawan, with the well-defined lakeshore being the wetland edge (see *photo 5* in Appendix I). The shore has a vegetated border of uplands with gray birch, some hemlock and ironwood, with some barberry shrubs. The lake waters, adjacent to the shore, are clear but very shallow. The shallow waters extend out from the shore for some distance. Some white swans were seen about 100 ft. offshore.

Lake Kitchawan serves as an important habitat for fish and waterfowl, as well as, a recreational area for kayaking and canoeing in the summer, and skating in the winter.

Wetland Area WL-"B"

Wetland area WL-"B" is a small nearly level and slightly concave wetland located on the southwest corner of the site, situated between the lake shore and base of a steep woodland slope (see *photo 6* in Appendix I). The wetland is elongate in shape, being approx. 15 ft. long in a south to north direction, and up to 6 ft. wide on an east to west direction. This wetland area is a disturbed wetland area, and was likely larger in area prior to the past man-made disturbances carried-out along the shore. Some of the disturbances include placement of fill soil and rock, along with compaction and grading of the area. Wetland WL-"B" has no micro-topography.

The wetland is poorly-drained and likely does not have any significant standing water for any length of time, except following prolonged rain storm events. The wetland hydrology is controlled in part by groundwater directed to it from adjacent steep upland areas, as well as, fluctuations in the lake surface waters. As a result, the wetland WL-"B" has a marginal wetland hydrology. During droughty periods of the year, as groundwater levels and lake surface drop, the wetland may have a water table to 2.5 ft. below the ground surface. When rainfall is plentiful, and the lake level rises, groundwater directed toward the wetland from adjacent steep upland areas begins to "back-up", resulting in a very shallow water table in the wetland. The wetland does not have an apparent surface drainage course flowing into or out the wetland.

Wetland WL-"B" is generally un-vegetated. One or two skunk cabbage plants grow on the south edge of the wetland. A few hemlock trees adjacent to the wetland provide some shading. Some lawn grasses have encroached into edges of the wetland. The wetland is subject to regular sediment influx carried by storm-water run-off generated on the steep woodland slope to the east.

Wetland WL-"B" is very limited in providing any meaningful wetland functions because of its small size, marginal and "drier" wetland hydrology, lack of micro-topography and vegetative cover. The wetland is considered to provide only minor ground-water recharge function during periods of light rainfall. During such time infiltrated water goes quickly from wetland to the lake water. The wetland is not considered a valuable potential wildlife habitat area.

NY State Dept. of Environmental Conservation Wetland Jurisdiction (NYSDEC)

Wetlands on the site are not jurisdictional wetlands of the NYSDEC, according to a review of the NYSDEC wetland maps (see Appendix II).

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 on the site include: non-wetland, well-drained Charlton-Chatfield complex, very rocky (CrC), 2 to 15 % slopes, in the undisturbed woodland areas and other upland areas of the site; non-wetland, well-drained Chatfield-Charlton complex, very rocky (CsD), slopes 15 to 35 %, in the undisturbed, steep-sloped woodland area on the western side of the site; non-wetland, moderately well-drained Sutton loam (SuA), 0 to 3 % slopes, in the undisturbed, nearly level to very gently sloped woodland areas adjacent to the lake; non-wetland, well-drained Udorthents fill soil (Ub1), slopes varied, to describe soil areas where fill and machine or hand grading has been carried-out as part of the past development of the property around the residence and driveway, yard, and along the driveway; non-wetland, moderately well-drained Udorthents fill soil (Ub2), to describe disturbed areas along the shore where fill soil has been previously placed, compacted, and grade, as part of the development of the site; wetland, poorly-drained Aquents soils (Aq), slopes 0 to 3%, to describe the mixed or disturbed wetland soils profile found in wetland WL-"B". The site distribution of these soil-types is depicted on the enclosed *Wetland and Soils Map*.

Appendix I
Selected Site Photos



Photo 1 Looking northwest along the driveway and toward the residence. Note Lake Kitchawan in the left background of photo.



Photo 2 Looking northeast and partly across slope toward the back of the residence. Note the land becomes very steep to the left of the photo.

May 2013- Snyder Site, 42 Bishop Park Road, Lewisboro, NY



Photo 3 Looking south along shore of lake and toward lawn area and floating dock.



Photo 4 Looking north along shore of lake and toward woodlands.

April 2013- Snyder Site, 42 Bishop Park Road, Lewisboro, NY



Photo 5 Looking north along shore of lake.



Photo 6 Looking north toward small wetland area WL- "B". Note yellow-handled spade placed upright in wetland area.

April 2013- Snyder Site, 42 Bishop Park Road, Lewisboro, NY

Appendix II

NYSDEC Wetland Map

Environmental Resource Mapper

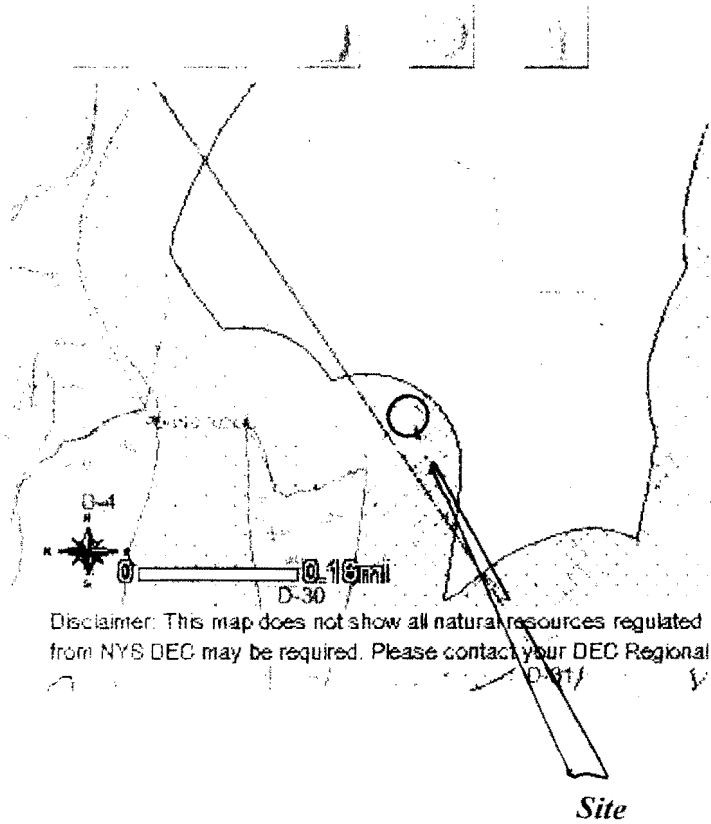
Search	Layers & Legend	For More Info...
Need a Permit?	Contact	Help

Map Layers & Legend

More layers appear as you zoom in.

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

Click "Refresh Layers" to activate and deactivate layers.



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 AND VERY SLIGHTLY CONCAVE LAND; UN-VEGETATED GROUND SHADED BY A HEMLOCK TREE.

- 0-3" VERY DARK GRAY 10YR 3/1 LOAM.
- 3-7" VERY DARK GRAY 10YR 3/1 LOAM WITH 5% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).
- 7-11" MIXED GRAY 10YR 6/1 LOAM WITH 10% GRAVEL.
- 11-28" GRAY 10YR 5/1 LOAM WITH 10% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 12".

SS-2

SITE: SIMILAR TO SS-1.

- 0-4" VERY DARK GRAY 10YR 3/1 LOAM.
- 4-10" MIXED VERY DARK GRAY 10YR 3/1 LOAM WITH 20% GRAVEL.
- 10-28" MIXED GRAY 10YR 6/1 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 12".

SS-3

SITE: NEARLY LEVEL LAND, PARTLY SHADED BY HEMLOCK TREE; LARGELY UN-VEGETATED WITH SOME LAWN COVER.

- 0-15" MIXED VERY DARK GRAY 10YR 3/1 LOAM WITH 5 % GRAVEL.
- 15-28" MIXED GRAY 10YR 5/1 AND BLUISH GRAY 10B 6/1 FINE SANDY LOAM; FIRM.

WATER TABLE NOT ENCOUNTERED.

SS-4

SITE: SIMILAR TO SS-1 & SS-2; SOME OF THE GROUND IS UNEVEN.

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

10-28" MIXED GRAY 10YR 6/1 VERY FINE SANDY LOAM WITH 5%
DIFFUSE DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX
CONCENTRATIONS).

WATER TABLE AT 12".

SS-5

SITE: LEVEL LAWN.

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

5-24" MIXED LIGHT YELLOW BROWN 2.5Y 5/4 LOAM AND FINE
SANDY LOAM WITH GRAVEL.

WATER TABLE NOT ENCOUNTERED.

SS-6

SITE: TOP OF LEVEL KNOLL; HEMLOCK AND BLACK BIRCH TREES;
OPEN UNDERSTORY; LOCAL ROCK OUTCROP.

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

1-6" BROWN 10YR 4/3 LOAM.

6-24" YELLOW BROWN 10YR 5/6 LOAM WITH GRAVEL.

WATER TABLE AT NOT ENCOUNTERED.

SS-7

SITE: LEVEL LAND ADJACENT TO THE LAKE; HEMLOCK; GRAY
BIRCH; BARBERRY.

0-10" MIXED DARK GRAY 10YR 4/1 AND DARK GRAY BROWN
10YR 4/2 LOAM WITH GRAVEL.

10-24" MIXED LIGHT BROWN GRAY 2.5Y 6/2 FINE SANDY LOAM
WITH GRAVEL.

WATER TABLE NOT ENCOUNTERED.

