

TO: The Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

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

DATE: July 12, 2022

The Conservation Advisory Council (CAC) has reviewed the materials submitted by the applicant for the construction of beachfront improvements including the renovation of the boathouse, construction of a pavilion, replacement of the snack bar, and installation of accessible parking and walkways, and offers the following comments.

- A compensatory planting plan was submitted that proposed 37 trees and 85 shrubs. While the planting plan does bolster “Wetland A” with native plants, the plan does not adequately address the lost dbh or lost tree canopy provided by the 49-59 mature shade trees proposed to be removed across the development. A new 6-10’ tree is not the same as a 30-50’ tree in terms of tree canopy, carbon absorption, habitat, and wetland buffer stabilization. The loss of mature tree canopy coverage and growth will adversely impact both wildlife and the soil stability, especially on 8-15% slopes.
 - Two of the trees in the planting list should be replaced. Given the rapidly spreading Beech Leaf Disease, a different tree such as an oak or maple could be chosen for the American Beech. The Black Birch is considered a weed tree and these should be replaced with a hardier tree.
 - Of the 37 proposed trees, only 12 are shade trees.
 - CAC recommends the tree replacement reflect at least a 1:1 ratio for the trees proposed to be removed.
 - Trees to be removed #1 (Oak) and #2 (Maple) near the waterfront provide needed shade and roots. The CAC would like to see if these can be saved.