

AGENDA PACKET
MARCH 16, 2021 MEETING

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TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-5592
Fax: (914) 875-9148
Email: planning@lewisborogov.com

AGENDA

Tuesday, March 16, 2021

Meeting will start at 7:30 p.m. and end at or before 11:00 p.m.

Via Zoom videoconferencing and live streaming to Lewisboro TV YouTube channel

Join the Zoom Meeting <https://zoom.us/j/99683692527?pwd=cVNod2JxcXVrVWdpbFR6SjhMaXdpQT09>

Meeting ID: 996 8369 2527 Passcode 144198

You may call in to the Zoom meeting at 1-929-205-6099 when prompted, enter 996 8369 2527

<https://www.youtube.com/channel/UCNUNE5gXs5rnHcyR4l6dikA>

I. PUBLIC HEARING, CONTINUATION

Cal #03-20PB, Cal #37-20WP

Gossett Brothers Nursery, 1202 Route 35, South Salem, NY 10590, Sheet 31 Block 10805 Lot 46 (Thomas Gossett for T. Gossett Revocable Trust – owner of record) - Application for Site Development Plan Approval and Wetland Activity Permit Approval for an existing nursery.

II. WETLAND VIOLATIONS

Cal #01-20WV, Cal #12-20WP

Valencia Residence, 1196 Route 35, South Salem, NY 10590, Sheet 31, Block 10805, Lot 45 (Maria and Javier Valencia, owners of record)

Cal #03-20WV

3 Beaver Pond, South Salem, NY 10590

III. WETLAND PERMIT REVIEW

Cal #13-21WP

Strauss Residence, 399 Pound Ridge Road, South Salem, NY 10590, Sheet 29B, Block 10540, Lot 64 (The Janice Filipowicz Strauss & William Theodore Strauss III Revocable Living Trust, owners of record) - Application for the construction of a sunroom.

Cal #17-21WP, Cal #02-21SW

MacEachron Residence, 38 Gilbert Street, South Salem, NY 10590, Sheet 36D, Block 10806, Lots 11 & 12 (Daniel and Devon MacEachron, owners of record) – Application for the reconstruction of a sunroom and deck.

IV. DISCUSSION

Cal #2-21PB

Coveney Residence, 32 Quincy Court, Goldens Bridge, NY 10526, Sheet 7I, Block 11127, Lot 32 (Allison and Matthew Coveney, owners of record) – Application for the installation of solar panels.

V. MINUTES OF February 23, 2021.

VI. NEXT MEETING DATE: April 20, 2021.

KEANE & BEANE P.C.
ATTORNEYS AT LAW

- **Main Office**
445 Hamilton Avenue
White Plains, NY 10601
Phone 914.946.4777
Fax 914.946.6868
- **Mid-Hudson Office**
200 Westage Business Center
Fishkill, NY 12524
Phone 845.896.0120
- **New York City Office**
505 Park Avenue
New York, NY 10022
Phone 646.794.5747

JUDSON K. SIEBERT
Principal Member
jsiebert@kblaw.com

March 5, 2021

VIA FIRST CLASS MAIL

Mr. Javier Valencia
1196 Old Post Road
South Salem, New York 10590

Re: Planning Board of the Town of Lewisboro -
Wetland Violation/Wetland Permit
(Cal. No. 1-20 W.V./Cal. No. 12-20 W.P.)

Dear Mr. Valencia:

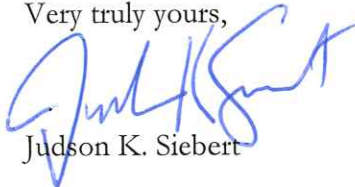
The above-referenced wetland violation and wetland permit application will be on the agenda of the March 16, 2021 meeting of the Lewisboro Planning Board.

Your participation at this meeting, via Zoom, is expected. I ask that you contact Ms. Ciorsdan Conran, the Planning Board Administrator, to obtain information concerning Zoom access to this meeting. She can be reached at (914) 763-5592.

In addition, the wetland permit application must be actively pursued. Although I appreciate the hurdles arising from the COVID-19 pandemic, the wetland permit and its associated remediation should not be further delayed. The approaching growing season underscores the need to follow through in this regard. I encourage you or your consultant to contact Mr. Jan Johannessen, the Town Wetlands Consultant, prior to this meeting.

I will see you on March 16th and appreciate your attention in this matter.

Very truly yours,



Judson K. Siebert

JKS/lt

cc: Ms. Ciorsdan Conran, Planning Board Secretary
Jan Johannessen, AICP, Kellard Sessions







SSDS SCHEDULE											
PARCEL NO.	AREA (AC. +/-)	DEEP HOLE DESCRIPTION	(DEPTH)	% SLOPE SSDA	PERC. RATE (MIN/IN)	GROUND WATER (DEPTH TO)	IMPER. LAYER (DEPTH TO)	L.F. TRENCH	FILL	CURTAIN DRAIN	REMARKS
								PER BEDROOM	DEPTH VOLUME	DEPTH LENGTH	
1	4.138	LOCATION DERIVED FROM "AS-BUILT OF SEWAGE DISPOSAL SYSTEM" PREPARED BY BIBBO ASSOCIATES. REFER TO WESTCHESTER COUNTY DEPARTMENT OF HEALTH PERMIT NO. L2000-22 DATED 11/9/2001									
2	0.960	LOCATION DERIVED FROM INFORMATION SUPPLIED BY KEANE COPPLEMAN ENGINEERS									

ZONING CONFORMANCE TABLE AS PER TOWN OF LEWISBORO R-4A ONE FAMILY RESIDENTIAL ZONING DISTRICT			
	REQUIRED	PROVIDED PARCEL 1	PROVIDED PARCEL 2
MIN. LOT SIZE (AC.)	4 ACRE	4.135	0.963
DIAM. / CIRCLE	250'	250'	—
MIN. YARD FRONT	50'	50.0'	15.0'
MIN. YARD SIDE	50'	110.6'	61.8'
MIN. YARD REAR	50'	267.1'	53.9'
MAX. BLD. HEIGHT	35'	35.0'	20.9' HSE. "A" 19.5' HSE. "B"
MAX. BLD. COVERAGE	6%	3.0%	8.9%

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
NEW ROCHELLE, NEW YORK

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1001 AND ARTICLES VII AND VIII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF INDIVIDUAL WELL WATER SUPPLY AND SEWAGE TREATMENT FACILITIES TO SERVE EACH HABITABLE BUILDING HEREFTER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAN SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS, OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH
ON BEHALF OF THE DEPARTMENT OF HEALTH

7-2-13
DATE

REFER TO "SUBDIVISION PLAT PREPARED FOR PUTNAM REALTY COMPANY" FILED ON SEPTEMBER 24, 1996 AS MAP NO. 25798

WETLAND FLAGS SHOWN HEREON DELINEATED BY PAUL J. JAENIG, SOIL SCIENTIST ON MAY 13, 2010.

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWN OF LEWISBORO, WESTCHESTER COUNTY, N.Y. BY RESOLUTION DATED
ERASURE, MODIFICATION OR REVISION TO THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

John Keane 9/24/13
PLANNING BOARD CHAIRMAN
John Keane 9/24/13
PLANNING BOARD SECRETARY

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED BY:
DEROSA
LAND SURVEYING
301 FIELDS LANE
BREWSTER, NY 10509
(845) 277-3404
(845) 277-4117 FAX
contact@derosalandsurveying.com

I, JEFFREY DeROSA, THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE FIELD WORK UPON WHICH IT IS BASED WAS COMPLETED ON SEPTEMBER 8, 2010 AND THAT THIS MAP WAS COMPLETED ON SEPTEMBER 17, 2010.

N.Y.S. LIC. No. 50749

TOWN ENGINEER'S CERTIFICATION

REVIEWED FOR COMPLIANCE WITH THE PLANNING BOARD RESOLUTION DATED

Joseph M. Ferrelle 9/25/13
JOSEPH M. FERRELLE, P.E.
KELLARD ESSIONS CONSULTING, P.C.
TOWN CONSULTING ENGINEER

SITE ENGINEER:
PETER GREGORY, PE
KEANE COPPLEMAN ENGINEERS, P.C.
113 SMITH AVENUE
MOUNT KISCO, NY 10549

N.Y.S. LICENSE No. 071226

OWNER'S CERTIFICATION

THE UNDERSIGNED OWNERS OF THE PROPERTIES SHOWN HEREON ARE FAMILIAR WITH THIS DRAWING, ITS CONTENTS, AND ITS LEGENDS AND HEREBY APPROVE THE SAME FOR FILING.

Barry E. Nesson 6/18/2013
DATE
BARRY E. NESSON
2230 SMITH RIDGE ROAD
SOUTH SALEM, NY 10590
TAX LOT 46-9827-9

Thomas & Nancy Torti 6/18/2013
DATE
THOMAS & NANCY TORTI
3 BEAVER POND LANE
SOUTH SALEM, NY 10590
TAX LOT 46-9827-184

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND "D36" AS DELINEATED BY PAUL JAENIG, WETLANDS CONSULTANT, AND FIELD INSPECTED BY HEATHER GIERLOFF, NYSDEC BUREAU OF HABITAT, ON MAY 5, 2010

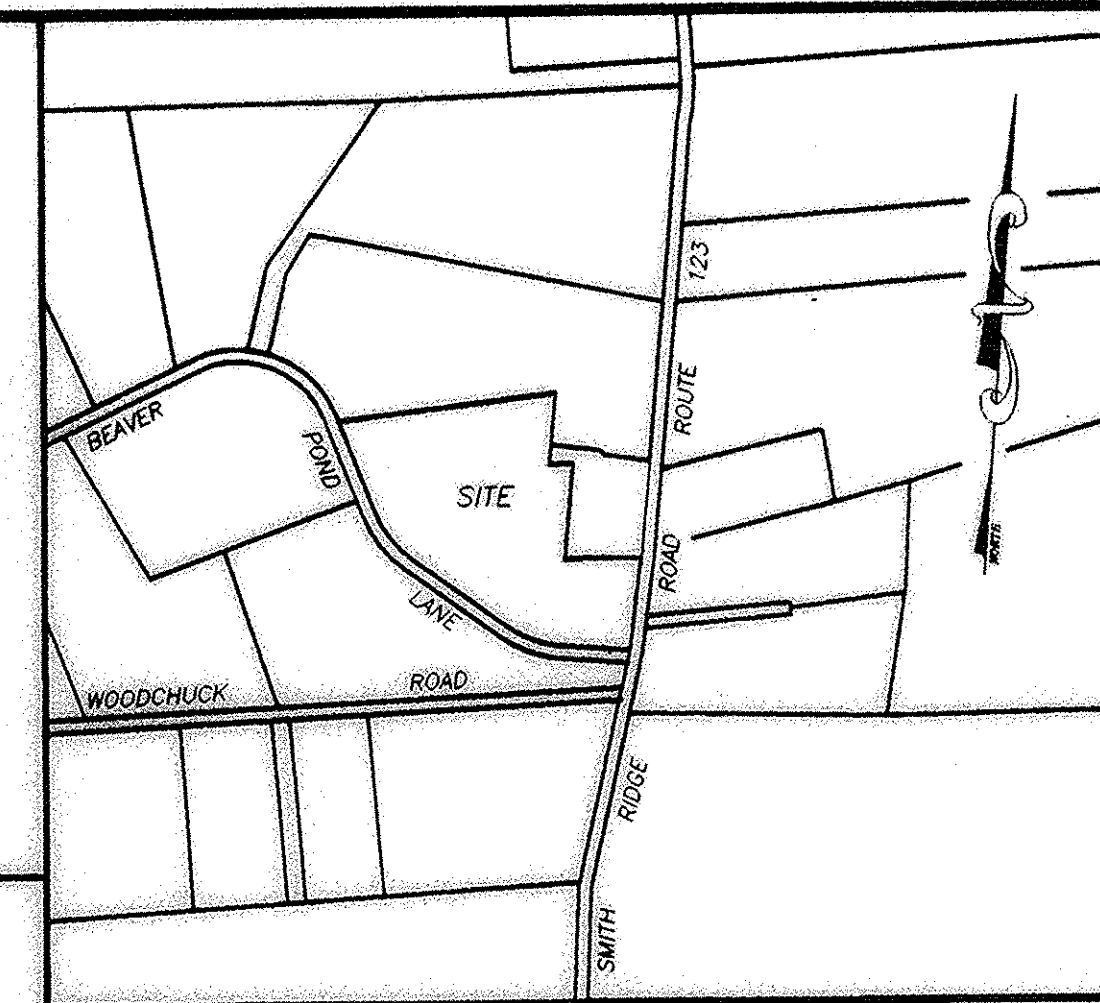
DEC STAFF: *Heather Gierloff* SURVEYOR/ENGINEER N.Y.S. LICENSE NO. 50749

DATE: *June 17, 2013*



WETLAND BOUNDARY DELINEATIONS AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REMAIN VALID FOR 10 YEARS UNLESS EXISTING EXEMPT ACTIVITIES, AREA HYDROLOGY, OR LAND USE PRACTICES CHANGE (E.G., AGRICULTURAL TO RESIDENTIAL). AFTER 10 YEARS THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF. REVALIDATION MAY INCLUDE A NEW DELINEATION AND SURVEY OF THE WETLAND BOUNDARY.

ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100 FEET OF THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.



