

TO: The Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Waccabuc Country Club Snack Bar, 0 Perch Bay Road, Waccabuc, NY, 10597

DATE: March 9, 2022

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The Conservation Advisory Council (CAC) has reviewed the application for beachfront improvements including renovation of the boathouse, construction of a pavilion, replacement of the snack bar, and installation of accessible parking and walkways.

The proposed construction is very close to the lake and the land has steep slopes. The construction includes the disturbance of land in the wetland buffer close to the lake, the addition of roofs, road and parking lots that are impervious surfaces. The construction plan shows the removal of a large number of trees.

The CAC would like to see:

- If all the construction is required at the water's edge and in the buffer
- If the driveways and parking could be made of material that are not impervious
- A mitigation plan that meets or exceeds the one-to-one requirement and compensates for any required tree removal.
- See a detailed description of the trees to be removed including the type and size. Specifically the CAC would like to see specimen trees identified as per the tree ordinance. The CAC would also like a review of the trees to be removed by the town's arborist consultant and whether this violates the tree ordinance. Beyond that, the CAC would like the applicant to make an effort to minimize the removal of healthy trees.
- The CAC feels that a site visit would be very helpful.