

TO: The Town of Lewisboro Planning Board  
FROM: Lewisboro Conservation Advisory Council  
SUBJECT: DeAngelis Garage, 34 Old Pond Road, South Salem, NY  
DATE: May 12, 2021

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The Conservation Advisory Council (CAC) has reviewed the materials recently submitted by the applicant to replace an existing garage and shed with a new garage and second floor office. The property, being close to Lake Waccabuc and a stream, is in the wetland buffer.

The CAC would like to see additional details: 1) does the new garage have a larger foot print than the previous buildings; 2) is the new garage on the same site or is it shifted towards the property line; 3) the wetland mitigation plan should show the total area of mitigation so that it can be determined if it meets the one-to-one criteria and 4) the applicant should also provide details for the stormwater mitigation as they are adding impervious surfaces.

A site visit would be useful for this property.