

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: **McGuinness Residence, 17 Schoolhouse Road,
South Salem, NY 10590**

DATE: November 10, 2020

The Conservation Advisory Council (CAC) reviewed the applicant's plans for construction of a greenhouse, covered dining area, spa and extension of an existing patio.

The plans show that much of the construction is in the wetland buffer. The plans also show significant addition of impervious surfaces due to increase roof area and conversion of areas from gravel to bluestone.

Given the amount of construction in the wetland buffer, the CAC has a number of concerns and questions:

- A general question for all the construction in the buffer: can some or all of this new construction be moved outside the buffer? In particular, can the saltwater pool and greenhouse be placed outside the buffer?
- Given the large amount of new impervious surface area, a stormwater plan should be provided that mitigates new potential runoff.
- The CAC would like to see the mitigation calculation that demonstrates that the 1 to 1 criteria is met or exceeded.
- The CAC would like to see a legend for the proposed plantings.
- In certain areas that were part of the wetland violations mitigation, this plan shows increasing the planting density of those areas. The CAC would like to know if increasing the density but not the area is effective mitigation.
- One area shows a wildflower garden for mitigation. The CAC would like to know if this is an effective and lasting year round mitigation.
- The CAC would like to know what the plans are for the saltwater pool for overflow and drainage.
- The CAC would like to know if there is a way to change the plan to avoid removing large trees.