VICINITY MAP
SCALE: 1"=400' ±

AREA SCHEDULE

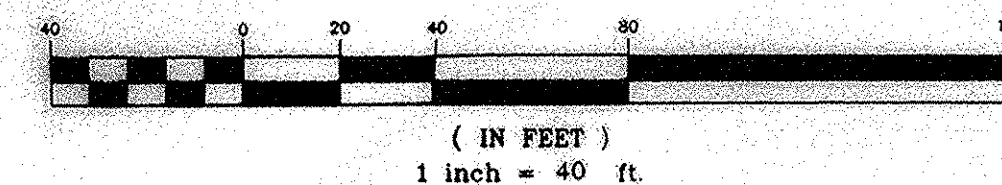
PARCEL NUMBER	TAX LOT No.	EXISTING	PROPOSED
1	46-9827-184	4.318 ACRES	4.135 ACRES
2	46-9827-9	0.780 ACRES	0.963 ACRES

LOT LINE CHANGE MAP
PREPARED FOR
BARRY E. NESSON
AND
THOMAS & NANCY TORTI
SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY
NEW YORK

SCALE: 1"=40'

DATE: SEPTEMBER 17, 2010
REVISED: NOVEMBER 23, 2010
REVISED: FEBRUARY 23, 2011
REVISED: APRIL 24, 2013
REVISED: MAY 3, 2013
REVISED: MAY 29, 2013

GRAPHIC SCALE



ZONING DISTRICT
R4A - RESIDENCE 4 ACRE MINIMUM

COUNTY SHEET: 218
COUNTY BLOCK: 9827

TAX MAP:
SHEET 46
BLOCK 9827
LOTS 9 & 184

FILE No. T582-32 P44-6
Z:\SUBD\LEWISBORO\PUTNAM REALTY CO\LOT LINE CHANGE

Mapping Westchester County

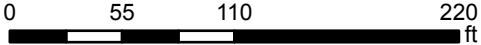


Environmental Features

Streams

District Boundaries

Municipal Boundaries

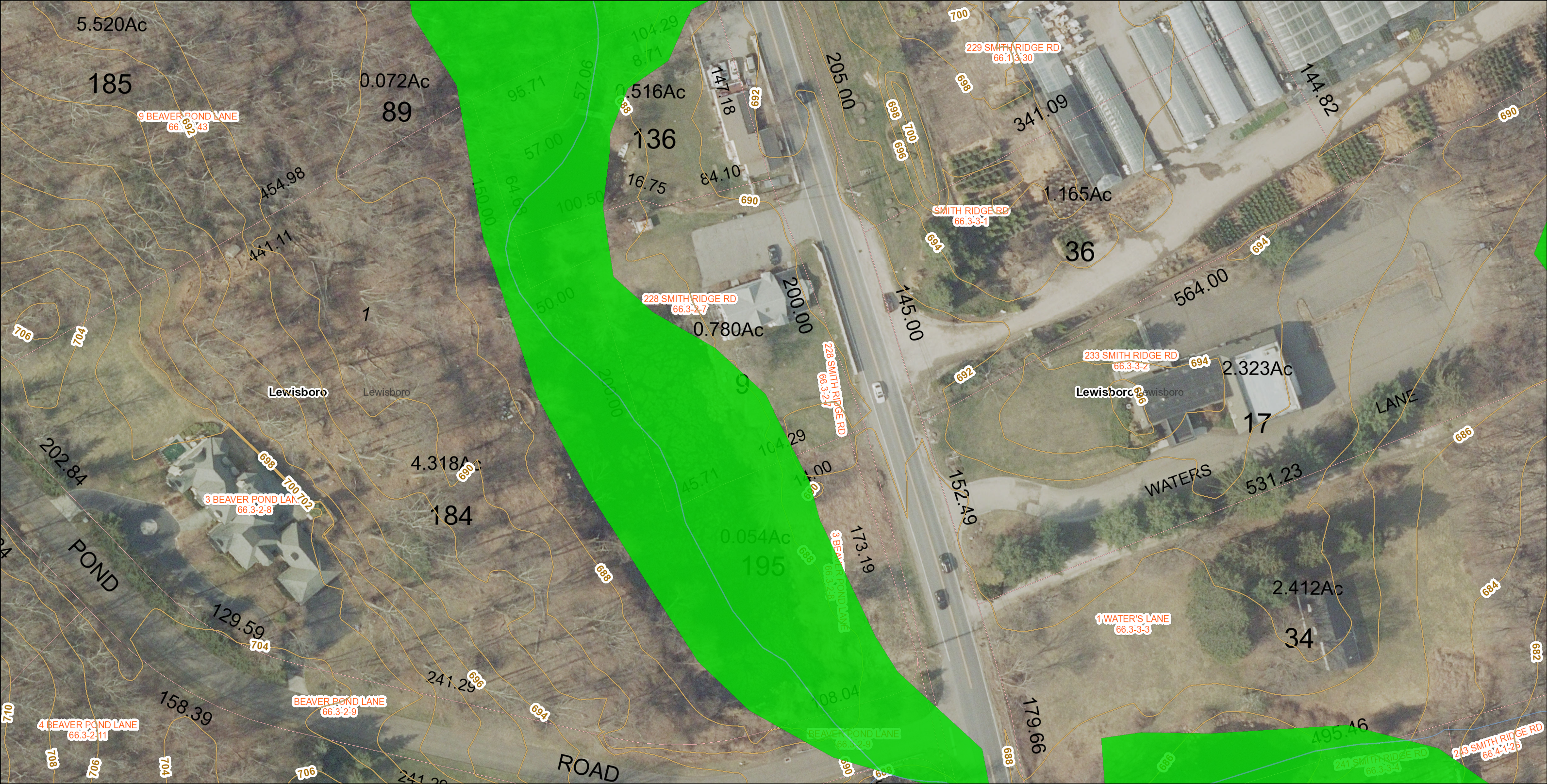


1:1,128 January 19, 2021



GIS
GEOGRAPHIC INFORMATION SYSTEMS
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

Mapping Westchester County

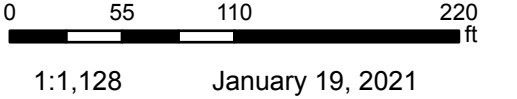


Environmental Features

- Streams
- NYS Regulated Wetlands

District Boundaries

- Municipal Boundaries



N

GIS
GEOGRAPHIC INFORMATION SYSTEMS
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

3BeaverPond_Aerial



Ciorsdan Conran

From: Louis Chenevert <lchenevert2015@gmail.com>
Sent: Tuesday, March 2, 2021 8:10 AM
To: johannessen@kelses.com; planning@lewisborogov.com
Cc: sophie.chenevert@lissop.com
Subject: FW: 3 Beaver Pond Ln. South Salem, NY
Attachments: IMG-3285.jpg; IMG-3286.jpg; IMG-3287.jpg; Inv_12325_from_McLellan_Tree_Service_Inc._31568.pdf

FILE

Dear Jan,

As a part owner of 3 Beaver Pond Lane, Garrett and Sophie have shared the current concern on your part regarding the removal of some trees on their property line.

I thought perhaps some additional perspective might assist to provide some understanding of the circumstances surrounding the removal of the trees that may be helpful to your decision making process.

Our property consists of approximately 4 acres of land and has a number of trees. As you know, last Fall there were a number of storms with high winds that felled trees on our property and the adjoining property not just during the storm but afterwards. Being concerned about safety of our grandchildren and their friends who play in the yard, we encouraged Garrett and Sophie to immediately remove the trees. Living on a similar property in Connecticut, we have had similar experiences over the years and understand that diseased and unstable trees are unpredictable and can fall without warning. We all strongly felt that this presented an imminent danger to our family and our property that required immediate action. (Please see photos of the property and the diseased tree stumps.)

We engaged a contractor that utilizes the highest standards of professionalism and has commercial grade equipment to assure the job was done properly. Unfortunately, neither we nor the contractor was aware of any requirement to seek a permit to remove the unstable trees near our property line by the stone wall supporting the rear patio which has been in place since construction in 2000 by the prior owner, and had no intentions to deliberately avoid any regulations or requirements. Had we known about this, we would have immediately sought an emergency application to remove these dangerous trees.

We continue to believe that the job was performed properly. Only unstable trees were removed and we made every attempt to assure the trees were thoroughly shredded and the organic material returned to the area of its origin so that it could remain a part of the natural landscape throughout the project.

Given the clear and apparent unstable condition of the removed trees, had we not taken action and they had fallen and harmed our family or property, we would be now having an unfortunate conversation about the Town's liability (not to mention the possible horrific injuries or loss of life).

Now knowing of the permitting process, we will of course work with you to complete any paperwork required and remit the cost of the permit.

I would also like to raise the issue of the raw human and livestock waste that continues to flow into the pond adjacent to our property. As you know, for nearly 8 years this clear health hazard has been ongoing and the Town has not taken action to address it during this time. The need to effectively address this problem has only gained urgency during the Covid Pandemic.

While we specifically worry about our grandchildren ending up in or around the water and being exposed to the diseases that raw livestock and human waste cause, there is a further concern for the whole neighborhood. In the event of a fire, the Fire Department will utilize the pond as its water source. That would cause this highly polluted water to drench a home and be spread throughout the neighborhood. We are already concerned about potential impact from the regularly scheduled testing of the fire hydrant that causes this putrid water to be spread throughout the area.

Human and livestock waste dumped into a static pond in a residential neighborhood is something that I think all of us agree needs to be addressed immediately.

As with the unstable trees, the potential liability to the Town for a failure to act could be ruinous.

If you have any questions, or I can provide any other insights, please feel free to contact me at (860) 539-2111.

We look forward to working with you to address both of these issues.

Respectfully,

Debra Chenevert

FILE



131 Mines Rd, Bristol, CT 06010

McLellan Tree Service, Inc.

Office: (860) 678-9072

Fax: (860)-261-7755

Invoice

Bill To

~~Sophie and Garrett Schilke~~

3 Beaver Pond Ln
South salem NY 10590

Date	Invoice #
10/30/2020	12325
Terms	Due Date
Due on receipt	10/30/2020

Project Location

Rep

Balance Due

Enclosed

IRA

\$0.00

Please detach top portion and return with your payment

Date	Activity	Quantity	Rate	Amount
	Beaver Pond Rd, South Salem, NY Removal of 11 dead and broken/fallen trees. Creating safety concerns by the house. Chip up trees and branches, owner will spread chips		12,500.00	12,500.00

FILE

We are not accepting Credit or Debit Cards at this time

Subtotal

\$12,500.00

Sales Tax (6.35%)

\$0.00

Total

\$12,500.00

Payments/Credits

-\$12,500.00

Balance Due

\$0.00



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MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Joseph Angiello

FROM: Jan K. Johannessen, AICP 
Joseph M. Cermele, P.E., CFM 
Town Consulting Professionals

DATE: February 18, 2021

RE: Wetland Permit Approval
Ted and Janice Strauss
399 Pound Ridge Road
Sheet 29B, Block 10510, Lot 64

PROJECT DESCRIPTION

The subject property consists of ±2.58 acres of land and is located at 399 Pound Ridge Road (Route 124) within the R-2A Zoning District. The subject property is developed with a residence, two (2) garages, and a workshop structure; the residence is listed on the Register of Historic Places. The applicant is proposing to remove an existing 10' x 10' wood deck and construct a new 17' x 12', one (1) story frame Sunroom and a new 10' x 12' wood deck adjacent to the existing workshop. There is a stream running west along the southerly end of the property that runs under the workshop.

SEQRA

The proposed action has been preliminarily identified as a Type II Action and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA).

REQUIRED APPROVALS/REFERRALS

1. A Wetland Activity Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.

COMMENTS

1. The applicant shall sign and date the submitted Wetland Permit Application; the application shall be revised to identify that the wetland permit is jurisdictional to the Planning Board (not administrative) and that the property is located within the NYCPEP watershed. The applicant also submitted a Site Development Plan application, which is not required and can be disregarded.
2. When weather permits, the applicant should contact this office to schedule a site visit.
3. This office defers review of the plan for zoning compliance to the Building Inspector. It is recommended that the application be referred to the Building Inspector for review.
4. The plan shall be revised to illustrate and dimension all required minimum zoning setbacks lines (front, rear, side yard setbacks). The Bulk Zoning Table is incorrect and shall be reviewed for accuracy.
5. The applicant shall submit an updated Existing Conditions Survey, signed and sealed by a NYS Licensed Land Surveyor. The updated survey should become the basis for the site plan.
6. Provide a floor plan for the existing woodshop and proposed building and identify use of same.
7. The plan shall illustrate the location of all existing and proposed utilities (electric, water, sewer, gas, etc.).
8. The plan shall illustrate and identify the location, specie type and diameter at breast height (dbh) of all trees with a dbh of eight (8) inches or greater and located within the limits of disturbance and 25 feet beyond. Indicate trees to be removed and/or protected. If no trees are proposed to be removed, a note to this effect shall be added to the plan.
9. The applicant shall provide stormwater mitigation and design calculations for the runoff generated by the existing workshop and proposed building addition for the 25-year, 24-hour storm event. Roof leader downspouts and connection to the infiltration system shall be illustrated. Provide details of the stormwater mitigation system. The applicant shall demonstrate that all applicable Westchester County Department of Health (WCHD) separation distances are satisfied.

Chairperson Janet Andersen

February 18, 2021

Page 3 of 3

10. Deep and percolation soil test shall be conducted in the area of the proposed stormwater infiltration system which shall be witnessed by this office.
11. The existing septic fields shall be shown to be cordoned off with construction fence during construction.
12. The Planting Plan submitted by the applicant appears acceptable. Portions of the stream is conveyed via a culvert; the applicant should evaluate whether the stream can be uncovered as part of the proposed mitigation plan.
13. All plans shall be signed/sealed by the Design Professional.
14. The names of the adjacent property owners and the location of any neighboring driveways, structures, buildings, wells and septic areas shall appear 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.

PLANS REVIEWED, PREPARED BY CROSS RIVER ARCHITECTS, LLC, DATED JANUARY 14, 2021:

- Site Plan Drawing (A/1)
- Enlarged Site Plan with Contours (Drawing A/1.1)
- Foundation & Roof Framing Plans (Drawing A/2)
- Proposed Floor Plan & Electric Plan (Drawing A/3)
- Deck & Sunroom Front/Rear Elevations (Drawing A/4)
- Deck & Sunroom Left/Right Elevations (Drawing A/5)

DOCUMENTS REVIEWED:

- Cover Letter, prepared by Cross River Architects, LLC, dated January 14, 2021
- Town of Lewisboro Wetland Permit Application
- Short Environmental Assessment Form (EAF) Part 1
- Deed

JKJ/dc

TO: The Town of Lewisboro Planning Board
FROM: Lewisboro Conservation Advisory Council
SUBJECT: **Strauss Residence, 399 Pound Ridge Road
South Salem, NY 10590**
DATE: February 10, 2021

The Conservation Advisory Council (CAC) has reviewed the materials recently submitted by the applicant. The existing workshop has a stream flowing beneath it and the proposed new construction is very close to the stream. The plat included a very brief description of stormwater mitigation, wetland mitigation and steps to be taken during construction to protect the wetland.

The CAC would like to see additional details on the wetland mitigation including types of mitigation and descriptions of planting if these are part of the plan. The applicant should also provide details for the stormwater mitigation.

CROSS
RIVER
ARCHITECTS,
LLC

ROBERT J. EBERTS, R.A.
PRINCIPAL

TRANSMITTAL

DATE: 2/25/2021

TO: Janet Andersen, Chair
Lewisboro Planning Board

FROM: Bob Eberts
Cross River Architects, LLC

RE: Strauss Residence Sunroom and Deck
399 Pound Ridge Rd. South Salem, NY
Wetland Permit

Planning Board Members:

Thank you for hearing our proposal during this challenging time.

We are making a second submission for a Wetland Permit for the referenced property. We are in receipt of the Memorandum from Kellard and Sessions dated February 18, 2021. Please find attached 9 sets of drawings and 9 copies of the wetland Permit Application.

1. The revised Wetland Permit is attached.
2. A Site visit with the Town Engineer is scheduled for March 10, 2021.
3. We have submitted a copy of the drawings to the Building Inspector requesting his Zoning Review.
4. The Zoning Table on sheet A1 was revised per comments. Drawings A1 and a1.1 were revised to show the required setbacks.
5. An updated survey has been ordered, but is not yet complete. It will be submitted upon completion and the site plan will be revised in accordance with the new survey.
6. The Floor plan of the existing workshop and the proposed Sunroom are located on drawing A3.
7. Drawings A1 and A1.1 were revised to reflect the existing Site utilities. The well was located and the septic expansion area is now shown. No new utility work is proposed. Electricity is proposed to be fed to the new Sunroom from the existing workshop electric panel. No water connection is proposed.
8. The trees within 25' of the proposed work will be located on the survey that is in progress. It will be submitted upon completion.
9. Stormwater calculations and design will be submitted after the perc tests are complete. We feel that one Cultec recharger can more that adequately handle the runoff from a 25 yr storm.
10. See above.
11. Drawing A1 was revised to show a temporary construction fence separating the septic area from the proposed work area.
12. No revisions were made to the planting plan. We would urge the board to keep the stream culverts and headwalls intact as they have been for well over 100 years.
13. All plans are signed and sealed.
14. The names of the adjacent property owners are shown on A1. We located the structures, driveways within 100' of the subject property line. There are no neighboring wells or septic systems located within 100' of the subject property line.

