

TO: The Town of Lewisboro Planning Board
FROM: Lewisboro Conservation Advisory Council
SUBJECT: 397 Smith Ridge Road, South Salem, NY 10590
DATE: March 9, 2022

The Conservation Advisory Council (CAC) has reviewed the application for an addition to an existing self-storage facility. The addition is within the 150-foot buffer and adds a significant amount of impervious surface. The applicant has provided a mitigation plan that requires offsite mitigation.

Although the Lewisboro wetland law does allow for the use of offsite mitigation, it is required that the applicant have control of the offsite location. This control is required so that the applicant can maintain the mitigation as required. The CAC would like to see a document that confirms that the applicant has this control.

In addition, the CAC is concerned that almost this entire site will be impervious with close proximity to the wetland. The CAC would like to know the amount of impervious surface area that currently exists and the total amount if this additional storage area is built. Further, the CAC would like to understand if there is any limit to how much of a property bordering a wetland can be impervious.