Town of Lewisboro Building Department

10/9/13

To: Jerome Kerner
Chairman of Lewisboro Planning Board



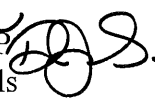
I have reviewed the plans/application submitted by Ken Okimoto for the porch addition, terrace, deck replacement and interior renovations at 42 Bishop Park Rd, Sh. 45, Bl. 10274, Lot 41. It is my determination that this project does not require any variances from the ZBA.

Yours truly,
Paul Bauer
Deputy Bldg. Insp.
Town of Lewisboro

MEMORANDUM

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

CC: Aimee Hodges
Lawrence Praga, Esq.

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

DATE: October 11, 2013

RE: James Snyder
42 Bishop Park Road
Sheet 45, Block 10294, Lot 41

Project Description

The subject property consists of ± 1.07 acres of land located at 42 Bishop Park Road and within the R-1A Zoning District. The subject property is currently developed with single-family residence, asphalt driveway, deck, walkways, patio, wood dock, septic system, and potable well. The applicant is proposing additions to the existing residence, as well as enclosing an existing porch and installing a new deck, at grade patio, outdoor shower, emergency generator, underground propane tank, and drainage improvements; the proposed action will increase impervious coverage by ± 978 s.f. The subject property is immediately adjacent to Lake Kitchawan and also contains a small isolated wetland. While no disturbance is proposed to the wetland proper, all site improvements are proposed within the Town's 150-foot wetland buffer.

SEQRA

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 is required from the Planning Board.
2. A public hearing is required to be held on the Wetland Activity Permit.
3. Disturbance will exceed 5,000 s.f. and a Town Stormwater Permit and coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) will be required.

Comments

1. The property is subject to annual septic inspection/pumping requirement in accordance with a condition of a prior wetland permit (see Wetland Permit 38-02 W.P.); according to an invoice prepared by Vogler Brothers, Inc., dated September 26, 2013, the septic system was last pumped on May 17, 2013.
2. Mitigation proposed for construction within the regulated buffer includes the treatment of stormwater runoff from added impervious surfaces via the installation of underground infiltration units and a rain garden. The Board should note that post-construction stormwater practices are not required for this project to comply with the NYSDEC General Permit, due to the level of disturbance proposed. However, the applicant has proposed mitigation through the 100-year storm event; far above requirements of the local stormwater permit.
3. In addition to proposed drainage improvements, we recommend that the applicant address an existing erosion condition that exists on the slope located between the residence and the lake.
4. An existing conditions plan should be incorporated into the plan set; this plan should include as-built survey information, topography and trees.
5. It is recommended that one (1) site plan/mitigation plan be developed and that information illustrated/identified on Sheet SP1 be incorporated on Sheet SWPPP-1. Further, the architectural drawings identify additional site work that is not represented on the site plans; for example, the architectural drawings identify removal/construction of certain stonewalls, foundations, installation of a trellis, and removal of steps on the north side of the front porch.

6. Roof leader, drain pipe and footing drain locations should be coordinated between the site plan and architectural drawings.
7. The footing drain/sump pump discharge location should be shown on the site plan.
8. The applicant is proposing an outdoor shower which has been designed to drain into a drywell situated below the shower. The drywell overflow should be shown to connect to the proposed stormwater infiltration units; this will allow gray water to pass through three (3) treatment practices before overflowing towards the lake. Soil test results shall be provided at the shower location to support the noted infiltration rate.
9. The applicant is proposing an at-grade stone patio; 2" gaps will be provided between the stones to allow water to infiltrate into the ground; a cross-section detail of the joint and sub-base material should be provided.
10. The rain garden should include a mix of native shrubs, grasses and herbaceous plant material; it is recommended that the applicant consult the NYSDEC recommended plant list for rain gardens. Further, as plants should be installed one-foot on center, the quantity of plants should be increased.
11. In an effort to prevent erosion within the rain garden, a stone splash pad should be placed at the overflow discharge location.
12. Deep and percolation soil testing associated with the proposed stormwater infiltration units should be witnessed by this office.
13. The proposed plan includes the replacement of an existing above-ground propane tank with an underground tank; the location of this tank, and any utility connections, shall be shown on the plan.

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

Chairman Jerome Kerner, AIA
October 11, 2013
Page 4

Plans Reviewed, prepared by Keane Coppelman Gregory Engineers, P.C. and dated September 3, 2013:

- Stormwater Pollution Prevention Plan (1 of 2)
- SWPPP & ESC Details (2 of 2)

Plans Reviewed, prepared by Ken Okamoto, AIA and dated September 17, 2013:

- List of Drawings (T-1)
- General Notes, Energy Code (T-2)
- House Renovation Site Plan (SP1)
- House Renovation Site Details (1)
- House Renovation Basement/Foundation Plan (2)
- House Renovation: First & Second Floor Demolition Plan (3)
- House Renovation First Floor Plan (4)
- House Renovation Second Floor & Roof Plan (5)
- House Renovation Front & Side (North) Elevation (6)
- House Renovation Back & Side (South) Elevation (7)

Documents Reviewed:

- *Stormwater Pollution Prevention Plan*, prepared by Keane Coppelman Gregory Engineers, P.C. and dated September 16, 2013
- *Wetlands Survey*, prepared by Paul J. Jaehnig and dated May 2, 2013
- Short Environmental Assessment Form, dated September 17, 2013
- Wetland Permit Application

JKJ/JMC/DJS/dc

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council (CAC)

SUBJECT: Snyder Wetland Activity Permit
42 Bishop Park Road, Pound Ridge
Block 10274, Lot 41, Sheet 45

DATE: October 11, 2013

The Conservation Advisory Council (CAC) reviewed the wetland survey, drawings, EAF, and SWPPP for the Snyder Wetland Activity Permits application.

According to the SWPPP, the project will add approximately 978 square feet of impervious surface. All of the activity will occur inside the wetland buffer. The CAC would like clarification of the mitigation planned for the wetland buffer disturbance. The CAC also encourages the applicant to consider whether some riparian plantings might slow some flow from the steep lawn areas towards the lake.

Invoice

Vogler Brothers Inc.
39 North Street
Katonah, New York 10536

(914) 232-5535

Date	Invoice #
9/26/2013	71830

Bill To
Mrs. Lidya Milone 140 Grand Street Suite 401 White Plains, NY 10601

PAID
09/26/2013

Bills are due when received... A Finance charge of 1½% per month will be charged on all past due Accounts. We Now accept Visa, Discover, MasterCard and American Express.

PO No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
	5/17/2013 Cleaned 1500 gallon septic tank at 42 Bishop park Road, Pound Ridge, NY 10576	400.00	400.00T
	Sales Tax	7.375%	29.50
		Total	\$429.50
		Payments/Credits	\$-429.50
		Balance Due	\$0.00

HAZELNUT FARMS

APPLICATION FOR WAIVER OF SITE DEVELOPMENT PLAN PROCEDURES

Hazelmont Farms
project name zoning district

21 Waccabuc River Lane South Salem, NY 10590
site location tax sheet block lot

8.385 site acreage Is the site located within 500 FT of any Town boundary? YES ☒ NO ☐

60x40 existing gross floor area Is the site located within the New York City Watershed? YES ☒ NO ☐

same proposed gross floor area Is the site located on a State or County Highway? Route # YES ☐ NO ☒

engineer's name address phone

surveyor's name address phone

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

CHANGE FROM AN APPROVED USE TO ANOTHER PERMITTED USE.

REVISION TO AN APPROVED SITE DEVELOPMENT PLAN.

CONFORMING IMPROVEMENT NOT REQUIRING PHYSICAL SITE WORK SUBJECT TO REVIEW.

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

THE FOLLOWING MATERIALS SHALL BE ATTACHED:

DETAILED WRITTEN DESCRIPTION OF PROPOSED ACTIVITY per Section 220-47 of the Zoning Ordinance.

DATE OF: , AND COPY OF APPROVED SITE DEVELOPMENT PLAN with Planning Board signatures.

ANNOTATED SITE PLANS, MAPS, SKETCHES OR DRAWINGS showing proposed activity.

ADDENDUM SITE DATE FORM attach completed Site Date Form to this application.

SEQR SHORT ENVIRONMENTAL ASSESSMENT FORM.

COMPLETED AFFIDAVIT OF OWNERSHIP FORM certifying owner of record as of date of the application.

COMPLETED AFFIDAVIT FORM RECEIVER OF TAXES certifying payment of all taxes and assessments due.

FILING FEE: See attached Application Fee Schedule. Check(s) payable to: *Town of Lewisboro*.

INITIAL ESCROW DEPOSIT payable to: *Town of Lewisboro* (see Planning Board Secretary).