Please find attached 9 copies of the following:

Drawings A1-A5,
Drawing MP
Wetland Permit Application
Existing SSDS layout

PO Box 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, NY 10518
914.763.5887
Email RJE@CRARCH.com

Application No.: _____

Fee: _____ Date: _____

**TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION**

79 Bouton Road, South Salem, NY 10590

Phone: (914) 763-5592

Fax: (914) 875-9148

Project Address: **399 Pound Ridge Rd, South Salem, NY 10590**

Sheet: **29B** Block: **10540** Lot(s): **64**

Project Description (Identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): Remove 10' x 10' Deck. Sunroom / Deck and bluestone platform

Owner's Name: **Ted and Janice Strauss** Phone: **(914) 763-5933**

Owner's Address: **399 Pound Ridge Rd., South Salem, NY 10590** Email: **ted@tedstrausswebsites.com**

Applicant's Name (if different): _____ Phone: _____

Applicant's Address: _____ Email: _____

Agent's Name (if applicable): **Bob Eberts, Cross River Architects, LLC** Phone: **914-763-5887**

Agent's Address: **PO Box 384, Cross River, NY 10518** Email: **rje@crarch.com**

TO BE COMPLETED BY OWNER/APPLICANT

What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)

☐ Administrative ☒ Planning Board

Is the project located within the NYCDEP Watershed? ☒ Yes ☐ No

Total area of proposed disturbance: ☒ < 5,000 s.f. ☐ 5,000 s.f. - < 1 acre ☐ ≥ 1 acre

Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: _____
Building Permit

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 Signature: Wil. Strauss

Date: 2/24/2021

CODE NOTES

All work shall conform to all applicable local and state Building codes including, but not limited to the 2020 NYS Building Code, 2020 NYS Residential Code, 2017 National Electric Code (NFPA 70) and any local or other codes or bodies having jurisdiction as well as highest standards of practice for each trade.

DESIGN LOADS

1. Soil Bearing Capacity – 4000 psf
2. Deck Floor - 40 lbs./sf Live load, 15 lbs. dead load
3. Railing – 50 lbs./ sf Horizontal
4. Posts – 200 lbs. horizontal
5. First Floor (Hardwood) - 40 lbs./sf Live load, 15 lbs. dead load
6. Roof - 30 lbs./sf Live load, 15 lbs. dead load
7. Wind Load – Special Wind Region – Design based on 126 mph

Occupancy Classification – R3

Construction Type – 5B

ZONING COMPLIANCE TABLE

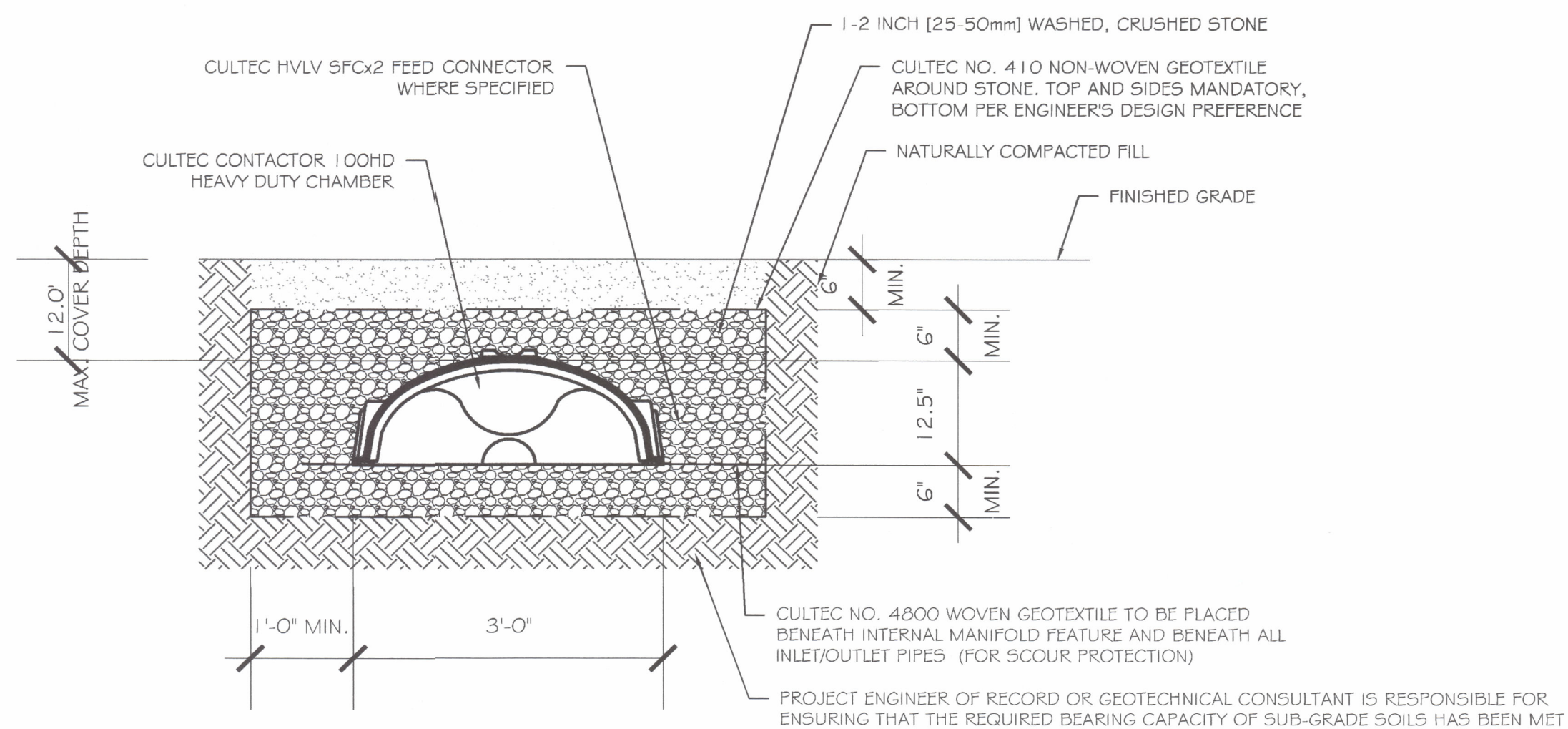
TAX LOT – SECTION 29B, BLOCK 10540, LOT 64		ZONE –R2A	
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE –	2 ACRES	2.582 ACRES	-
WIDTH	200'	404.87'	-
YARDS			
FRONT (FROM CL STREET)	75'	82' +/-	110' +/-
FRONT (FROM PROPERTY LINE)	50'	39.3'	58.75' +/-
SIDE	40'	36.5' / 170.5'	60.25' +/-
REAR	50'	185' +/-	191.0' +/-
MAXIMUM BLDG HEIGHT	2 1/2 / 35'	21'	13'
MAX. BLDG COVERAGE	9% / 10,122 SF	1.76%, 1990 SF	1.95%, 2195 SF

NOTES:

1. THERE ARE NO PROPOSED GRADE CHANGES.
2. THERE ARE NO PROPOSED TREE/SHRUB REMOVALS.

Proposed Construction Sequence

1. Pre-construction on-site meeting of all involved parties, including but not limited to: owner, architect, contractor responsible for erosion and sediment controls (E&SC) installation and maintenance, owner's environmental specialist responsible for E&SC inspections and reports.
2. Field delineation of limits of disturbance.
3. Field delineation of remediation area
4. Install down slope silt fence.
5. Excavate for piers and drainage basin.
6. Install stormwater mitigation systems. Pour concrete piers.
7. Construct sunroom and deck.
8. Install landscape materials, eg. walks, plant materials
9. Spread topsoil, rake, seed and mulch disturbed area.
10. Remove all E&SC's once site has fully stabilized.



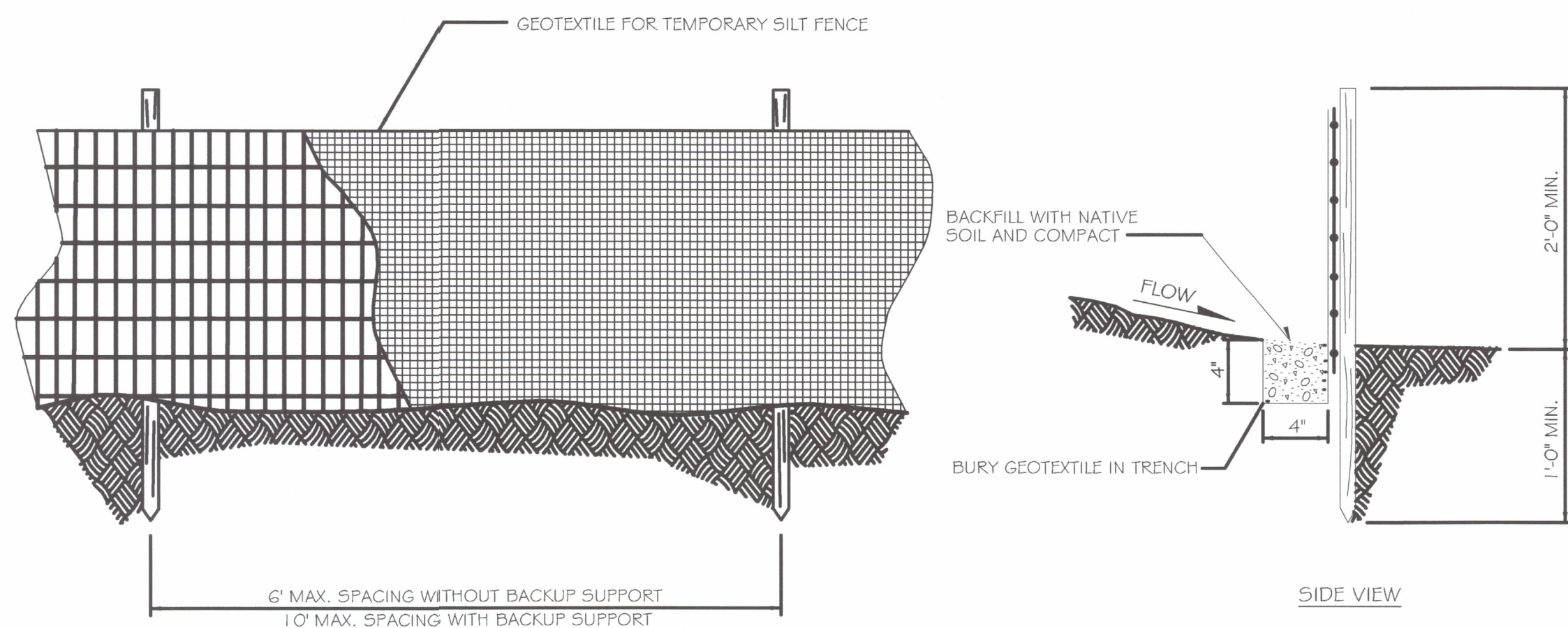
3

CULTEC DETAIL

SCALE: NTS

NOTES

1. MAXIMIZE DETENTION OF STORMWATER BY PLACING FENCE AS FAR AWAY FROM THE TOE OF SLOPE AS POSSIBLE WITHOUT ENCRoACHING ON SENSITIVE AREAS OR OUTSIDE OF THE CLEARING BOUNDARIES.
2. INSTALL SILT FENCING ALONG CONTOURS WHENEVER POSSIBLE.
3. INSTALL THE ENDS OF THE SILT FENCE TO POINT SLIGHTLY UP-SLOPE TO PREVENT SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.

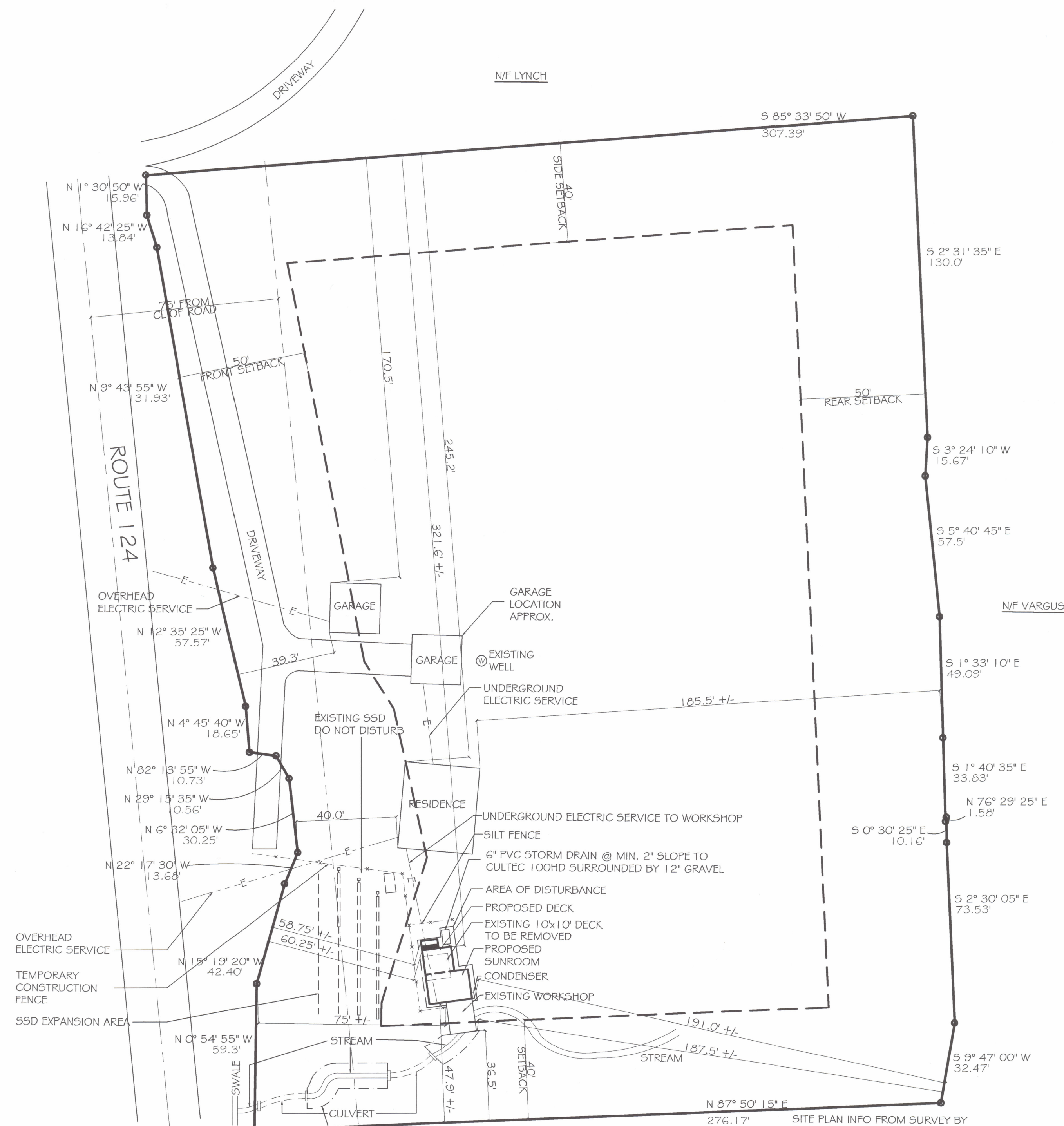


ELEVATION VIEW

2

SILT FENCE

SCALE: NTS



1

SITE PLAN

SCALE: 1" = 30'-0"

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA - LEWISBORO, NY

GROUND SNOW LOAD	WIND SPEED (mph)	TOPO EFFECT	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM:			WINTER DESIGN TEMPERATURE	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
					WEATHERING	FROST LINE DEPTH	TERMITE	DECAY				
30	Special Wind Region (126 mph)	NO	NO	C	SEVERE	42"	MODERATE / HEAVY	SLIGHT / MODERATE	7° F	YES	1500 OR LESS	51.6

