

TO: The Town of Lewisboro Planning Board
FROM: Lewisboro Conservation Advisory Council
SUBJECT: Stein Residence, 51 Pine Hill Drive, South Salem, NY 10590
DATE: September 15, 2021

The Conservation Advisory Council (CAC) has reviewed the materials submitted by the applicant for the construction single-family house. The entire house and driveway are in the 150 foot wetland buffer and a substantial part is also in the 100 foot buffer.

The CAC would like to see if there is an alternate site for the house and driveway that is further from the wetland. The CAC would also like to see if there is a pervious alternative to the asphalt driveway. The applicant should provide a storm water prevention plan and a wetland mitigation plan that demonstrates that it meets the one-to-one criteria. Since there are a number of trees that need to be removed, the CAC would like to see the size and type of these trees.