

TO: The Town of Lewisboro Planning Board
FROM: Lewisboro Conservation Advisory Council
SUBJECT: Gardner Residence, 23 Waccabuc Road, Goldens Bridge, NY
DATE: November 8, 2021

The Conservation Advisory Council (CAC) has reviewed the materials submitted by the applicant for the construction a pool, addition and an extension of the paved driveway. The drawing labeled S1 shows a wetland buffer that includes the pool and patio area. Drawing S2 shows a wetland buffer that includes the addition and the driveway extension. The implication is that all or most of the additions are in a wetland buffer. The CAC would like to see a single drawing that show all the buffer lines clearly marked and indicates where the wetlands themselves are. There is a considerable addition of pervious area be planned.

The CAC would like to:

- Know if there is an alternative location for the pool that is not in the buffer
- See a plan that shows trees to be removed including their type and size
- See a stormwater prevention plan
- See the wetland mitigation plan be shown and updated with a calculation to show one to one mitigation
- Understand what the water type is for the pool (ie. salt, chlorine or other)
- See a plan to prevent any escape or overflow from the pool going into the wetland
- Know what material is planned for the deck