APPROVED BR RESOLUTION OF THE LEWISBORO PLANNING BOARD

CHAIRMAN DATE

ADMINISTRATOR DATE

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

JOSEPH M. CERMELE, P.E. DATE

Kellard Sessions Consulting, P.E.
Town Consulting Engineer

OWNER'S CERTIFICATION

The Undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owner's Name(s):

Owner's Address: 399 POUNDRIIDGE RD. SOUTH SALEM, NY 10590

REVISIONS



CROSS RIVER ARCHITECTS

ROBERT J. EBERTS, R.A., PRINCIPAL

P.O. BOX 384

19 NO. SALEM RD., 2nd FL.

CROSS RIVER, N.Y. 10518

914.763.5887

FAX 914.763.8409

PROJECT STRAUSS DECK & SUNROOM
399 POUND RIDGE RD.
LEWISBORO, NY

TITLE SITE PLAN

DATE NOV. 5, 2020

SCALE 1" = 30'-0"

PROJ. #



PROJECT

STRAUSS DECK & SUNROOM

399 POUND RIDGE RD.,
LEWISBORO, NY

TITLE

ENLARGED SITE PLAN WITH CONTOURS

DATE
NOV. 5, 2020

SCALE
1" = 10'-0"

PROJ. #

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

CHAIRMAN _____ DATE _____

ADMINISTRATOR _____ DATE _____

TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning Board Resolution dated _____

JOSEPH M. CERMELE, P.E. _____ DATE _____
Kellard Sessions Consulting, P.E.
Town Consulting Engineer

OWNER'S CERTIFICATION
The Undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

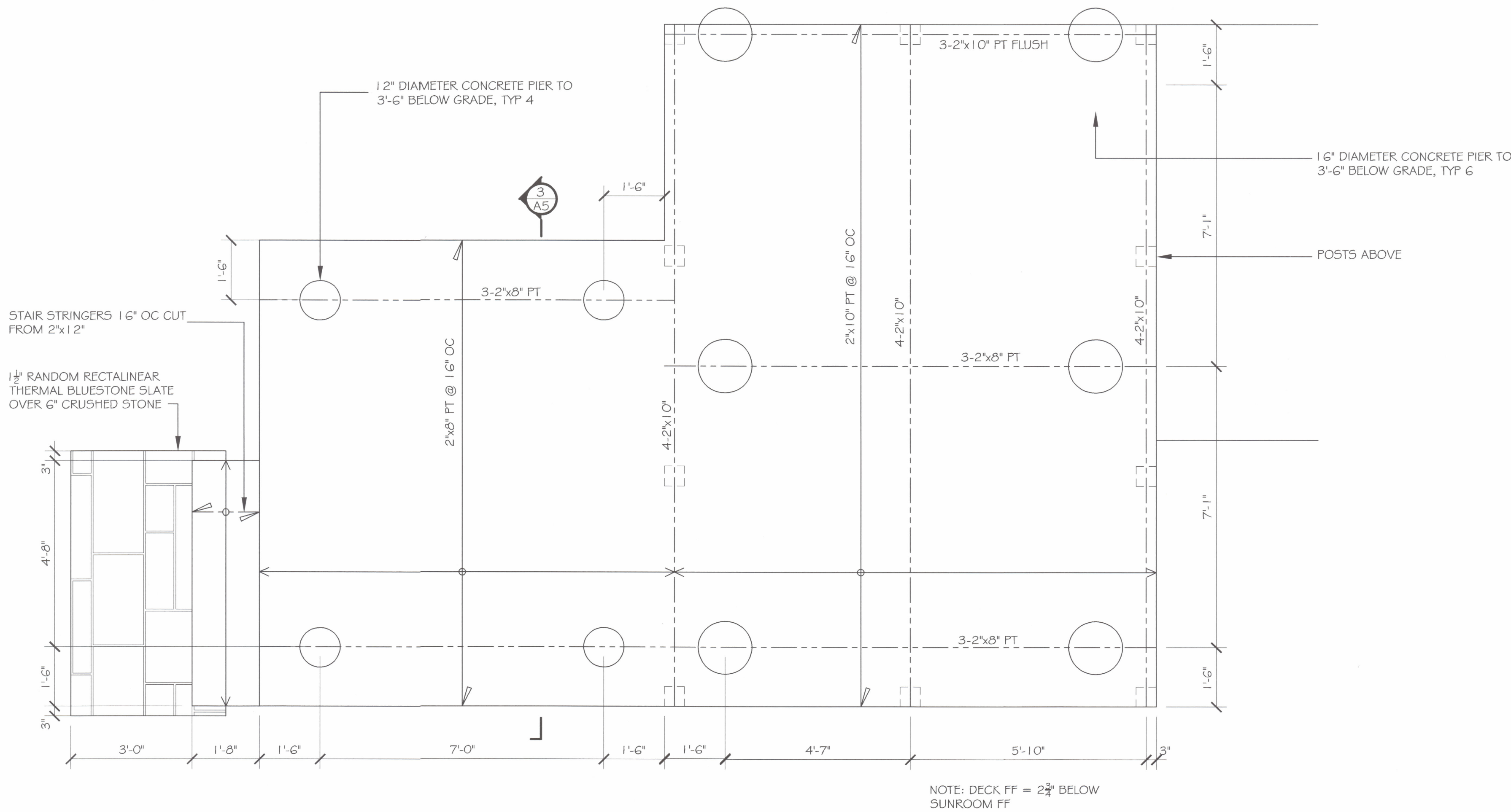
Owner's Name(s): _____
Owner's Address: 399 POUND RIDGE RD., SOUTH SALEM, NY 10590

SEAL

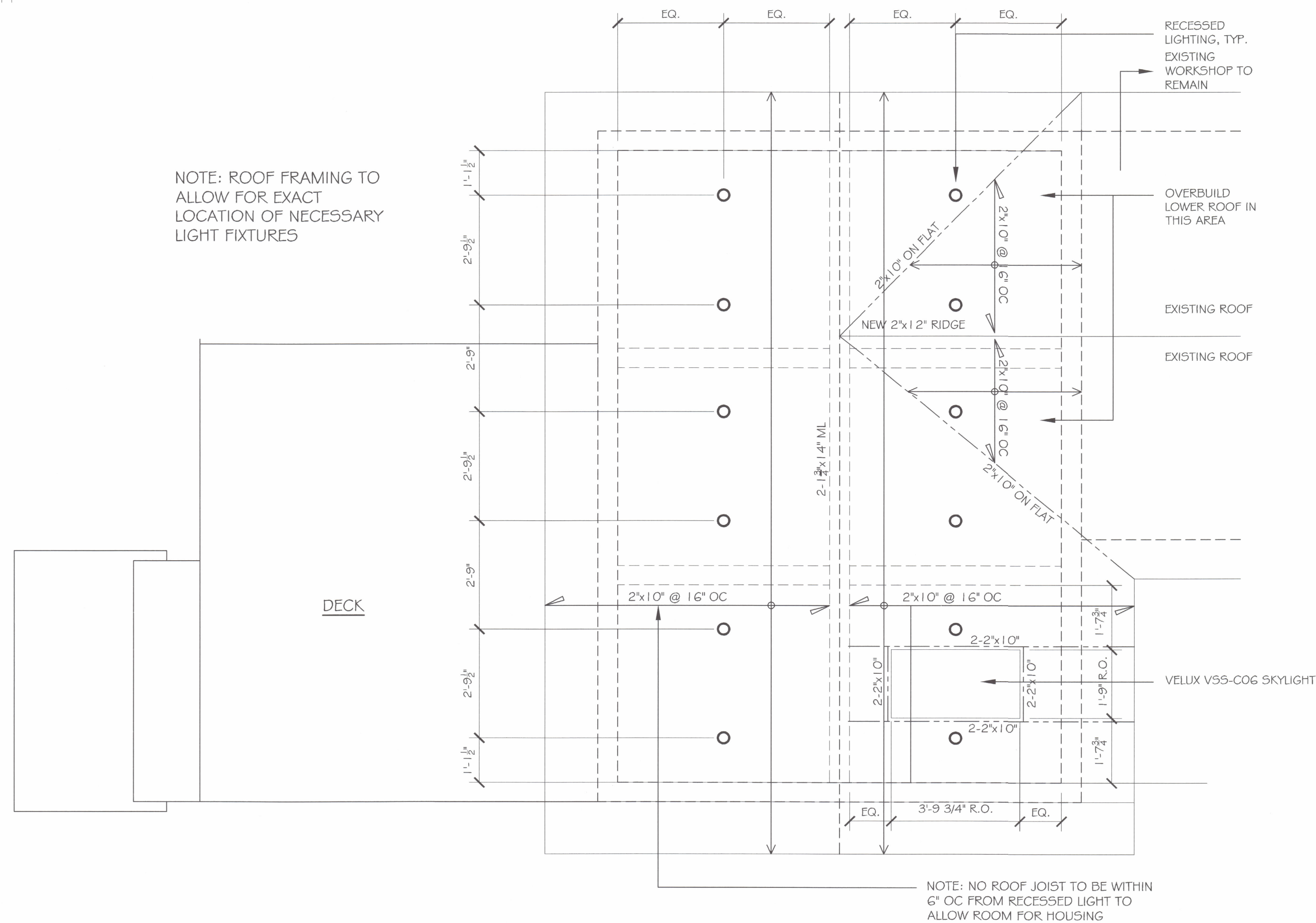
CROSS RIVER ARCHITECTS, LLC
ROBERT J. EBERTS R.A., PRINCIPAL
P.O. BOX 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, N.Y. 10518
914.763.5887
FAX 914.763.8409

REVISIONS

No.	Date	Desc.
1	2/24/21	GENERAL REVISIONS



1 DECK & SUNROOM FOUNDATION & FLOOR FRAMING PLAN
SCALE: 1/2" = 1'-0"



2 SUNROOM ROOF FRAMING PLAN
SCALE: 1/2" = 1'-0"

REVISIONS	No.	Date



CROSS RIVER ARCHITECTS
ROBERT J. EBERTS R.A., PRINCIPAL
P.O. BOX 384
19 NO. SALEM RD, 2nd FL.
CROSS RIVER, N.Y. 10518
914.763.5887
FAX 914.763.8409

PROJECT
STRAUSS DECK & SUNROOM
399 POUND RIDGE RD.
LEWISBORO, NY

TITLE
FOUNDATION & ROOF FRAMING PLANS

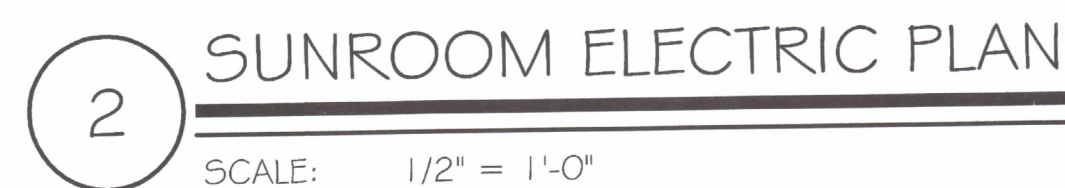
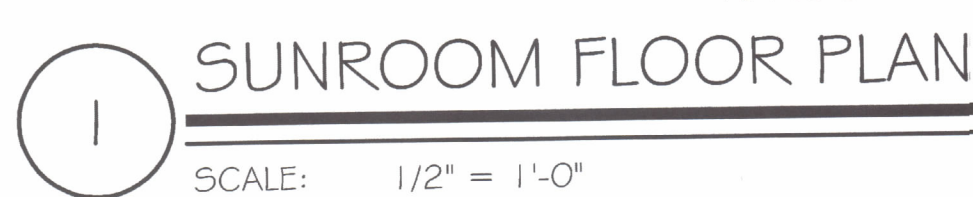
DATE
NOV. 5, 2020

SCALE
1/4" = 1'-0"

PROJ. #

DRAWING

A/2



REVISIONS		
△	ELIMINATE RECEIPTACLE	NOV. 9, 2020
△	GENERAL REVISIONS	FEB 24, 2021
No.	Date.	Date



P.O. BOX 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, N.Y. 10518
914.763.5887
FAX 914.763.8409

TITLE		PROPOSED FLOOR PLAN & ELECTRIC PLAN	
DATE	SCALE	PROJ. #	

APPROVED BR RESOLUTION OF THE LEWISBORO PLANNING BOARD

CHAIRMAN _____ DATE _____

ADMINISTRATOR _____ DATE _____

TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning Board Resolution dated _____

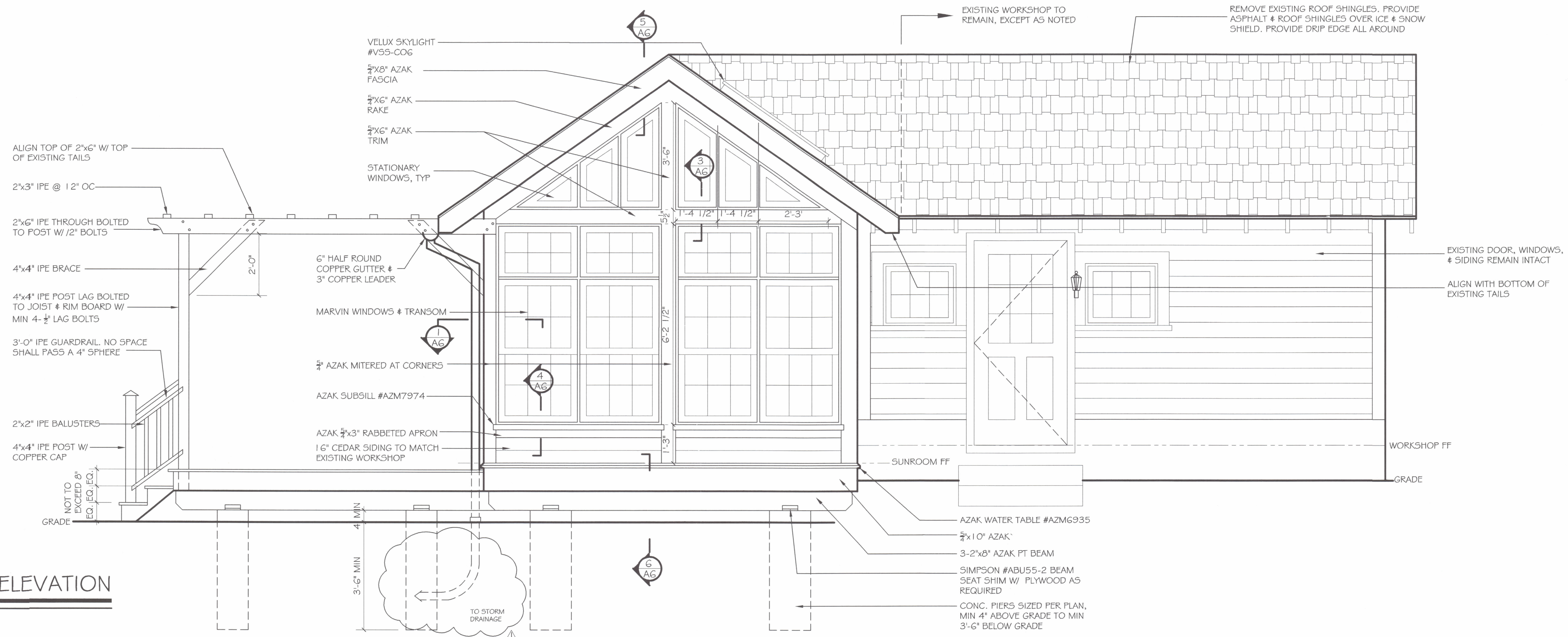
JOSEPH M. CERMELE, P.E. _____ DATE _____
Kellard Sessions Consulting, P.E.
Town Consulting Engineer