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

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

Lynn Byott 21 Waccabuc River Lane South Salem, NY 10590 914-763-0127 10/2/13
applicant's name address phone signature date

owner's name address phone signature date

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

TOWN OF LEWISBORO PLANNING BOARD

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

ADDENDUM SITE DATA FORM

application type (check one)

☐ SITE DEVELOPMENT PLAN

☐ SPECIAL PERMIT USE

project name

7762 Elmwood Road, South Salem, NY 10590

zoning district

26 10863 110
tax sheet block lot

ZONING BULK REGULATION	REQUIRED	EXISTING	PROPOSED	TOTAL
MINIMUM LOT AREA (Acres)				
MINIMUM STREET FRONTAGE (LF)				
MINIMUM STREET CENTER LINE YARDS (LF)				
FRONT				
SIDE				
REAR				
MINIMUM LANDSCAPE BUFFERS (LF)				
FRONT				
SIDE				
REAR				
NUMBER OF DWELLING UNITS	4	1		
GROSS FLOOR AREA (SF)				
BUILDING FOOTPRINT (SF)			60x80	
BUILDING COVERAGE (% of lot)				
BUILDING HEIGHT FEET			16 ft	
STORIES				
FLOOR AREA RATIO (FAR)				
PARKING SPACES				
LOADING SPACES				
SITE COVERAGE (% of lot)				

OFF-STREET PARKING AND LOADING CALCULATIONS

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

PARKING CALCULATION (round up):

LOADING CALCULATION (round up):

applicant's name

address

phone

signature

date

owner's name

address

phone

signature

date

Date of receipt by Planning Board Secretary: _____

Application ID: SDP# _____ or SP# _____

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <u>Lynn Bygott Hazardous Waste</u>	2. PROJECT NAME <u>covered riding ring</u>
3. PROJECT LOCATION: Municipality <u>Westchester</u> County <u>Westchester</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>10000 Route 28, Westchester, NY 10590</u>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>construct a covered pole-barn type building for riding purpose.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>60x50</u> acres Ultimately <u>60x50</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Lynn Bygott</u>	Date: <u>10/2/13</u>
Signature: <u>Lynn Bygott</u>	

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 II - IMPACT ASSESSMENT (To be completed by Lead Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: <i>roof run off - trees about it.</i></p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: <i>an old style wooden pole barn frame.</i></p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <i>✓</i></p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: <i>✓</i></p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: <i>✓</i></p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: <i>✓</i></p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: <i>✓ natural life will be used</i></p>	
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly:</p>	
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly:</p>	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p> <p><input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.</p>	
<p>_____ Name of Lead Agency</p>	<p>_____ Date</p>
<p>_____ Print or Type Name of Responsible Officer in Lead Agency</p>	<p>_____ Title of Responsible Officer</p>
<p>_____ Signature of Responsible Officer in Lead Agency</p>	<p>_____ Signature of Preparer (If different from responsible officer)</p>

TAX PAYMENT AFFIDAVIT REQUIREMENT

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

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

INSTRUCTIONS

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

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

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

TO BE COMPLETED BY APPLICANT

(PLEASE TYPE OR PRINT)

Lynn Bygott
name of applicant

Hacklert Farms Landscaping
project name

property description:

▶ tax sheet 24
▶ block 10803
▶ lot 110

property assessed to:

▶ name Lynn Bygott
▶ address 2102 River Road
South Salem, NY 10590

application type (check one):

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

NO OUTSTANDING TAXES ARE DUE:

receiver of taxes

date

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

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

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

AFFIDAVIT OF OWNERSHIP

STATE OF NY)
COUNTY OF Westchester) ss:

Lynn Bnganti, being duly sworn, deposes and says that
she/he resides at 21 Wackerly Rd. #106
in the County of: Westchester

State
of: New York

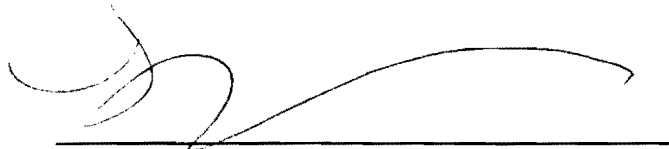
And that she/he is (check one) (1) the owners, or (2) the _____
Title
of _____
name of corporation, partnership or other legal entity

which is the owner, in fee of all that certain lot, piece or parcel of land situated, lying
and being in the Town of Lewisboro, New York, aforesaid and known and designated
on the Tax Map in the Town of Lewisboro as Lot Number 110

Block 10803 on sheet 06

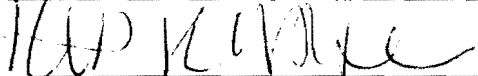
For (check one):

☒ 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


Signed

Sworn to before me this

3 day of October, 2013


Notary public (affix stamp)

KRYSTLE R. VOLPE
Notary Public, State of New York
Qualified in Putnam County
Reg. No. 01VO6230756
My Commission Expires 11-08-2014

DETAILED REVIEW

production agricultural activity. The farmer is promoting sustainable agricultural practices and products. The operation will support the agricultural industry and promote sustainable and environmentally sound agricultural practices and products.

Application Number: 2011-03

Farm Name: Hazelnut Farm

Parcel Acreage: 7.6±

Tax Parcel Identification (Section-Block-Lot): 1083-110-26

Property Address: 21 Waccabuc River Lane, Lewisboro

AFPB Site Visit Date: February 24, 2011

Property Location: The property is located on the north side of Route 35, at the end of the cul-de-sac, the beginning of which is located approximately 450 feet west of the intersection of Bouton Road and Route 35 in the Town of Lewisboro.

Description of Property: Approximately half of the property is relatively flat, utilized for the horse boarding operation, including associated paddocks. The eastern portion of the property slopes fairly steeply downward to the Waccabuc River that flows to the Cross River, which discharges to the Cross River Reservoir.

Description of Agricultural Operation: The agricultural activity is an existing full service equine operation (commercial horse boarding, breeding). Currently, 14 horses are boarded at the site. There are 19 paddocks, rotated for turnout. The applicant proposes no expansion in the scale of the operation but may continue to make improvements to the operation to improve services and reduce impacts. The applicant is currently working with the Watershed Agricultural Council to develop and implement agricultural best management practices to reduce potential for environmental impacts from the operation.

Agriculture and Farmland Protection Board Recommendation:

- ☐ Include the parcel.
 - ☐ Do not include the parcel at this time for the following reasons:
 - ☐ Include only the following tax parcel(s) on which the agricultural operation is located:
 - ☒ Include the parcel, subject to the understanding that only the agricultural operation described herein (commercial horse boarding for a maximum of 14 horses) will be protected under the Agricultural District. The applicant will continue to work with the Watershed Agricultural Council to protect potential impacts to the stream on-site and reservoir downstream.
-



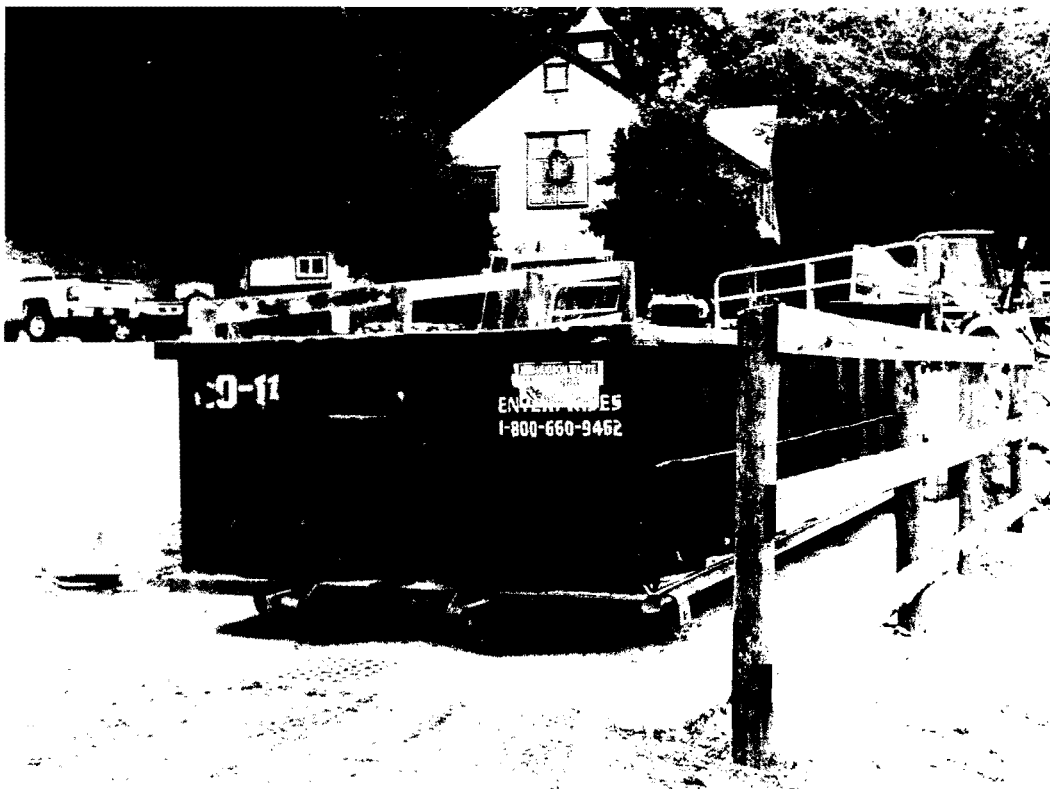
HORSE MANAGEMENT PLAN

21 WACCABUC RIVER LANE SOUTH SALME, NEW YORK 10590

BARN: 914.763.0127 LYNN: 203.613.1146

HAZELNUT@AOL.COM

FACEBOOK: HAZELNUT FARMS



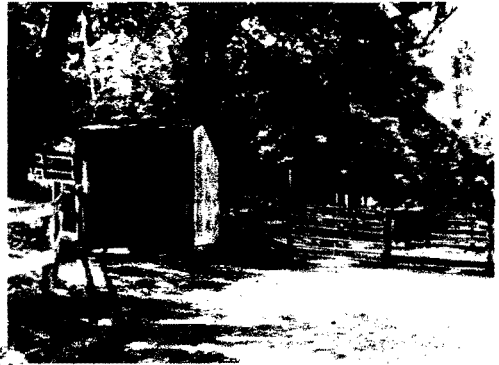
OUR MANURE FROM THE HORSES IS STORED IN A 20 YARD CONTAINER ON THE DRIVEWAY PROERTY APPROXIMAITLY 100 FT. FROM THE WATER WELL. THE CONTAINER IS OWNED AND SERVICED THRU MID - HUDSON WASTE COMPNAY OUT OF MAHOPAC, NEW YORK.

