

TO: The Town of Lewisboro Planning Board
FROM: Lewisboro Conservation Advisory Council
SUBJECT: **Villas at Vista, 920 Oakridge Commons, South Salem, NY 10590**
DATE: August 9, 2022

The Conservation Advisory Council (CAC) has reviewed the materials submitted by the applicant for construction of 22 additional housing units. The plan involves the conversion of multiple buildings to apartments plus the construction of 10 new town houses.

It appears that the new construction would be within the 150 foot wetland buffer emanating from the pond. The project would also add considerable impermeable surfaces.

As these plans are very preliminary, the CAC would like to see the following included in future plans:

- A wetland mitigation plan including demarcation of the wetland and total area that must be mitigated
- A calculation of the amount of impervious surface to be added and an associated stormwater management plan
- A list of trees to be removed (if any).
- A list of any limitations for project/property imposed by the original approved site plan including any setbacks from the pond itself or any requirement for access to yards for residence.