OWNER'S CERTIFICATION
The Undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owner's Name(s): _____
Owner's Address: 399 POUNDRIIDGE RD, SOUTH SALEM, NY 10590

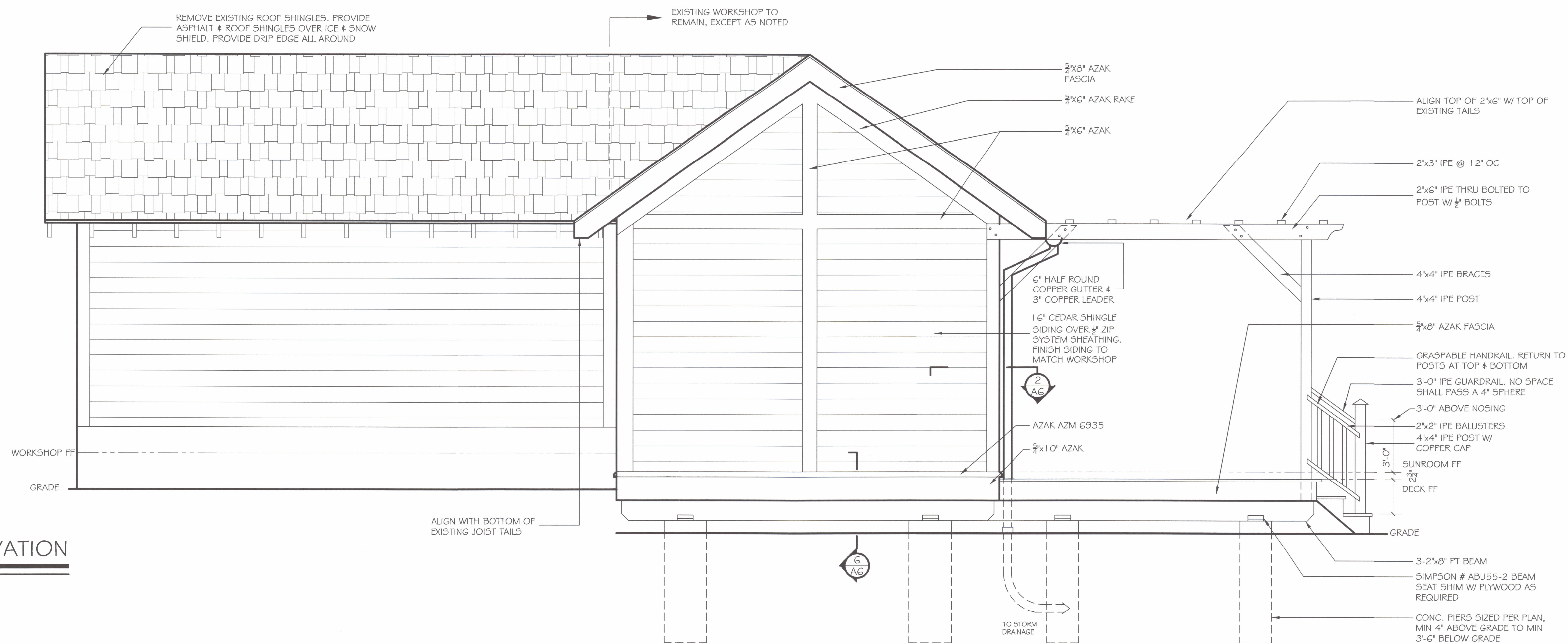
1 PROPOSED FRONT ELEVATION

SCALE: 1/2" = 1'-0"

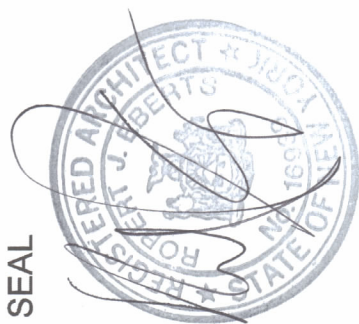


2 PROPOSED REAR ELEVATION

SCALE: 1/2" = 1'-0"



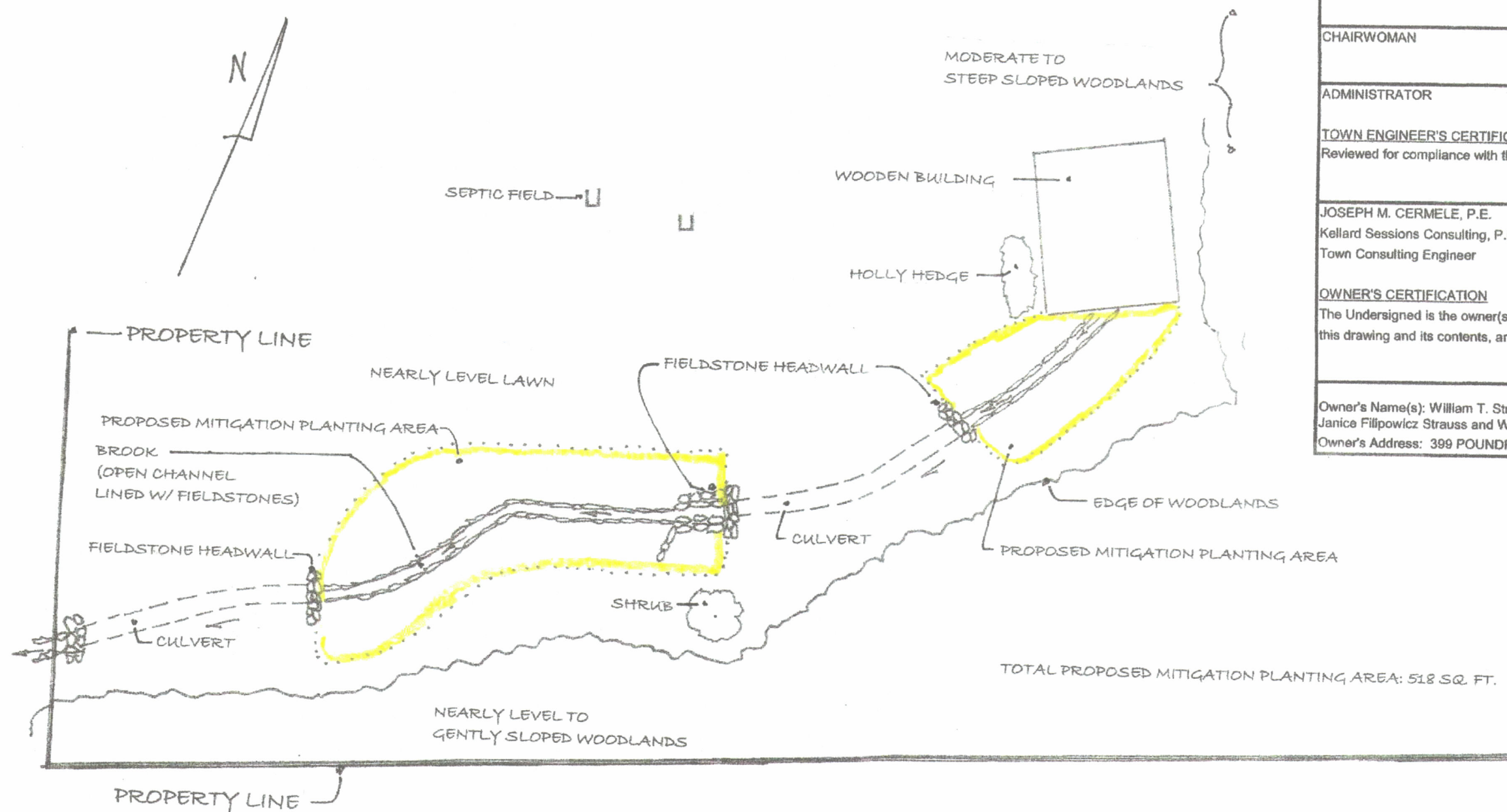
REVISIONS			
Δ	CHANGE DIRECTION TO STORM DRAINAGE	NOV. 9, 2020	



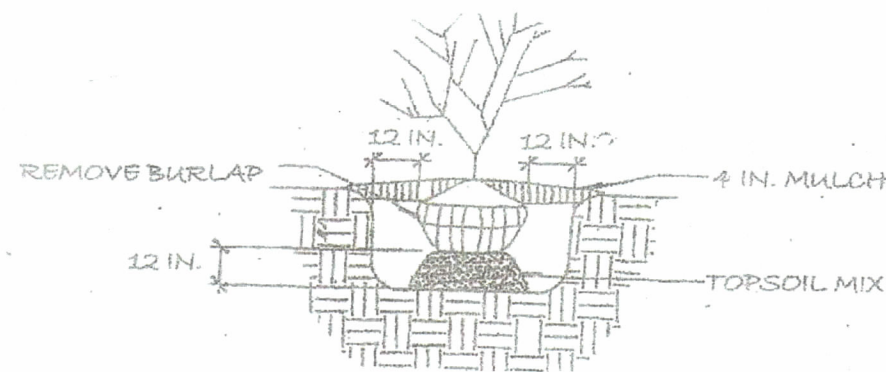
CROSS RIVER ARCHITECTS
 ROBERT J. EBERTS R.A., PRINCIPAL
 P.O. BOX 384
 19 NO. SALEM RD. 2nd FL.
 CROSS RIVER, N.Y. 10518
 914.763.5887
 FAX 914.763.8409

PROJECT
STRAUSS DECK & SUNROOM
 399 FOUNDRIDGE RD.
 LEWISBORO, NY
 TITLE
DECK & SUNROOM FRONT/REAR ELEVATIONS
 DATE NOV. 5, 2020
 SCALE 1/2" = 1'-0"
 PROJ. #

DRAWING
A/4



EXISTING CONDITIONS MAP
SCALE: 1 INCH = 10 FT.



SHRUB PLANTING DETAIL
N.T.S.

GENERAL NOTES TO MITIGATION PLANTING PLAN:

1. LOCATION OF PROPERTY LINE, BUILDING, AND DRAINAGE COURSE WITH DRAINAGE STRUCTURES PROVIDED BY CROSS RIVER ARCHITECTS.
2. PLANTING MITIGATION PLAN PREPARED BY PAUL J. JAEHNIG - WETLANDS AND SOILS CONSULTING.



PROPOSED MITIGATION PLANTING PLAN
SCALE: 1 INCH = 10 FT.

KEY TO PROPOSED MITIGATION PLANTING PLAN

PLAN LOCATION	COMMON NAME	BOTANICAL NAME	FORM	SIZE	QUANT.
HERBACEOUS: 180					
CHR	CHRISTMAS FERN	POLYSTICHUM ACROSTICHOIDES	1 QUART CONT.	N/A	40
CF	CINNAMON FERN	OSMUNDA CINNAMOMEA	1 QUART CONT.	N/A	20
HSF	HAY-SCENTED FERN	DENNSTAEDTIA PUNCTILOBULA	1 QUART CONT.	N/A	20
LF	LADY FERN	ATHYRIUM ANGSTUM	1 QUART CONT.	N/A	20
MHF	MAIDENHAIR FERN	ADIANTUM PEDATUM	1 QUART CONT.	N/A	20
NYF	NEW YORK FERN	THELYPTERIS NOVEBORACENSIS	1 QUART CONT.	N/A	20
SF	SENSITIVE FERN	ONOCLEA SENSIBILIS	1 QUART CONT.	N/A	40

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

CHAIRWOMAN _____ DATE _____

ADMINISTRATOR _____ DATE _____

TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning Board Resolution dated _____

JOSEPH M. CERMELE, P.E. _____ DATE _____
Kellard Sessions Consulting, P.E.
Town Consulting Engineer

OWNER'S CERTIFICATION
The Undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owner's Name(s): William T. Strauss III and Janice F. Strauss, Trustees of the The Janice Filipowicz Strauss and William Theodore Strauss III Revocable Living Trust
Owner's Address: 399 POUNDRIDGE RD. SOUTH SALEM, NY 10590

GENERAL PLANTING NOTES:

1. VERIFY ANY BURIED UTILITIES.
2. PLANTING TO BE CARRIED-OUT BETWEEN APRIL 15 TO JUNE 1 AND AUG. 15 TO NOV. 1 (UNLESS OTHERWISE DIRECTED BY THE TOWN OF LEWISBORO WETLAND INSPECTOR.
3. PLANTS ARE TO BE INSTALLED AS DEPICTED ON THE PLAN, AS IS FEASIBLE.
4. PLANT HOLES AND GROUND PREPARATION TO BE CARRIED-OUT AS DEPICTED IN DETAIL. HOLES FOR PLANTINGS SHOULD BE EXCAVATED TO AT LEAST 4 INCHES CLEARANCE AROUND THE SOIL BALL AND BELOW ROOT SYSTEM, AS IS PRACTICAL. THE SOIL IN THE BOTTOM OF THE HOLE SHALL BE LOOSENED TO A DEPTH OF 4 INCHES.
5. THE PLANTS WILL BE PLACED IN AN UPRIGHT POSITION IN THE HOLES ON A PEDESTAL OF COMPACTED TOPSOIL MIX TO A DEPTH SUCH THAT THE ROOT 'COLLAR' IS COINCIDENT WITH THE ESTABLISHED GROUND LEVEL.
6. EACH HOLE WILL BE BACKFILLED WITH TOP SOIL HAVING A TWO TO TWENTY PERCENT ORGANIC CONTENT. PLACE THIN COVER OF SHREDED BARK MULCH OR APPROPRIATE SUBSTITUTE, AROUND THE BASE OF INSTALLED PLANTS. INSTALL TEMPORARY DEER FENCING AROUND YOUNG PLANTS BASED ON SITE CONDITIONS.
7. MAINTAIN REMAINING LAWN BETWEEN INSTALLED PLANTS, AS IS PRACTICAL, IN ORDER TO ANCHOR SOIL IN PLANTING AREA WHILE PLANTS ARE FILLING IN.
8. ALL PLANTS WILL BE THOROUGHLY WATERED ON THE DAY OF PLANTING, AS IS WARRANTED.
9. WATER PLANTS DAILY FOR TWO WEEKS AFTER PLANTING, IF NEEDED. CONTINUE WATERING PLANTS EVERY TWO WEEKS, IF NEEDED, DURING DRY PERIODS THAT EXCEED THREE WEEKS WITHOUT A GOOD SOAKING.
10. ALL AREAS DISTURBED BY PLANTING MITIGATION WORK, INCLUDING ACCESS ROUTE, WILL BE RESTORED TO EXISTING OR BETTER CONDITIONS.
11. NOTIFY TOWN OF LEWISBORO WETLAND INSPECTOR ONCE PLANTINGS ARE INSTALLED SO THAT THE TOWN CAN MAKE A SITE VISIT TO INSPECT THE WORK.

GENERAL MAINTENANCE SCHEDULE FOR MITIGATION PLANTING AREA.

1. PERIODICALLY INSPECT PLANTING AREAS TO SELECTIVELY REMOVE, BY HAND, UN-WANTED INVASIVE PLANTS (WEEDS).
2. SELECTIVELY HAND CUT REMAINING LAWN AREA WITHIN MITIGATION PLANTING AREA, AS NEEDED, SO AS TO REMOVE ANY UN-WANTED WEED GROWTH (WEEDS) OVER PERIOD OF MINIMUM OF 2-3 YEARS.
3. REMOVAL OF LEAF LITTER SHOULD BE LIMITED TO HAND CLEARING IN PLANTED AREAS.
4. THE PROPERTY OWNER AGREES TO REFRAIN FROM USE OF CHEMICAL APPLICATIONS, INCLUDING, BUT NOT LIMITED TO, FERTILIZER, HERBICIDES, PESTICIDES, AND FUNGICIDES.