THE MANURE DUMPSTER IS ONE OF THE INSTALLATIONS BY THE WAC PROGRAM. THE "PAD" COMPLIES WITH NEW YORK STATE GUIDELINES CONCERNING HORSE PROPERTY WASTE.

**SEE ATTACHED "FARM PLAN" FROM WESTCHESTER AGRICULTURAL COUNCIL.*

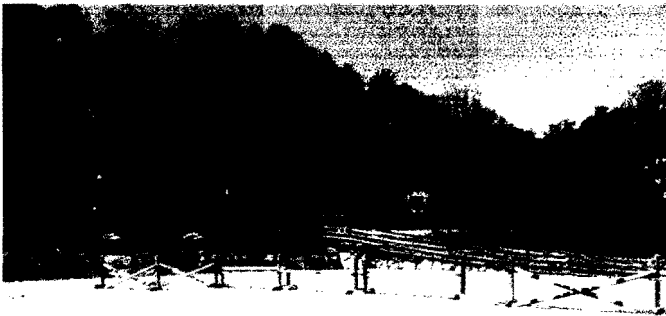


HAY, GRAIN AND BEDDING ARE STORED IN A COVERED, BREATHABLE AREA WITHIN THE MAIN BARN. THE GRAIN IS IN A CLOSET TYPE STORAGE AREA WITHIN THIS AREA - SO RODANTS CANNOT GET AT THE BAGS OF GRAIN. BARN CATS LIVE IN THIS AREA AS WELL TO KEEP AWAY ANY RODANTS.





LIVING QUARTERS ARE
ABOVE THE MAIN BARN..



PROPOSED "COVER -
ALL" RIDING ARENA IS TO
SIT ALONGSIDE EXISTING
OUTDOOR RING..



14 grass grazing paddock, used for rotation turnout, are located on the property. The paddocks have all been seeded, limed and tested by WAC Cornell University for nutrition each year. Hazelnut Farms "Farm Nutrient Plan" implemented by the State WAC organization helps maintain the farms pasture management.



The Farms 10 sand paddocks help maintain the longevity of the grass grazing paddocks through out the year.

The Farms newly implemented WAC Drainage Plan keeps the grass and sand paddocks functioning properly.

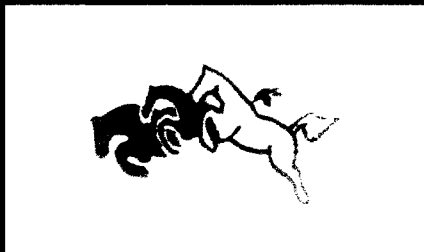


The LHA riding trails have been maintained by the Hazelnut Farms and open to members for members to enjoy over the years.





Lynn Bygott and her husband compete for enjoyment and from time to time compete together in Hunter Pairs and individually at local Horse Shows. Lynn competed professionally most of her adult life throughout New York, New Jersey and Connecticut.

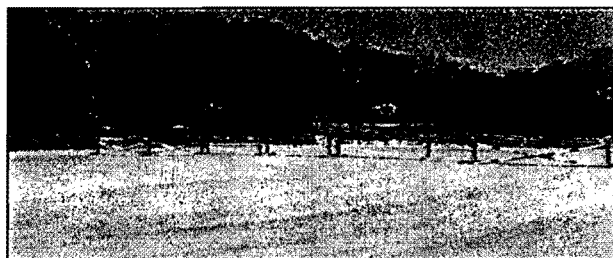


HAZELNUT FARMS INCORPORATED

21 Waccabuc River Lane
South Salem, New York 10590

HAZELNUT FARMS

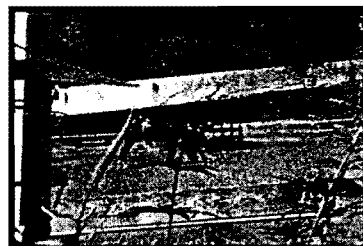
BOARDING. LESSONS. EQUINE REHABILITATION
AND EQUINE ENRICHMENT CLASSES



BOARDING:



Hazelnut Farms provides care, health related services and training to animals kept on the premises. Riding and training activities that are directly related to and incidental to the boarding and raising of horses, including riding lessons for persons who own or have a long-term lease from the farm owner for the horse that is boarded at the farm and used for such activities, are part of the farm operations.



LESSONS:



REHABILITATION:

Horses can recoup, rest and repair at Hazelnut Farms in 12x12 matted stalls, medical paddocks and 24 hour care.

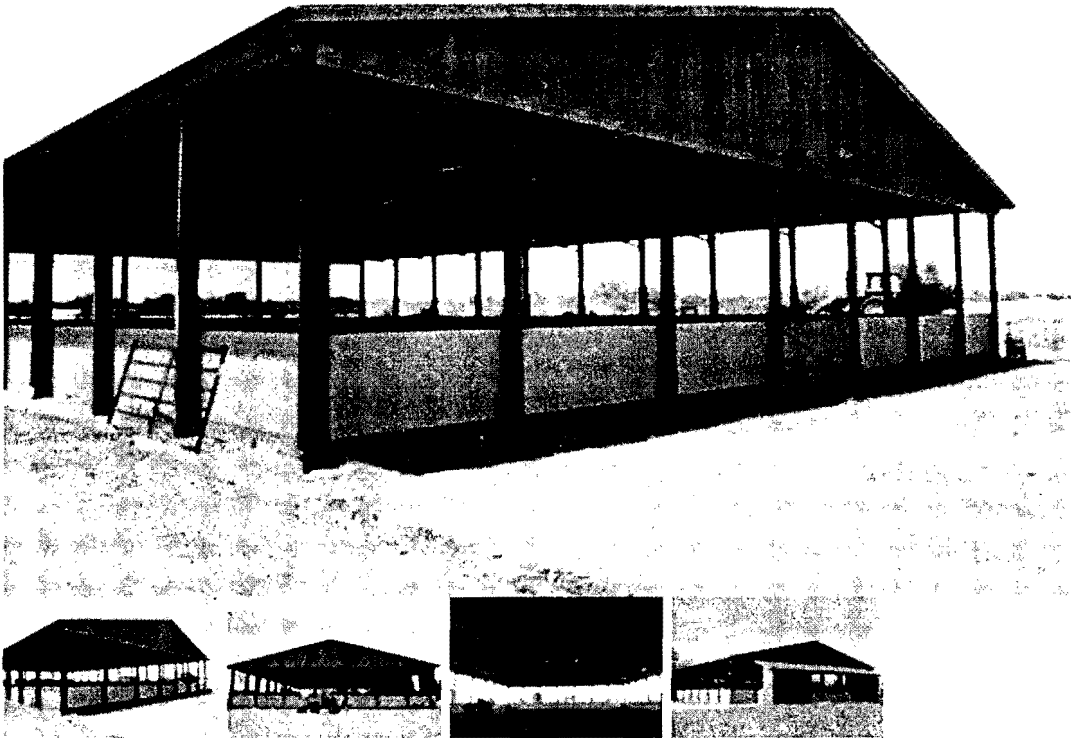


EQUINE ENRICHMENT:



Educational classes are in the future for Hazelnut Farms. A program where children learn the importance of Equine health and farm life surrounding these creatures.





"Yardmail" <yard388@yardmail.carterlumber.com>
in: lyarbypot
60x80x16 Polebuilding

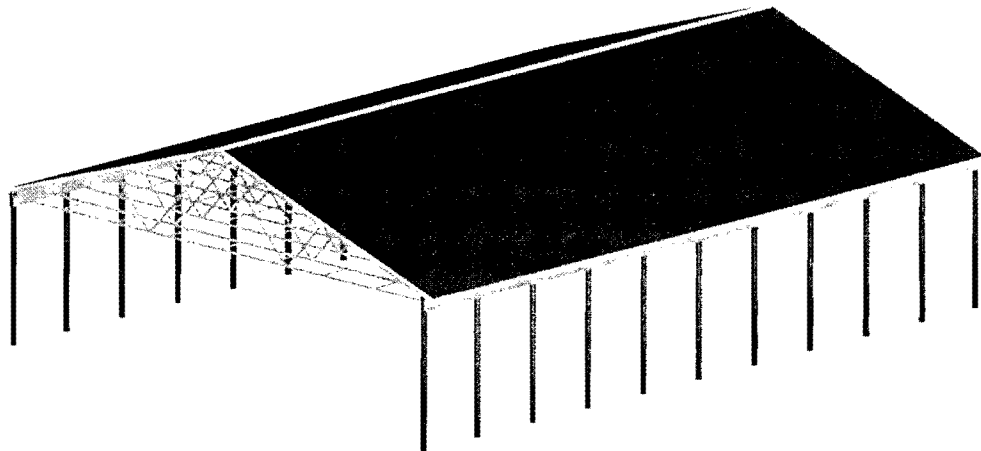
August 1, 2010 10:14 PM

Good morning, Lynn

I attached your quote and drawing of the building you requested. Per your pictures and our conversations, I added 4x6x12's for diagonal bracing where your posts meet your 2x12 girders. Included with your roof metal is metal to cover your gable ends. There are 56 more 2x4x16's than the original quote had; these will be used for truss bracing and temporary bracing. I also included the polebarn nails and metal screws; all other nails to be supplied by your builder. Please review the drawings and quote with your builder and call me with any questions.

