

TO: The Town of Lewisboro Planning Board
FROM: Lewisboro Conservation Advisory Council
SUBJECT: Rini/Langel Residence, 15 Benedict Road, South Salem, NY 10590
DATE: May 10, 2022

The Conservation Advisory Council (CAC) has reviewed the materials submitted by the applicant for the construction of garage/cabana, pool and patio. The new construction is within the wetland buffer.

The applicant submitted a detailed wetland mitigation and stormwater management plan. Elements of the stormwater management system, such as the level spreader are deep in the buffer and near the Waccabuc River. The CAC would like to see those moved further from the wetland. For the wetland mitigation plan, the CAC would like to see a demarcation line between lawn and planting to ensure the plan is preserved. The type of water used in the pool should be identified for impact on draw down. The CAC would also like to understand how steep slopes on the property effect both wetland and storm water. A site visit would be useful.

Finally, the CAC believes that a similar proposal was presented and turned down by the Planning Board in the past. The CAC would like to understand the difference between this proposal and the prior one.