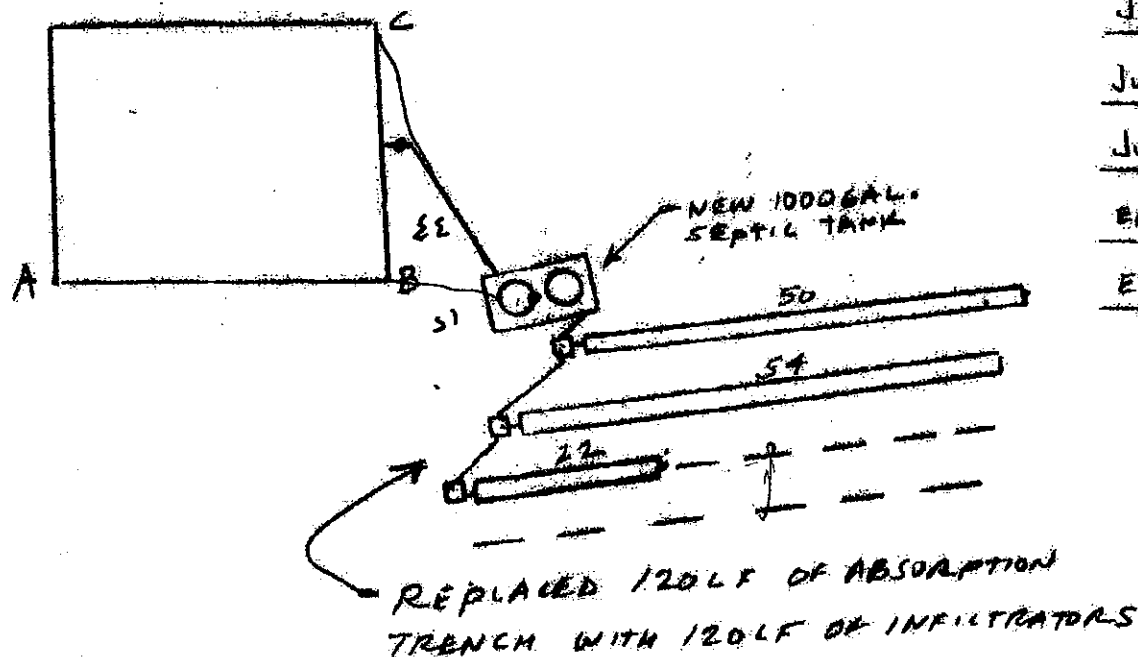
PROPOSED MITIGATION PLANTING PLAN &
EXISTING CONDITIONS MAP

THE STRAUSS SITE
399 POUND RIDGE ROAD
LEWISBORO, NY

PREPARED FOR
TED AND JANICE STRAUSS

FEB. 7, 2021
PREPARED BY
PAUL J. JAEHNIG - WETLANDS AND SOILS CONSULTING
P.O. BOX 1071 RIDGEFIELD, CT 06877 TEL. 203 438 9993

PLAN SCALE: 1 INCH = 10 FT.



	A	B	C
SEPTIC TANK		15	35
JUNCTION BOX #1		20	41
JUNCTION BOX #2	51	20	
JUNCTION BOX #3	51	25	
END TRENCH #1		67	75
END TRENCH #3		37	58



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EXCAVATION CORP.**

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Ventilations • Grouting • Utilities • Trucking
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Bedford Hills, New York 10507

Tel: (914) 242-1999
Fax: (914) 242-1900

www.unitedseptic.com

SEPTIC REPAIRS

TED STRAUSS

399 POUND RIDGE RD

SOUTH SALEM, NY



February 8, 2021

Town Of Lewisboro Planning Board

RE: MacEachron Residence – 38 Gilbert St. - Block 10806-Lot 11-12

Proposed Site Restoration and Development Work:

On behalf of our clients Devon and Daniel MacEachron we are respectively submitting a site restoration and landscape development plan for their Truesdale lakefront property located at 38 Gilbert St. Your board recently reviewed and approved the architectural and deck modifications to the existing residence. As you may recall, the 0.285-acre property has a steep slope down to the lake, with more than a 30ft. change in elevation over its approximate 120ft. length. Our proposed plans are designed to restore the disturbed land area required to create a workable construction access for the house renovations, while ultimately providing a safer entry approach for our clients, and useable landscape terraces.

We are likewise requesting approval for the replacement and installation of a new generator and buried propane tank and the removal of an existing floating dock, to be replaced with a new floating dock that meets the Truesdale Lake associations requirements. The house and property is currently accessed by 20+ irregular natural fieldstone steps that can be difficult to navigate in inclement weather. We are proposing to replace them with a masonry series of steps and landings equipped with a handrail. Existing low retaining walls are being adjusted and supplemented with additional low sitting walls to create a more gradual and functional approach down to the lake. The resulting terraces and slope areas are to be densely vegetated to eliminate site runoff and assist with infiltration. The final terrace area adjacent to the Lake has been designed to receive an extensive variety of native wetland plants and a low mow area. In addition to a new green roof area, all house leaders will receive splash pads and be directed toward our new planting areas.

We believe our restoration and development plan will not only be a functional and visual improvement, but an environmentally sensitive one as well, over the current conditions. We thank and appreciate your Town Inspector's and Engineer's previous positive feedback and recommendations. In addition, we have included a letter of support from the adjacent neighbor most impacted by the site.

Thank you for your consideration.

Respectfully submitted,

Louis C. Fusco, PLA

C 914 764 9123
E lfusco@louisfusco.com
W louisfusco.com

26 Woodland Road
PO Box 362
Pound Ridge, NY 10576

Residential
Commercial
Institutional

Application No.: _____

Fee: _____ Date: _____

**TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION**

79 Bouton Road, South Salem, NY 10590

Phone: (914) 763-5592

Fax: (914) 875-9148

Project Address: 38 Gilbert Street

Sheet: 36D Block: 10806 Lot(s): 11-12

Project Description (Identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): _____
Restoration of disturbed hillside with retaining walls, steps, walks and plantings.

Owner's Name: Devon & Daniel MacEachron Phone: _____

Owner's Address: 38 Gilbert Street, South Salem, NY 10590 Email: _____

Applicant's Name (if different): Louis Fusco Phone: 914-764-9123

Applicant's Address: P.O. Box 362 Pound Ridge, NY 10576 Email: pfusco@louisfusco.com

Agent's Name (if applicable): _____ 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: _____
Building Department, Stormwater Permit, NYDEC SPDES Permit.

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 Signature: Daniel MacEachron

Date: _____

Devon MacEachron
Devon MacEachron

Application No.: _____
Fee: _____ Date: _____

**TOWN OF LEWISBORO
STORMWATER PERMIT APPLICATION**

79 Bouton Road, South Salem, NY 10590
Phone: (914) 763-5592
Fax: (914) 875-9148

Project Address: 38 Gilbert Street

Sheet: 36D Block: 10806 Lot(s): 11-12

Project Description (describe overall project including all proposed land development activities):
Restoration of disturbed hillside with retaining walls, steps, walks and plantings.

Owner's Name: Devon & Daniel MacEachron Phone: _____

Owner's Address: 38 Gilbert Street, South Salem, NY 10590 Email: _____

Applicant's Name (if different): Louis Fusco Phone: 914-764-9123

Applicant's Address: P.O. Box 362 Pound Ridge, NY 10576 Email: pfusco@louisfusco.com

Agent's Name (if applicable): _____ Phone: _____

Agent's Address: _____ Email: _____

TO BE COMPLETED BY OWNER/APPLICANT

The approval authority is? (see §189-5 of the Town Code)

☐ Town Engineer and Stormwater Management Officer ☒ Planning Board

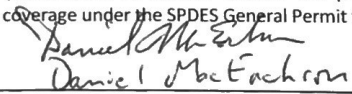
Is the project located within the NYCDEP Watershed? ☒ Yes ☐ No

Total area of proposed disturbance: ☒ 5,000 s.f. - < 1 acre ☐ ≥ 1 acre

Will the project require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity? ☒ Yes ☐ No ☐ Requires post-construction stormwater practice

Does the proposed action require any other permits/approvals from other agencies/departments? (Wetland Inspector, Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: Building Department, Stormwater Permit, NYDEC SPDES 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 Signature: 

Date: _____


Devon MacEachron

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: planning@lewisborogov.com

Tel: (914) 763-5592

Fax: (914) 875-9148

Affidavit of Ownership

State of: New York

County of: Westchester

Daniel and Devon MacEachron, being duly sworn, deposes and says that he/she
resides at 38 Gilbert Street
in the County of Westchester, State of New York
and that he/she is (check one) ☒ the owner, or ☐ the _____
of _____
Title
Name of corporation, partnership, or other legal entity

which is the owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the
Town of Lewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of
Lewisboro as:

Block 10806, Lot 11-12, on Sheet _____.

Daniel MacEachron
Daniel MacEachron

Owner's Signature

Devon MacEachron
Devon MacEachron

Sworn to before me this

5th day of February, 2021

[Signature]
Notary Public - affix stamp

MICHAEL F. SIRIGNANO
Notary Public, State of New York
No. 4709295
Qualified in Westchester County
Commission Expires January 31, 2023

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
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To Be Completed by Applicant (Please type or print)

Louis Fusco

MacEachron Residence

Name of Applicant

Project Name

Property Description

Property Assessed to:

Tax Block(s): 10806

Tax Lot(s): 11-12

Tax Sheet(s): 36D

Name Devon and Daneil MacEachron

Address 38 Gilbert Street

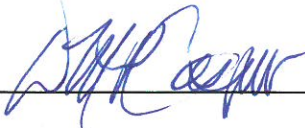
City South Salem

State NY

Zip 10590

The undersigned, being duly sworn deposes and says that a search of the tax records in the office of the Receiver of Taxes, Town of Lewisboro, reveals that all amounts due to the Town of Lewisboro as real estate taxes and special assessments, together with all penalties and interest thereon, affecting the premises described below, have been paid.

Signature - Receiver of Taxes:



Date

2/8/2021

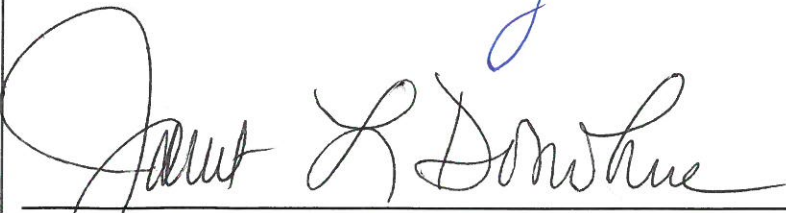
Sworn to before me this

11th

day of

February

, 2021



Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2026



38 Gilbert St. Construction access rd. existing condition.



38 Gilbert St Front entry steps up to street.



Proposed generator location behind existing shed and Newly planted evergreen screening.

Dear Planning Board Members:

February 6, 2021

I live at 36 Gilbert Street, and am the southern neighbor of 38 Gilbert Street, where Daniel and Devon MacEachron have been living since last spring.

They have informed me that they are applying to put a generator and buried propane tank at the southwest corner of their property, within the required setbacks. I am writing to inform you know that I have no problem with the location they are proposing, and in fact, it is an ideal location from my perspective.

The prior owners had a generator further down the hill towards the lake, and I could see that from my property. The location the MacEachron's are proposing is situated behind my garage where I will not be able to see it, and am unlikely to hear it either.

I was delighted last fall when they planted a border of tall evergreens on their property providing greater privacy to both of our homes. The MacEachron's have been improving their property with sensitivity to the wishes of their neighbors and the Lake community as a whole.

I wanted to let you know that I am in full support of their application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth", followed by a long horizontal line extending to the right.