I thank you for your time,

Doug Hinton
Carter Lumber
2275 Old Philadelphia Pike
Lancaster, Pa 17602
Phone 717.397.4829
Fax 717.397.4865
yard388@yardmail.carterlumber.com



THIS DWG. PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR

Wind reactions based on MWFRS pressures

CHORD	SPACING (IN OC)	STAR (FT)	END (FT)
TC	24	1.00	61.00
BC	96	0.16	59.85

WARNING: Furnish a copy of this OIRG to the installation contractor. Special care must be taken during handling, shipping, and installation of trusses. See "WARNING" note below.

93 mph wind 17.49 ft mean hgt. ASCE 7-05, CLUSED bldg. Located anywhere in roof, CAT II, EXP B wind TC OL=3.0 perf. wind BC OL=3.0

Plates sized for a minimum of 240 sq in / piece

Roof overhang supports 2 00 psf snow load

Calculated horizontal deflection is 0.33 due to live load and 0.11 due to dead load

(e) Continuous lateral bracing equally spaced on member. Or "x4 #3SRB SPF-8 or greater" brace 80% length of web member. Attached to 4" x 8d Box or Girt. Or 1" x 3"x2 5' min brace @ 8' OC

(c) Continuous lateral bracing equally spaced on member: Cr 2x4 #3 or better T1 brace 80% length of web member. Attached with 16d Box or Gun (C 135x13 5' min joints @ 6' OC

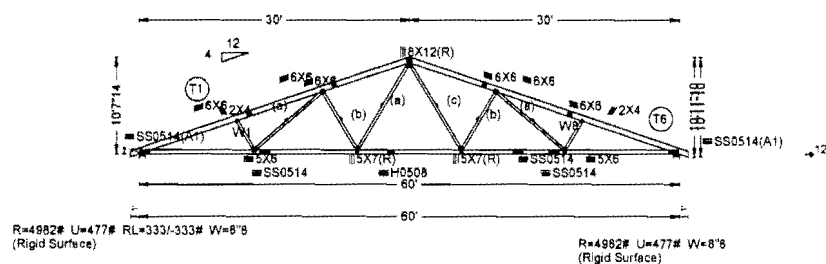
(b) Continuous lateral bracing equally spaced on member. Or 2x6 #3 or better " " grade, 80% length of web member. Attached with 16d Box or Gus (0.135x3.6) min. jnls @ 6' OC

CC-0. All rights reserved.

Deflection treated L/240 (yo and L/160) is also used

Depressed vertical reflection is 0.97 due to low depth 0.03 due to deep spot at $X = 15.8 \times 10^4$

Truss designed for unbalanced snow load based on $P_g=30.00$ psf, $C_t=1.20$, $C_e=1.00$, CAT 1 & $P_t=20.16$ psf



DEBAGS, C.R.P. = (H.C. 2004) T = 1-2002 P.C. = 0% 0% P. 013

QTY= 19 TOTAL= 19

REV. 10.03.08.1118.15

SCALE =0.0768



ROOF & FLOOR TRUSSES CUSTOM STAIRS & STAIR PARTS
WHITESBORO, NY ORWIGSBURG, PA

8111 Halcyon Rd. P.O. Box 560 1-800-386-7602
White Plains, NY 10602 New Hartford, NY 12413 Fax 215-338-7740

This is a preliminary drawing that can be used only for trusses fabricated by S.R. Sloan, Inc. It represents loading, span and pitch. S.R. Sloan, Inc. reserves the right to adjust materials and design at the time of production. The structural integrity will not be compromised. Sealed drawings will be furnished upon request.

TC LL	30.0psf
TC DL	5.0psf
BC DL	5.0psf
BC LL	0.0psf
TOT. LD.	40.0psf
DUR FAC	1.15
SPACING	48.0"

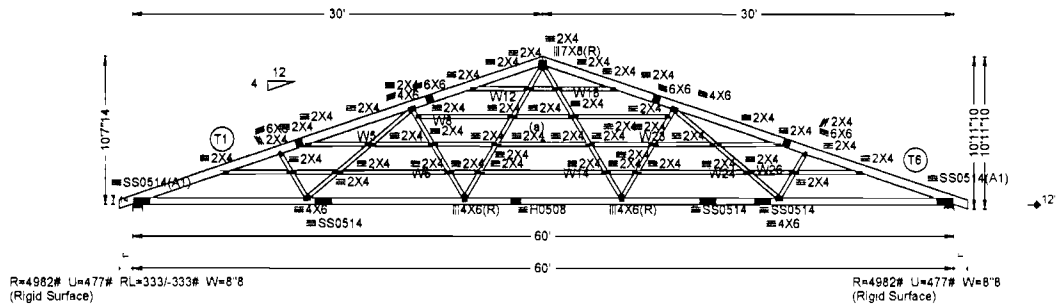
REF	
DATE	08-05-2013
DRWG	
	KF
O/A LEN	80
JOB #:	412588
TYPE	COMN

Job (412586) / 80X80 BUILDING / G-1 PB GABLE

Top chord 2x8 SP SS_Dense_13B T1 T6 2x8 SP 2400/2 DE
Bot chord 2x8 SP SS_Dense_13B
Web 2x4 SPF Std
W5 W12 W16 W20 2x4 SPF(S) 1650/1 SE W8 W14 W24 2x4 SPF(S) #2
W8 W20 2x4 SP 2850/2 SE
MAX CS TC = 0.76 BC = 0.98 WEBS = C 85
(a) Continuous lateral bracing equally spaced on member. Or 1x4 #3SRB SPF-S or better T1 brace 80% length of web member. Attached with 6d Box or Gun 10 113x2 5" min nails @ 6" OC
Trusses to be spaced at 48" OC maximum
Deflection meets L240 live and L180 total load
WARNING: Furnish a copy of this DWG to the installation contractor. Special care must be taken during handling, shipping and installation of trusses. See "WARNING" note below

THIS DWG. PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR

80 mph wind 17.49 ft mean hgt. ASCE 7-05 CLOSED bldg. Located anywhere in roof CAT 1 EXP B wind TC DL=3.0 psf wind BC DL=3.0 psf
Wind reactions based on MWFRS pressures
Roof overhang supports 2.00 psf soffit load
Calculated horizontal deflection is 0.34" due to live load and 0.12" due to dead load
In lieu of structural panels or rigid ceiling use gables
CHORD SPACING (IN OC) START (FT) END (FT)
TC 24 0.00 60.00
BC 85 0.15 59.85
Calculated vertical deflection is 0.92" due to live load and 0.31" due to dead load at X = 35.8-14
Truss designed for unbalanced snow load based on: Ps=30.00 psf Cs=1.20 Ce=1.00 Cat=1 & P=20.16 psf
Pales sized for a minimum of 2.40 sq. in./space



DESC = G-1 PB GABLE
PLT TYP-WAVE

DESIGN CAT # BC00067P-2002 P1-M1-04/04/04

QTY= 2 TOTAL= 2

REV. 10 03 08 1118.15

SEQ = 460377
SCALE = 0.1188



This is a preliminary drawing that can be used only for trusses fabricated by S.R. Sloan, Inc. It represents loading, span and pitch. S.R. Sloan, Inc. reserves the right to adjust materials and design at the time of production. The structural integrity will not be compromised. Sealed drawings will be furnished upon request.

TC LL	30.0psf
TC DL	5.0psf
BC DL	5.0psf
BC LL	0.0psf
TOT LD	40.0psf
DUR FAC	1.15
SPACING	48.0"

