

TO: The Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Copia Garden Center, 475 Smith Ridge Road, South Salem South Salem, NY
10590

DATE: July 12, 2022

The Conservation Advisory Council (CAC), based on input from neighboring property owners, has the following concerns about the use and expansion of the Copia Garden Center:

The applicant has requested that the zoning violation on the neighboring lot be separate. Given that the activities on that lot are an integral part of Copia's expansion and there does not appear to be an indication that the violation activities have ceased, the CAC would like to understand why this would be separated.

Additionally, the CAC has received complaints from neighbors:

- Diesel trucks left idling, including overnight, causing exhaust and noise pollution adversely impacting the quality of life of neighbors
- Heavy traffic concerns for trucks unloading at the center (noise pollution).
- Signs in the front of the center interfering with line of vision at the intersection of East Street and route 123.
- Copia has a wetland across the Rt 123, a watershed area to the east and a storm sewer in front. There is a concern that spills of soil and other material are draining off the property into the wetland across route 123, into the storm sewer and the water shed area.