Elizabeth

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

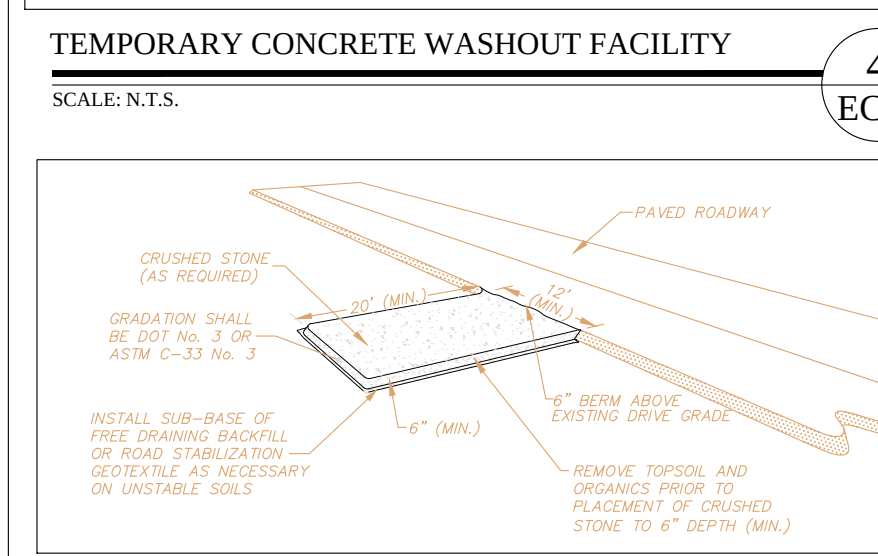
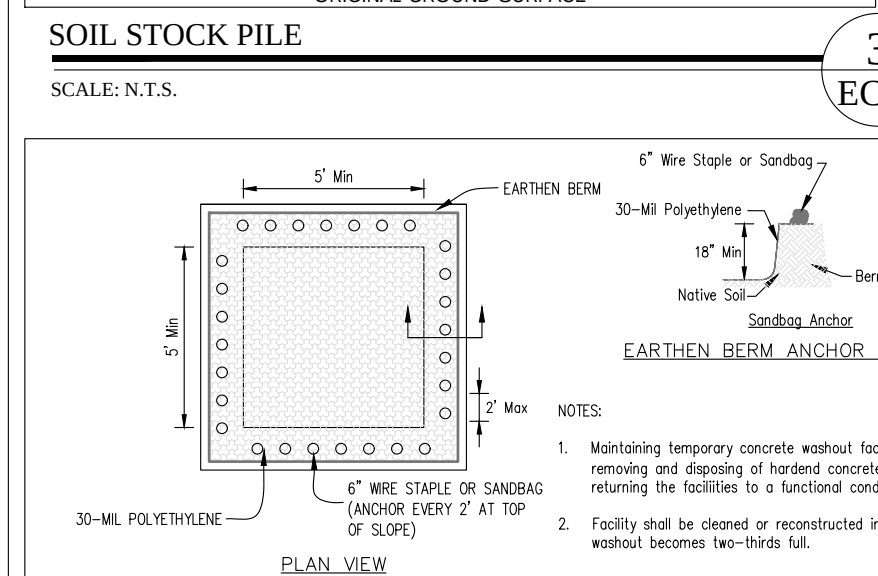
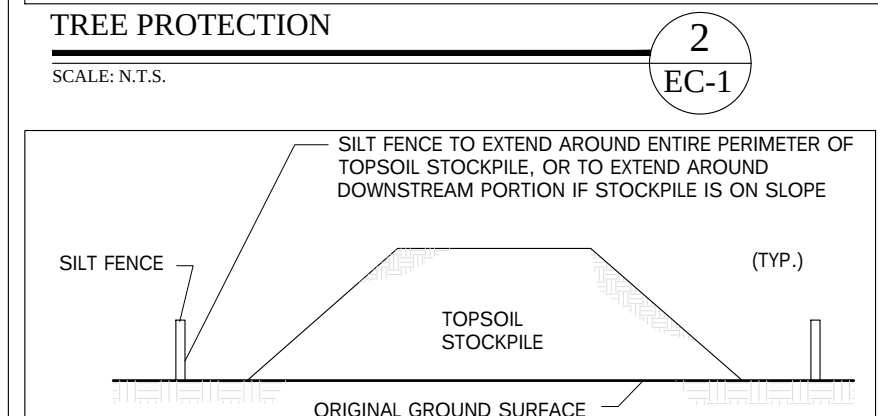
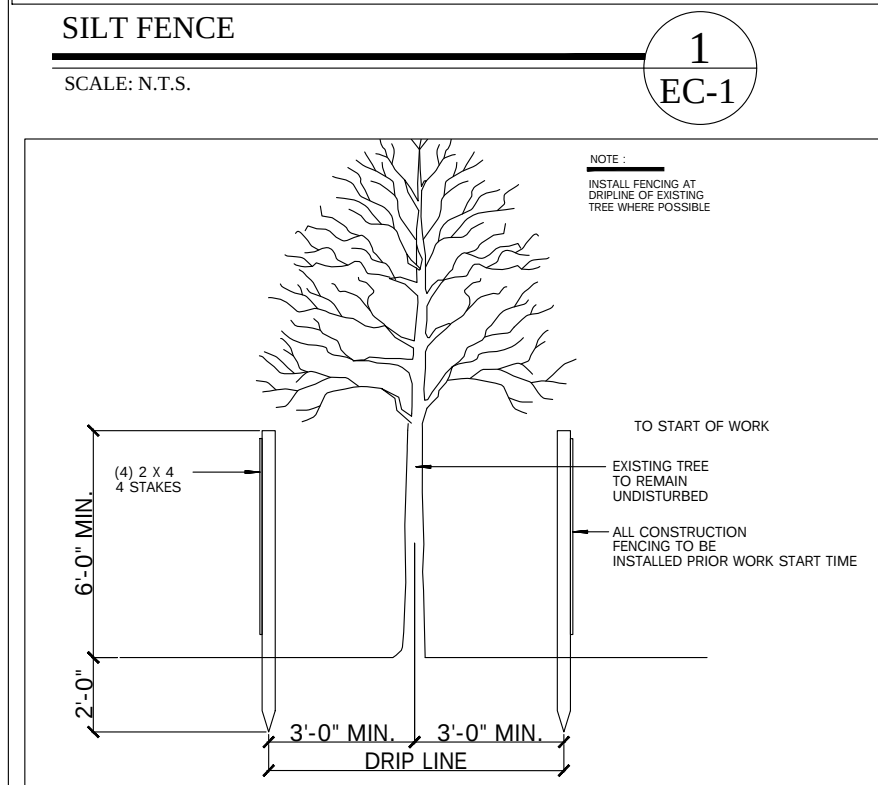
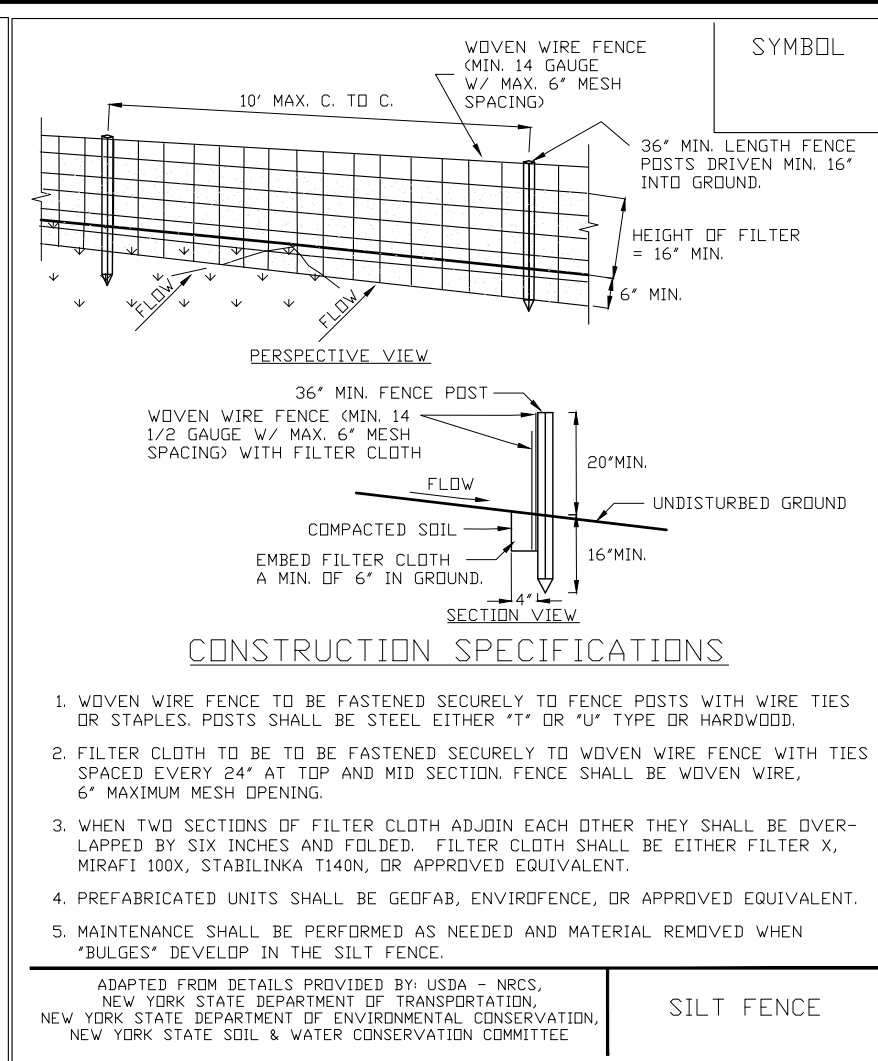
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: MacEachron Residence			
Project Location (describe, and attach a location map): 38 Gilbert Street, South Salem, NY			
Brief Description of Proposed Action: Restoration of disturbed hillside with retaining walls, steps, walks and plantings.			
Name of Applicant or Sponsor: Louis Fusco		Telephone: 9114-764-9123 E-Mail: pfusco@louisfusco.com	
Address: P.O. Box 362			
City/PO: Pound Ridge		State: NY	Zip Code: 10576
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board, Building Department, NYS SPDES		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? _____ .285 acres b. Total acreage to be physically disturbed? _____ .16 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .285 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☐	☒
	☒	☐
	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Louis Fusco</u> Date: <u>2-05-2021</u> Signature: _____ Title: <u>Landscape Architect</u>		

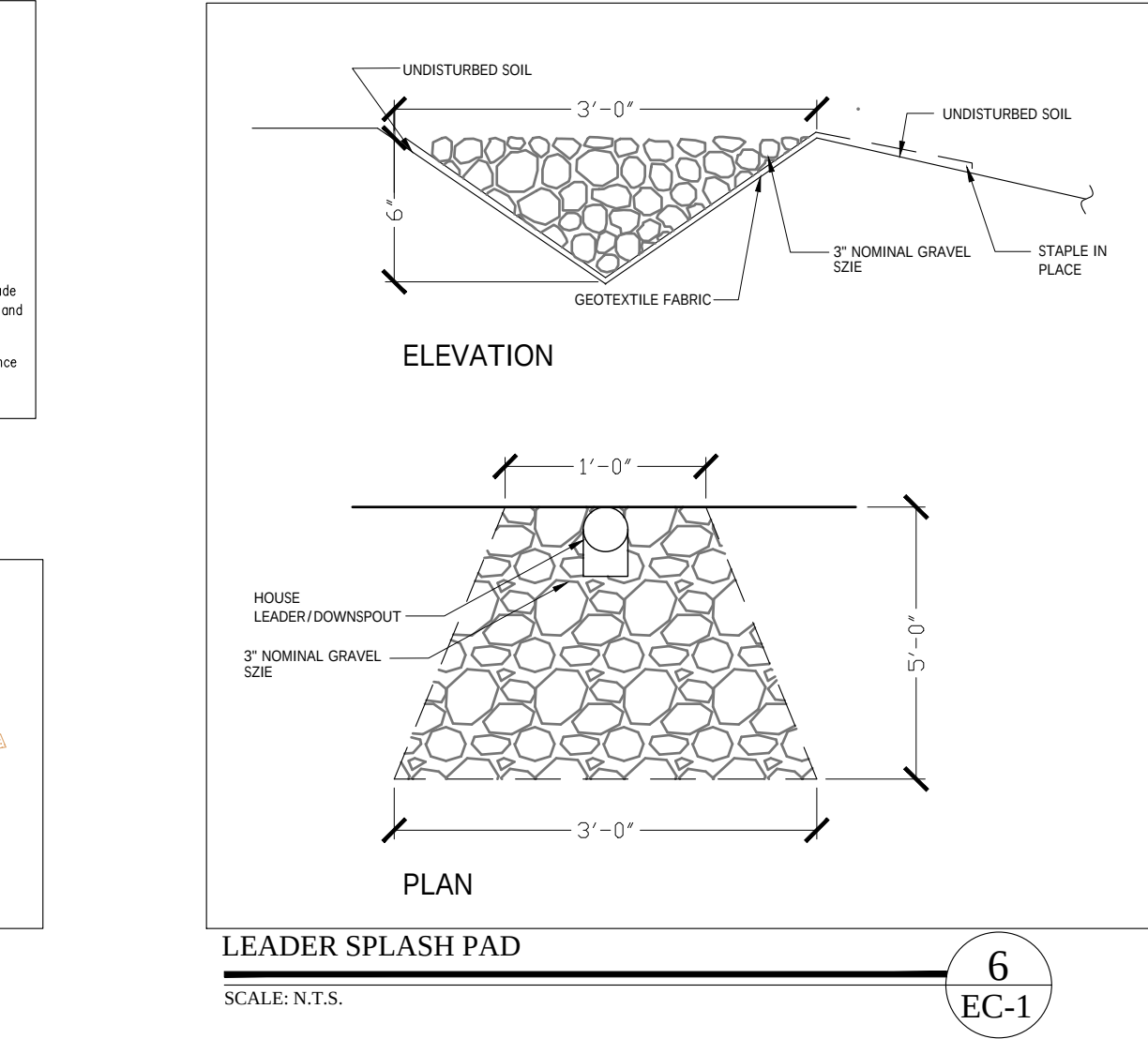
1. Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. (See Details)
2. The location and the installation times of the sediment capturing standards shall be as ordered by the Engineer, and in accordance with the standards set forth in this manual.
3. Timely maintenance of sediment control structures is the responsibility of the Contractor. All structures shall be maintained in good working order at all times. The sediment traps in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
4. All topsoil must be used for final grading shall be removed from the site immediately and placed in a stabilized stockpile or fill area. All topsoil required for final grading and stored on site shall be limed, fertilized, temporarily seeded and mulched within 14 days. All steep slopes must receive temporary stabilization within 24 hours of disturbance and must receive final stabilization within 7 days of completion of final grading.
5. All steep slope disturbance must occur outside of winter freeze and thaw periods (December 15 - April 15) as defined by town codes.
6. Any disturbed areas that will be left exposed more than 7 days and not subject to construction traffic, shall receive temporary/permanent stabilization. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall be limed and fertilized prior to temporary.
7. All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
8. The Contractor shall keep the roadways within the project free of soil and debris and is responsible for any street cleaning necessary during the course of the project.
9. Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
10. All sediment and erosion control measures shall be installed in accordance with current edition of "NYSDEC New York State Standards & Specifications for Erosion & Sediment Control", latest edition.
11. All existing driveway or patio area that will be removed are to be restored As per chapter 5 of "NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL".



STORMWATER POLLUTION PREVENTION PLAN NOTES:

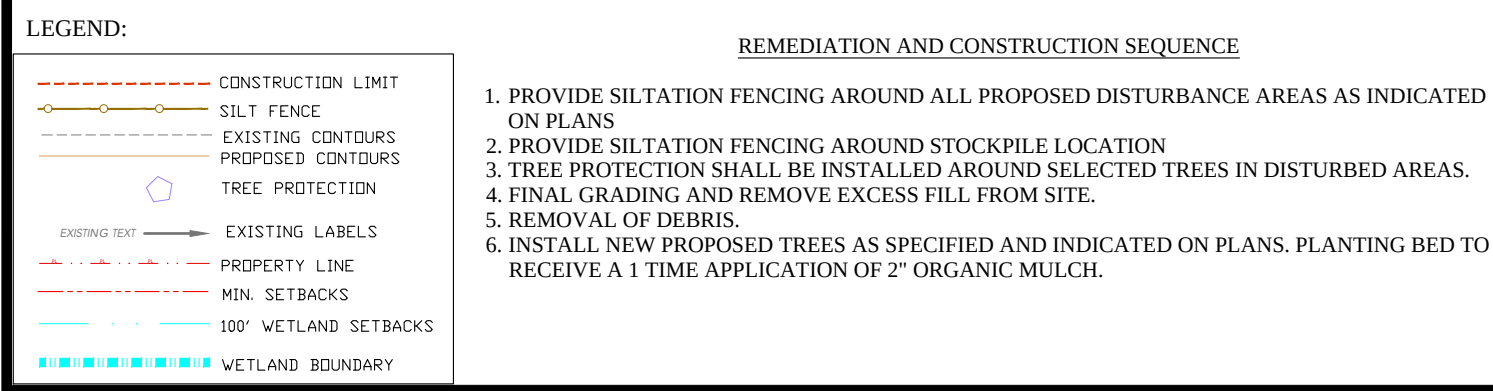
- 1- TOTAL ESTIMATED AMOUNT OF CUT TO BE 20 CUBIC YARDS. ALL 20 CUBIC YARDS TO BE USED FOR BACKFILL AND GRADING. NO ADDITIONAL FILL SHALL BE IMPORTED OR REMOVED FROM THE SITE.
- 2- WEEKLY INSPECTIONS TO BE MADE BY A TRAINED CONTRACTOR, AS DEFINED BY NYSDEC SPDES GP-0-15-002 APPENDIX "A", OF SILT FENCE & SOIL STOCK PILE AREA, ANY DAMAGED AREAS TO BE FIXED OR REPLACED.
- 3- DRAINAGE SYSTEMS TO BE INSPECTED & MAINTAINED ON A YEARLY BASIS. INSPECTION TO CONSIST OF DRAIN INLETS TO BE CLEAR OF DEBRIS & LEVEL. SPREADER CONSTRUCTION.
- 4- CONTRACTOR TO HAVE ONSITE AS NEEDED DURING CONSTRUCTION A 8 YARD DUMPMSTER FOR LITTER & DEBRIS. CONTRACTOR TO REMOVE ANY CONSTRUCTION DEBRIS ON A WEEKLY BASIS AND REMOVE ANY WASTE ON A DAILY BASIS.
- 5- ONLY MATERIAL TO BE STORED ONSITE ARE GRAVEL, SAND, CEMENT & ORGANIC MATERIAL (ie. STONES & PLANTS).
- 6- CONTRACTORS SHALL SIGN AND DATE THE FOLLOWING CERTIFICATION STATEMENT BEFORE UNDERTAKING ANY LAND DEVELOPMENT ACTIVITY:
"I HEREBY CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND AGREE TO IMPLEMENT ANY CORRECTIVE ACTIONS IDENTIFIED BY THE QUALIFIED INSPECTOR DURING A SITE INSPECTION. I ALSO UNDERSTAND THAT THE OWNER OR OPERATOR MUST COMPLY WITH THE TERMS AND CONDITIONS OF THE MOST CURRENT VERSION OF THE NEW YORK STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM ("SPDES") GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES AND THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS FURTHERMORE, I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, THAT I DO NOT BELIEVE TO BE TRUE, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