REF	
DATE	08-08-2013
DRWG	
KF	
O/A LEN	80
JOB #	412586
TYPE	COMM

Signature

Watershed Agricultural Council

Agriculture • Forestry • Conservation Easements • Economic Initiatives

1275 Haver Street, Yorktown Heights, New York 10590

phone 914-962-6355

fax 914-962-5436

www.nywatershed.org



WHOLE FARM PLAN REVISION SUMMARY

Farm Name: Hazelnut Farm

Farm # WECR-011

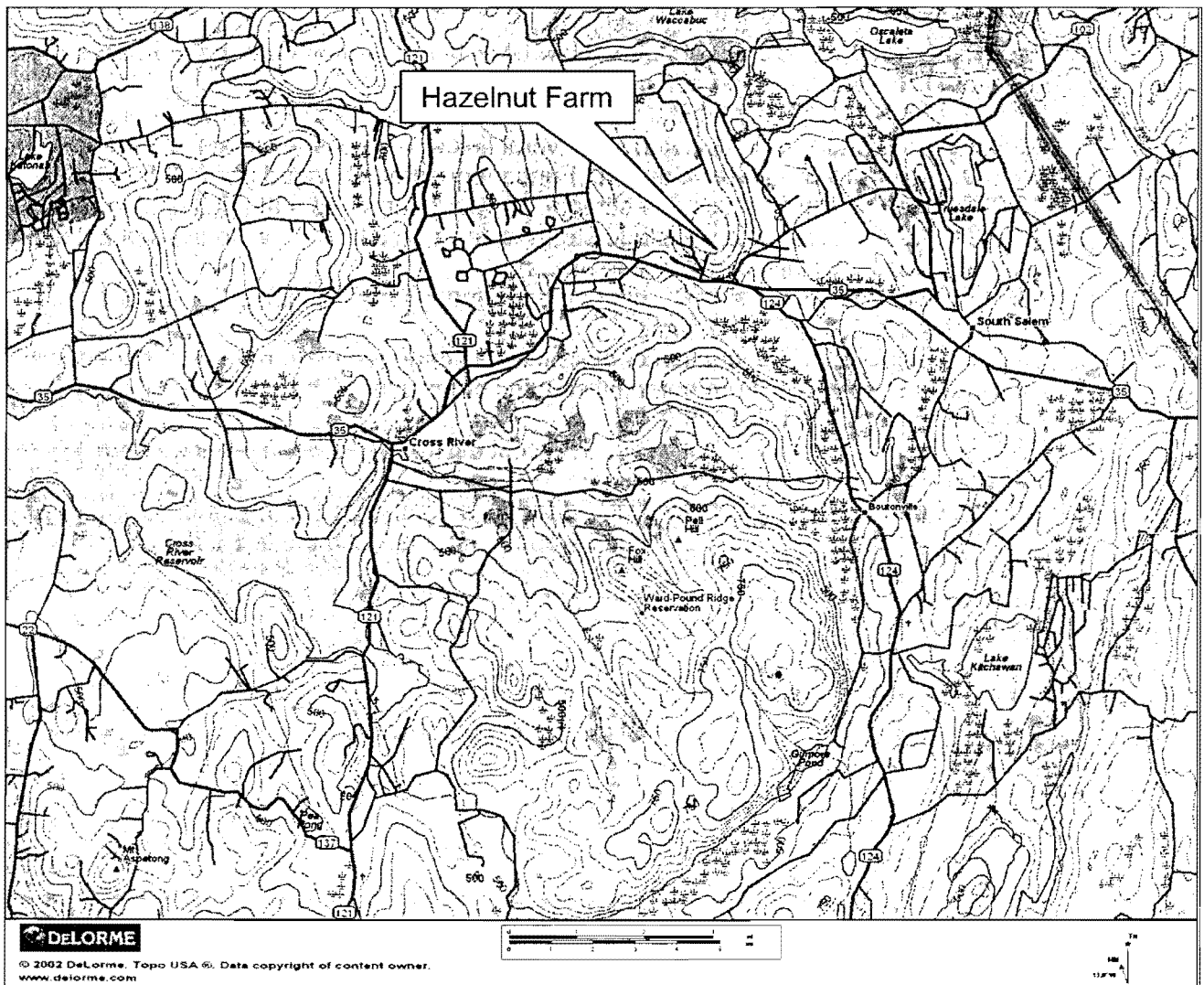
Owner(s)/Operator(s): Lynn Briganti

Revision # 2

Town: Lewisboro **County:** Westchester

Reservoir Basin: Cross River

Brief Description of Farm Enterprise: Hazelnut Farm is a horse boarding facility located in South Salem, NY in Westchester County. The 7.5 acre horse farm is owned and operated by Lynn Briganti who offers riding instruction for all ages as well as horse training, leasing and sales. Hazelnut Farms has one outdoor riding ring and public riding trails run along the northern boundary of the property. The farm is located within the high priority Cross River Reservoir drainage basin and is directly upslope from the Waccabuc River.



	Owned (Ac.)	Rented (Ac.)
Total Farm Acreage	7.5	-
Pasture/Paddocks	3	-
Woodland	0	-
Riding Rings	0.5	-
Farmstead	4	-

- ☐ Farm has enrolled in the Forestry Program
- ☐ Farm has been informed of the Forestry Program
- ☒ Farm is not eligible for the Forestry Program

Type of Livestock: Horses

No. Mature Horses: 15

Summary of Current Revision:

1. **BMP #1, Heavy Use Area Protection.** Funds requested have changed from \$9,000 to \$15,500, based on the final design estimate.
2. **BMP #7, Vegetated Treatment Area.** New BMP to treat runoff from the manure dumpster, BMP #1. The cost estimate is \$2,500.
3. **BMP #8, Lime.** Soil tests reveal a low soil pH and the laboratory recommends the application of 3.5 tons of lime (total) for several fields. The cost estimate is \$1,000.
4. **BMP #3, Structure for Water Control.** Funds requested changed from \$2,500 to \$15,000 based on the final design estimate. It was determined that additional measures were necessary to completely exclude storm water from all potential sources of pollution (manure dumpster, multiple heavy use areas).
5. **BMP #4, Structure for Water Control.** Was formerly Grade Stabilization Structure. Funds requested remains the same.
6. **BMP #5, Diversion.** The location of this BMP has changed in order to be most effective at excluding storm water from potential sources of pollution. The cost estimate has been reduced from \$12,000 to \$10,500.
7. **BMP #6, Animal Trail and Walkway.** The cost estimate has been reduced from \$7,000 to \$4,200.
8. **BMP #9, Lined Waterway.** New BMP added as a component of the other storm water controls to reduce erosion in heavy use areas. The cost estimate is \$8,500.

Past Revision History: Revision 1, November 2011

East of Hudson Cost Guideline Summary:

Tier II Environmental Evaluation

<u>AEM Points</u>	+	<u>Animal Units</u>	=	<u>Total Points</u>
--------------------------	---	----------------------------	---	----------------------------

<u>145</u>	+	<u>16.8</u>	=	<u>161.8</u>	X <u>\$580</u> = Farm Cost Guideline <u>\$ 93,844.00</u>
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as requested

204

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WHOLE FARM PLAN SUMMARY and WFP-2: BMP BUDGET & PROJECTED IMPLEMENTATION

WFP-2 : Revision 2

Team EOH

Landowner's and/or Producer's Name:			Hazelnut Farms, Inc., Lynn Brlganti								County: Westchester		Agreement No.: WECR-011			Date: February 2013								
Best Management Practice (BMP)			NRCS / WAC Code	Units Planned	Prior Planning Estimate	Revised Planning Estimate	Funds Requested	Units Completed	Date Completed	Expended WAC Funds	Expended Non-WAC Funds	Projected Implementation										Revision Description		
#	Location	Name (Life Span)										2013	2014	2015	2016	2017	2018	2019	2020	2021	2022		2023	
I. Parasites & Phosphorus - Animal Waste Storage			The manure generated on the farm is stored in the dumpster and hauled to commercial facility off site. Runoff from manure storage area is not controlled or treated.																					
1	Manure Dumpster	Heavy Use Area Protection	561	12' x 25'	\$9,000.00	\$15,500.00	\$15,500.00																	Cost-Location Revision 2
II. Pesticides - Storage Facilities, Mixing/Loading Areas			No Current Issues.																					
III. Phosphorus - Fertilizer Storage			No Current Issues.																					
IV. Parasites - Animal & Manure Management			No Current Issues.																					
V. Nutrient Management			No Current Issues.																					
VI. Nutrients - Concentrated Sources			Paddocks are subject to soil compaction and overgrazing without proper management. Soil pH is low in several paddocks.																					
7	Manure Dumpster	Vegetated Treatment Area	635	0.05 ac.	\$0.00	\$2,500.00	\$2,500.00																	New BMP Revision 2
2	All Paddocks	Heavy Use Area Protection	561	3 ac.	\$0.00	\$0.00	\$0.00	3 ac.	10/4/11	\$0.00														Complete
2.1	All Paddocks	Nutrient Management Plan	590	3 ac.	\$0.00	\$0.00	\$0.00	3 ac.	10/4/11	\$0.00														Complete
8	Paddocks 1-9 & 14	Forage and Biomass Planting (Lime)	512	2 ac.	\$0.00	\$1,000.00	\$1,000.00																	New BMP Revision 2
VII. Sediment - Diffuse			No Current Issues.																					
VIII. Sediment - Concentrated			Runoff is causing gully erosion on NW end of farm road. Runoff from the outdoor riding arena is washing sediment toward nearby stream.																					
3	Parking Area	Structure for Water Control	587	363 ft.	\$2,500.00	\$15,000.00	\$15,000.00																	Cost-Location Revision 2
4	Riding Ring	Structure for Water Control	410	1	\$4,000.00	\$4,000.00	\$4,000.00																	Name Chg Revision 2
5	Parking Area	Diversion	632	218 ft.	\$12,000.00	\$10,500.00	\$10,500.00																	Cost-Location Revision 2
6	Parking Area	Animal Trail and Walkway	575	0.1 ac.	\$7,000.00	\$4,200.00	\$4,200.00																	Cost Revision 2
9	North of Paddock 7	Lined Waterway	468	160 ft.	\$0.00	\$8,500.00	\$8,500.00																	New BMP Revision 2
IX. Pesticides - Field & Animal Application			No Current Issues.																					
X. Fuel Storage			No Current Issues.																					
XI. Other Materials			No Current Issues.																					