Signature _____ Date _____

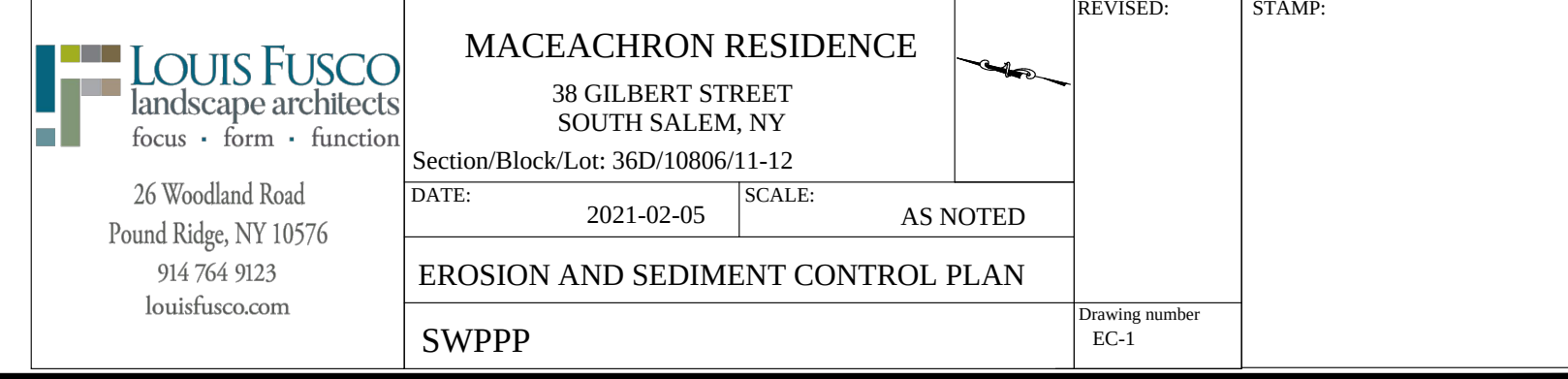


ZONING TABLE	ALLOWABLE		EXISTING		PROPOSED
LOT AREA	1/4 ACRE		12,423.00 S.F.		
RESIDENTIAL BUILDING AREA	25%	3,105.75 S.F.	20.1%	2,497.03 S.F.	
FRONT SETBACK	25'		29'-2"		
SIDE SETBACK	12'		9'-4"		
REAR SETBACK	25'		25'-9"		

	EXISTING COVERAGE REMOVED	PROPOSED COVERAGE	TOTAL ADDED
PATIOS & WALKS	-52	189	127
GENERATOR	-6	23	17
DECK & SHED	-32	80	48
STEPS	-127.0	75	-52
TOTALS	-227.5 F.	346.5 F.	140.5 F.



- NOTES:
1- EXISTING SURVEY INFORMATION RECEIVED FROM H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS, P.C., DATED JULY 16, 2020
2- WETLANDS FLAGGED BY MARY JAEHNICH SOIL SCIENTIST, JUNE 5, 2020
3- CONSTRUCTION LIMIT AREA WHICH INCLUDES ALL SOIL DISTURBANCE ASSOCIATED WITH THE PROPOSED AND CURRENT WORK ON THE SITE, IS APPROXIMATELY 7,000 S.F.
X EX. TREES TO BE REMOVED - 8" ASH



2-21 PB

\$205 app fee
3/3/21
& escrow
est'd 3/3/21**TOWN OF LEWISBORO PLANNING BOARD**79 Bouton Road, South Salem, NY 10590 Tel: (914) 763-5592 Email: planning@lewisborogov.com**Site Development Plan/Subdivision Plat Application - Check all that apply:**

Waiver of Site Development Plan Procedures ☒
 Site Development Plan Approval Step I ☐ Step II ☐
 Special Use Permit Approval Step I ☐ Step II ☐
 Subdivision Plat Approval Step I ☐ Step II ☐ Step III ☐

Project InformationProject Name: Matthew CoveneyProject Address: 32 Quincy ctGross Parcel Area: _____ Zoning District: RMF Sheet(s): 7I Block(s): 11127 Lot(s): 32Project Description: Installation of solar photovoltaic system onto residential roof.

Is the site located within 500 feet of any Town boundary? YES ☐ NO ☒
 Is the site located within the New York City Watershed? YES ☐ NO ☒
 Is the site located on a State or County Highway? YES ☐ NO ☒

Does the proposed action require any other permits/approvals from other agencies/departments?

Town Board ☒ ZBA ☐ Building Dept. ☒ Town Highway ☐
 ACARC ☐ NYSDEC ☐ NYCDEP ☐ WCDH ☐
 NYSDOT ☐ Town Wetland ☐ Town Stormwater ☐

Other _____

Owner's InformationName: Allison & Matthew Coveney Email: matthewcoveney.07@gmail.comAddress: 32 Quincy ct; Goldens Bridge NY 10526 Phone: 914-420-0861**Applicant's Information (if different)**Name: Winslow MN Sewell Email: winslow@tristatesolarservices.comAddress: 169 N Route 9W; Congers NY 10920 Phone: 845-267-8851**Authorized Agent's Information**Name: Winslow MN Sewell Email: winslow@tristatesolarservices.comAddress: 169 N Route 9W; Congers NY 10920 Phone: 845-267-8851

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. The applicant 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/her knowledge and belief, and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

APPLICANT'S SIGNATURE _____ DATE 2.12.2021OWNER'S SIGNATURE _____ DATE 2.12.2021

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: planning@lewisborogov.com

Tel: (914) 763-5592

Fax: (914) 875-9148

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State of: NEW YORK
County of: WESTCHESTER

Matthew Coveney, being duly sworn, deposes and says that he/she
resides at 32 Quincy st
in the County of Westchester, State of New York
and that he/she is (check one) ☒ the owner, or ☐ the Home owner
of 32 Quincy st Title
Name of corporation, partnership, or other legal entity

which is the owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the
Town of Lewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of
Lewisboro as:

Block 11127, Lot 32, on Sheet 7I


Owner's Signature

Sworn to before me this

12th day of February, 2021


Notary Public - affix stamp

CARI M DAVIS
Notary Public, State of New York
No. 01DA5055336
Qualified in Rockland County
Commission Expires May 30, 2022

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: planning@lewisborogov.com
Tel: (914) 763-5592 Fax: (914) 875-9148

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To Be Completed by Applicant (Please type or print) Matthew Coveney

Winslow MN Sewell

Name of Applicant

Project Name

Property Description

Property Assessed to: Coveney, Matthew & Allison

Tax Block(s): 11127

32 Quincy Ct

Tax Lot(s): 32

Name Goldens Bridge

Tax Sheet(s): 7I

Address Ny 10526

City State Zip

The undersigned, being duly sworn deposes and says that a search of the tax records in the office of the Receiver of Taxes, Town of Lewisboro, reveals that all amounts due to the Town of Lewisboro as real estate taxes and special assessments, together with all penalties and interest thereon, affecting the premises described below, have been paid.

Signature - Receiver of Taxes:

Date

3/3/2021

Sworn to before me this

3/3 day of March

2021

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2021

Signature - Notary Public (affix stamp)

Google Maps 32 Quincy Ct



Imagery ©2021 New York GIS, Map data ©2021 20 ft

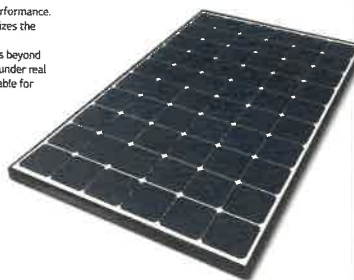
#2-21PB

SPEC SHEET

LG NeON[®]R

380W | 375W | 370W | 365W

LG NeON[®]R is powerful solar module that provides world-class performance. A new cell structure that eliminates electrodes on the front maximizes the utilization of light and enhances reliability. LG NeON[®]R is a result of LG's efforts to increase customer's values beyond efficiency. LG NeON[®]R features enhanced durability, performance under real-world conditions, an enhanced warranty and aesthetic design suitable for roofs.



Feature



Aesthetic Roof

LG NeON[®]R has been designed with aesthetics in mind: the lack of any electrodes on the front creates an improved, modern aesthetic.



Enhanced Performance Warranty

LG NeON[®]R has an enhanced performance warranty. After 25 years, LG NeON[®]R is guaranteed to perform at minimum 90.8% of initial performance.



Extended Product Warranty

LG has extended the product warranty of the LG NeON[®]R to 25 years which is top level of the industry.



More generation per square meter

The LG NeON[®]R has been designed to significantly enhance its output, making it efficient even in voltage space.

About LG Electronics

LG Electronics is a global high-tech corporation committed to expanding its operations with the solar sector. The company first entered as a solar energy research research program in 1985, supported by LG Group's long experience in the semi-conductor LED, chemistry and materials industries. In 2015, LG Solar successfully released its first NeON[®] series to the market, which is now available in 22 countries. The NeON[®] Gen4 series (NeON[®] Gen4) achieved record for "Newly Released" in 2015, 2016 and 2018, which demonstrates LG Solar's technology and commitment in the industry.

LG NeON[®]R

LG380Q1C-V5 | LG375Q1C-V5 | LG370Q1C-V5 | LG365Q1C-V5

General Data

Cell Properties/Model / Type	Monocrystalline / N-type
Cell Material	LG
Cell Configuration	60 Cells (5x12)
Module Dimensions (L x W x H)	1,700mm x 1,015mm x 40mm
Weight	17.5 kg
Glass/Thickness / Material	2.5mm / Tempered Glass with AR Coating
Backsheet/Color	White
Frame/Material	Anodized Aluminum
Junction Box/Protection Diodes	IP68 with 3 bypass diodes
Cable Length	1,000mm ± 25A
Connector Type / Module	MC4 / MC

Certifications and Warranty

IEC 61215-1/-2:2016, IEC 61730-1/2:2016

UL 1703

ISO 9001, ISO 14001, ISO 50001

CEMS 18001

IEC 61701:2012, Sawtooth

IEC 62716:2013

Type 1 (UL 1703)

Class C (UL 796, IEC 61701)

25 Years

Product Warranty

Output Warranty of Power

Linear Warranty

*1) First year: 100%, Linear 10 year: 0.5% annual degradation, 10 W/30W for 25 years

*2) LG NeON[®]R will meet 90.8% of initial performance*3) LG NeON[®]R will meet 90.8% of initial performance*4) LG NeON[®]R will meet 90.8% of initial performance*5) LG NeON[®]R will meet 90.8% of initial performance*6) LG NeON[®]R will meet 90.8% of initial performance*7) LG NeON[®]R will meet 90.8% of initial performance*8) LG NeON[®]R will meet 90.8% of initial performance*9) LG NeON[®]R will meet 90.8% of initial performance*10) LG NeON[®]R will meet 90.8% of initial performance*11) LG NeON[®]R will meet 90.8% of initial performance*12) LG NeON[®]R will meet 90.8% of initial performance*13) LG NeON[®]R will meet 90.8% of initial performance*14) LG NeON[®]R will meet 90.8% of initial performance*15) LG NeON[®]R will meet 90.8% of initial performance*16) LG NeON[®]R will meet 90.8% of initial performance*17) LG NeON[®]R will meet 90.8% of initial performance*18) LG NeON[®]R will meet 90.8% of initial performance*19) LG NeON[®]R will meet 90.8% of initial performance*20) LG NeON[®]R will meet 90.8% of initial performance*21) LG NeON[®]R will meet 90.8% of initial performance*22) LG NeON[®]R will meet 90.8% of initial performance*23) LG NeON[®]R will meet 90.8% of initial performance*24) LG NeON[®]R will meet 90.8% of initial performance*25) LG NeON[®]R will meet 90.8% of initial performance*26) LG NeON[®]R will meet 90.8% of initial performance*27) LG NeON[®]R will meet 90.8% of initial performance*28) LG NeON[®]R will meet 90.8% of initial performance*29) LG NeON[®]R will meet 90.8% of initial performance*30) LG NeON[®]R will meet 90.8% of initial performance*31) LG NeON[®]R will meet 90.8% of initial performance*32) LG NeON[®]R will meet 90.8% of initial performance*33) LG NeON[®]R will meet 90.8% of initial performance*34) LG NeON[®]R will meet 90.8% of initial performance*35) LG NeON[®]R will meet 90.8% of initial performance*36) LG NeON[®]R will meet 90.8% of initial performance*37) LG NeON[®]R will meet 90.8% of initial performance*38) LG NeON[®]R will meet 90.8% of initial performance*39) LG NeON[®]R will meet 90.8% of initial performance*40) LG NeON[®]R will meet 90.8% of initial performance*41) LG NeON[®]R will meet 90.8% of initial performance*42) LG NeON[®]R will meet 90.8% of initial performance*43) LG NeON[®]R will meet 90.8% of initial performance

Electrical Properties (STC)*

Model	LG380Q1C-V5	LG375Q1C-V5	LG370Q1C-V5	LG365Q1C-V5
Maximum Power (P _{max}) [W]	380	375	370	365
Maximum Voltage (V _{mp}) [V]	37.4	37.2	37.0	36.7
MPP Current (I _{mp}) [A]	10.17	10.09	10.01	9.95
Open Circuit Voltage (V _{oc}) [V]	42.9	42.8	42.8	42.8
Short Circuit Current (I _{sc}) [A]	10.84	10.83	10.82	10.80
Module Efficiency [%]	22.0	21.7	21.4	21.1
Power Tolerance [%]	0 ~ +3			

* STC Standard Test Conditions: irradiance 1000 W/m², Cell Temperature 25 °C, AM 1.5.

* Module Tolerance: ± 3%

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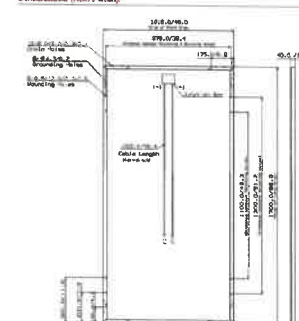
* Module Tolerance: ± 3%

* Module Tolerance: ± 3%

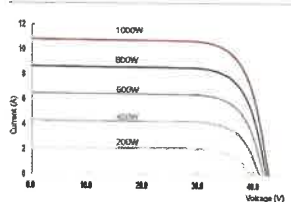
* Module Tolerance: ± 3%

* Module Tolerance: ± 3%

Dimensions (mm / inch)



I-V Curves



LG Electronics Inc.
Solar Business Division
LG Twin Towers, 128 Yeouido-dong, Yeongdeungpo-gu, Seoul
07336, Korea
www.lg-solar.com

Product specifications are subject to change without notice.
DS-V5-45 C-G-F-819-00812
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LICENSE NUMBER & CLASS : HOME IMPROVEMENT/H-12588

CUSTOMER INFORMATION

NAME: MATTHEW COVENY

ADDRESS: 32 QUINCY CT, GOLDENS BRIDGE, NY 10526

41.298821, -73.668219
APN: 553-000-111-270-320-071

AHJ: NY - WESTCHESTER COUNTY

UTILITY: NYSEG

PRN NUMBER: TSS-016385



MODULE SPEC SHEET

DESIGNER / CHECKED BY: SR/HK	PAPER SIZE: 17"X11"
SCALE: AS NOTED	REV: A
DATE: 11/6/2020	SS-1