WHOLE FARM PLAN SUMMARY and WFP-2: BMP BUDGET & PROJECTED IMPLEMENTATION

WFP-2 : Revision 2

Team EOH

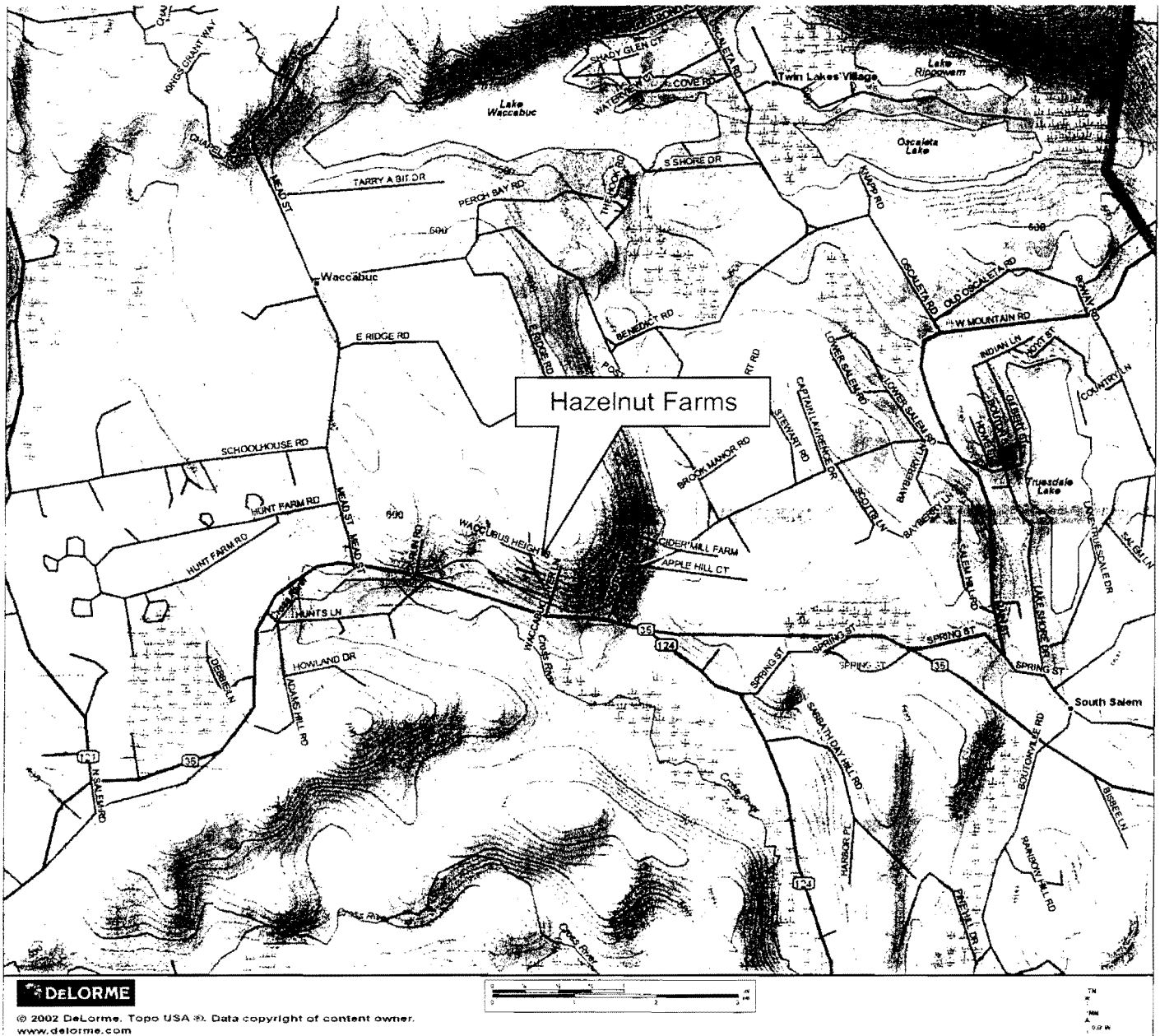
Landowner's and/or Producer's Name:			Hazelnut Farms, Inc., Lynn Briganti						County: Westchester		Agreement No.: WECR-011		Date: February 2013										
Best Management Practice (BMP)			NRCS / WAC Code	Units Planned	Prior Planning Estimate	Revised Planning Estimate	Funds Requested	Units Completed	Date Completed	Expended WAC Funds	Expended Non-WAC Funds	Projected Implementation											Revision Description
#	Location	Name (Life Span)										2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Total Planning Prior Estimate					\$34,500.00			Total Paid		\$0.00	\$0.00	Comments: Cost Guideline: \$93,844.00											
Total Revised Planning Estimate					\$61,200.00																		
Total Funds Requested for Approval at this Time						\$61,200.00	Last Approval Date: November 2011																
Grand Total					\$34,500.00	\$61,200.00	\$61,200.00			\$0.00	\$0.00												
PARTICIPANT CERTIFICATION																							
Signature of Landowner						Date	Signature of Producer (if applicable)				Date	Projected implementation is contingent upon the availability of funding.											
REVIEWING OFFICIALS SIGNATURES																							
Planning Team Certification						Date	WAC Executive Director Certification				Date												
WAC Program Manager Certification						Date	Special Provisions																
Planning Staff Watershed Agricultural Council Carrie Davis, Susanne Sahler USDA Natural Resources Conservation Service Juan Vilca						Subsequent Funding Approvals				Executive Committee Funding Approvals													
FOR OFFICE USE ONLY. Comments:																							

Whole Farm Plan Summary

Hazelnut Farms, Inc.
South Salem, NY

Prepared by:
Carrie Davis - WAC
Susanne Sahler - WAC
Juan Vilca - NRCS
September 2009

Farm Profile of Hazelnut Farms



Farm Name	Town	County	Type of Enterprise	Animal Units (AU)	Acreages	Owned	Rented
					Total		
					Hazelnut Farms, Inc.	7.5	-
					Lewisboro	3	-
					Westchester	0.3	-
					Horse Boarding	4	-
					18	0.2	-
					15 Horses	-	-
					Woodland		
					Farmstead		
					Other		

Farm Management Assessment

Business Description:

Hazelnut Farms is a horse boarding facility located in South Salem, NY in Westchester County. The 7.5 acre horse farm is owned and operated by Lynn Briganti who offers riding instruction for all ages as well as horse training, leasing and sales. Currently there are 15 horses boarded at the farm that receive individualized care by staff on the premises around the clock. There is also one mare in foal at the farm. Hazelnut Farms has one outdoor riding ring and the Westchester Bridle Trail runs along the northern boundary of the property. The farm is located within the high priority Cross River Reservoir drainage basin and is upslope from the Waccabuc River which is a protected stream.

General Management:

Lynn is responsible for the overall property and business management of Hazelnut Farms. In addition to Lynn's training and riding instruction commitments, she supervises several employees who provide daily care for the horses. Some of their responsibilities include feeding, grooming, horse turn out, stall cleaning and barn maintenance.

Financial Analysis:

Hazelnut Farms meets the criteria for program eligibility.

Mission:

Hazelnut Farms is dedicated and committed to provide quality boarding, riding lessons and excellent farm stewardship.

Objectives:

- Maintain a successful horse boarding and riding facility.
- Improve drainage in and around the outdoor riding ring, farm road and the bridle trail.
- Obtain assistance with manure containment / management strategies.
- Improve grass quality in the pastures.
- Document positive farm stewardship through program participation.

Hazelnut Farms
Best Management Practice (BMP) Supplemental Narrative
September 2009

<u>BMP #</u>	<u>BMP Name</u>	<u>Practice Description</u>
1	Heavy Use Area Protection (561)	Manure generated on the farm is temporarily stored in a dumpster until it is exported off the farm. The dumpster is located south of the barn, down slope, on an earthen surface that is eroding. Spilled manure is not contained. Upslope runoff during storm events is not excluded from the manure storage area. A concrete pad of 12 ft. by 25 ft. and 0.5 ft. thick will be constructed with a concrete curb of 1 foot high by 10 inches wide on three sides of the pad. Approximately 20 feet of 4 inch PVC pipe will be installed two feet beneath the roadway to remove water from the pad. The wastewater will be collected in a catch basin and conveyed to a spreader trench and grass filter area.
2	Heavy Use Area Protection (561)	This BMP includes recommendations for a variety of management activities to aid in the reduction of soil compaction, maintenance of grass cover and reduction in runoff. This is a non-structural written plan for turnout and maintenance of all paddocks on the farm.
3	Structure for Water Control (587)	Erosion is occurring on the farm road, parking area and manure dumpster area. This proposed BMP includes the installation of a gravel trench drain with approximately 10 feet of 4 inch PVC pipe and grass filter area. This filter area will be located adjacent to the filter for the compost pad and will be 20 feet by 20 feet.
4	Grade Stabilization Structure (410)	Runoff during storm events is causing footing (coarse sand) loss from the southeast end of the outdoor riding ring and is contributing to gully erosion and sediment deposit down slope. A Grade Stabilization Structure is proposed at the SE corner of the riding ring to trap footing and allow water to drain to a stable area south of the ring. This BMP will include a 10"x 12"x 18" catch basin with a sediment trap and a 12 foot length of 6 inch PVC pipe to discharge runoff. The runoff will be conveyed to a grass filter area. The catch basin will be fenced out of riding arena with one access gate.
5	Diversion (632)	This BMP is proposed on the northeast side of the property to capture upslope runoff from the paddocks from reaching the protected stream. This diversion will include two grass swales to be 6 feet wide, and one foot deep and 150 feet and 200 feet in length, respectively. These diversions will outlet to a catch basin that is connected to an underground outlet. This outlet pipe will be 4 inches in diameter and will convey water to a filter area.
6	Animal Trail (575)	This BMP is proposed to be adjacent to the two diversions. The designated area will be approximately 50 feet x 40 feet which 18 inches of top soil and sediment will be removed and replaced with bank run gravel. Runoff from this steeply sloped hillside is causing severe gully erosion and sediment and nutrients are being deposited into the nearby stream.

Watershed Agricultural Council/Watershed Agricultural Program Annual Whole Farm Plan Status Review -- 2010

Date: September 22, 2010

Landowner: Briganti

Producer: _____

Farm Name: Hazelnut Farm

Farm Number: WECR-011

Reviewer: Susanne Sahler

Planner: Susanne Sahler

Plan revision needed: ☐

Immediate action
required, see
question number: _____

Type of Status Review: ☒ Basic ☐ Comprehensive ☐ Verification (complete verification form)

1. Have there been any changes in the farm's land resources (owned or rented) in the past year? ☐ Yes ☒ No
(If yes, please complete table below.)

Tract and Field, or Tax Parcel No.	Acres	Current use	Owners (please list full name, address and phone, if possible.	Owned or Rented? (circle one)	Added or Deleted? (circle one)
	10	Horse Boarding		<input checked="" type="radio"/> Owned or Rented	Add or Delete
				Owned or Rented	Add or Delete
				Owned or Rented	Add or Delete

Comments:

2. Has the future mission (goals) of the farm business changed for the next 1 - 5 years? ☐ Yes ☒ No
(If yes, please explain)

No. New tack room was built adjoining barn.



3. Does the Whole Farm Plan (WFP) address all of the potentially negative water quality impacts of the farm operation?
☒ Yes ☐ No (If no, please explain)

No additional issues at this time

4. Are all implemented BMPs working effectively? (For a Comprehensive Status Review, list and evaluate all implemented BMPs). ☐ Yes ☐ No (If no, please complete form below)

No BMPs have been implemented.

5. Has the farmer experienced any challenges in meeting the requirements of BMP Operation and Maintenance Agreements (for a Comprehensive Status Review, list and evaluate the O&M of all implemented BMPs).

☐ Yes ☐ No (If yes, please complete form below)

N/A

For questions 4 and 5:

BMP BMP
Number Name

Description of Issue

6. Is a revision of the WFP needed (including BMP scheduling)? ☐ Yes ☐ No
(If yes, please explain)

N/A

7. Please provide us your current livestock inventory so that we can update our files and revise your plan as necessary.
 Or ☐ Not applicable, no livestock on the farm.

Type of livestock: Horses

	Number Head	Weight	Animal Units (Weight/1,000)
Horses	17		20,400
Pony	1		500
Total Animal Units (AU)			20.9 AU

8. Are there issues/comments about the program that the farmer would like to discuss and have forwarded to the Watershed Agricultural Council? ☐ Yes ☒ No (If yes, please explain)

Owner was wondering if the farm was "bumped" from the program due to the long time lapse for implementation of prescribed best management practices.

9. Reviewers comments:

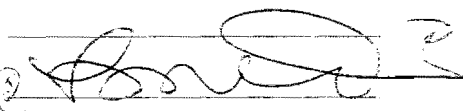
In Spring 2011, soil samples will be collected for development of NMP nutrient management plan.

The Watershed Agricultural Council (WAC) has a strong commitment to effectively communicating with our program participants. Correspondence by e-mail allows us to provide timely program updates and to inform you of new opportunities. Your e-mail address will only be used within the Watershed Agricultural Council and its programs unless further permission is obtained. The WAC does not sell or rent e-mail addresses to anyone outside these programs.

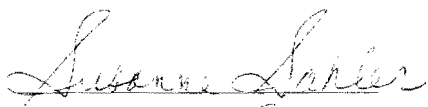
Email Address:

Signature:

Print Name:



Lynn Briganti
Landowner/Producer



Susanne Sahler
Reviewer

9/22/10
Date

=====

**Verification Review Form
Inactive Farms**

1. Are there agricultural activities presently being conducted on the farm? ☐ Yes ☐ No, it is inactive.
(If yes, please describe the activities are taking place)

Animals:

Land Utilized:

Other:

MEMORANDUM

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

CC: Aimee Hodges
Lawrence Praga, Esq.

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

DATE: October 11, 2013

RE: Hazelnut Farms
21 Waccabuc River Lane
Sheet 26, Block 10803, Lot 110

Project Description

According to the submitted survey, the subject property consists of ± 8.3 acres of land and is located at 21 Waccabuc River Lane within the R-4A Zoning District. The subject property currently contains an equestrian facility consisting of a pole barn with residence above, outdoor riding ring, grass and sand paddocks, accessory barns and sheds, manure storage, a gravel/dirt driveway and parking area, septic system and potable well. The applicant has submitted a Horse Management Plan to establish the subject property as a "Riding Academy" in accordance with the Zoning Code and is also proposing the construction of a 60' x 80' covered riding arena. The Waccabuc River traverses along the easterly property line and the subject property contains wetlands that are jurisdictional to the Town of Lewisboro, the New York State Department of Environmental Conservation (NYSDEC) and the Army Corps of Engineers (ACOE).

SEQRA

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

Required Approvals

1. The applicant has submitted the "Application for Waiver of Site Development Plan Procedures" and will either require a Special Use Permit or Site Development Plan Approval from the Planning Board, depending on whether the Riding Academy Local Law is amended by the Town Board.
2. Depending on the location of on-site wetlands and extent of proposed improvements, Wetland Permits may be required by the Planning Board and the NYSDEC.
3. A public hearing would be required to be held on a Special Use Permit or Wetland Permit (if required); a public hearing for Site Development Plan Approval is discretionary.
4. The application should be referred to the Architecture and Community Appearance Review Council (ACARC).
5. Disturbance will likely exceed 5,000 s.f. and a Town Stormwater Permit and coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) will be required.

Comments

1. Based on our review of the submitted application materials and the fact that the subject property is located within the County Agricultural District, it is our opinion that the application meets the criteria for "Waiver of Site Development Plan Procedures" per Section 220-47 of the Zoning Code.
2. The Town Board amended provisions pertaining to "riding academies" on July 29, 2013 via Local Law #7-2013; it is understood that the Town Board is currently contemplating amendments to this law which would alter the type of approvals and the regulations pertaining to riding academies.
3. The proposed action has not been clearly defined; the applicant should provide a written narrative detailing exactly what is being proposed.
4. According to Section 220-43.3G of the Zoning Code (220-46.1G of the draft amended law), the number of horses permitted shall be one horse for the first two acres and one horse for

each additional acre if the landowner depends upon pasture to provide most of the sustenance for the animals. The number of horses boarded on-site is not consistently identified within the various materials submitted by the applicant and the applicant should identify the maximum number of horses proposed. If the animals are not dependent upon pasture for sustenance, the Planning Board will need to determine if the number of horses proposed is reasonable.

5. The Horse Management Plan/Site Plan should be updated to reflect the following information, as per the Zoning Ordinance:
 - Maximum number of horses
 - Location of parking area/traffic circulation/number of parking spaces
 - Existing and proposed building and site coverage calculations
6. The code prohibits the storage and disposal of manure within 200 feet of a water well and prohibits barnyards and animals pens (undefined terms) within 100 feet of a water well. According to the hand sketch submitted with the application, the manure storage area is located ± 70 feet from the existing well.
7. The code requires that the applicant comply with the landscape buffer requirements specified within Section 220-15 of the Zoning Code (30-foot wide buffer required along all property lines), except that the Planning Board can allow for a lesser buffer or no buffer at its discretion. The Planning Board should determine if any landscaping/screening is required along the property lines.
8. The subject property contains wetlands that are jurisdictional to the NYSDEC and the Town of Lewisboro; a wetland boundary line and corresponding NYSDEC and Town of Lewisboro buffer setback lines should appear on the plan. Given the nature of the application and our review of available mapping, this office would accept a wetland boundary line derived via secondary source mapping (aerial imagery, topography, NYSDEC wetland and watercourse mapping, etc., available from the Westchester County website), with field verification by our office.
9. The subject property is located within the NYSDEC "check zone" and the applicant should contact the NYSDEC to determine if a NYSDEC wetland permit will be required.
10. We note that Section 217-5A(4) of the Wetland Ordinance prohibits animal feed lots or pens or manure storage within a wetland, watercourse or buffer area. As the wetland boundary/buffer area has not yet been defined, compliance with this section cannot be determined at this time.

11. In the event that improvements are proposed within the Town wetland buffer, a determination would need to be made as to whether the facility would be exempt under Section 217-5B(6) of the Wetland Ordinance, which allows the “activities of farmers and other landowners as set forth in Section 24-0701(4) of the Environmental Conservation Law” to be conducted without a permit.
12. The limits of disturbance should be illustrated and calculated on a plan. Given the size of the proposed indoor riding arena, the limits of disturbance will likely exceed 5,000 s.f. and will require the preparation of a Stormwater Pollution Prevention Plan (SWPPP); all SWPPPs must be designed by a qualified professional. If disturbance exceeds 5,000 s.f., the applicant must submit the Town of Lewisboro Stormwater Permit application form and the NYSDEC Notice of Intent (NOI).
13. The applicant should identified how stormwater runoff from the roof of the proposed indoor riding arena will be mitigated.
14. Existing and proposed water quality improvements designed and implemented by the Watershed Agricultural Council (WAC) should be illustrated on a plan.
15. The applicant should contact the Westchester County Department of Health (WCDH) regarding minimum separation distance requirements between manure storage areas and potable water wells and to determine if a public water supply is required; written correspondence from the WCDH regarding these two issues should be submitted to the Planning Board.
16. We note that the subject property is accessed via a private road which extends off the terminus of Waccabuc River Lane; in addition to the subject property, the private road serves six (6) single-family residences.
17. The approximate location of existing and proposed trails (if any) should be shown on a plan.
18. We note that according to 2009 aerial imagery and available tax parcel data, it appears that portions of certain paddocks and parking areas extend off-site and onto a neighboring parcel to the west of the driveway. Further, the driveway serving the farm crosses several parcels and the Board may wish to ensure that an access easement is in place.
19. The applicant should submit an Agricultural Data Statement per Section 305-a of the Agriculture and Markets Law.

Chairman Jerome Kerner, AIA
October 11, 2013
Page 5

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

Plan Reviewed:

- Hand sketch over a survey of prepared by Chas H. Sells, Inc., dated March 16, 2000

Documents Submitted:

- Horse Management Plan
- Whole Farm Plan Summary
- Whole Farm Plan Revisions Summary
- 2011 Report of Westchester County Agriculture and Farmland Protection Board
- Soil Group Worksheet
- Photograph and drawings of the indoor riding arena
- Application for Waiver of Site Development Plan Procedures

JKJ/JMC/DJS/dc