

**AGENDA PACKET**

**AUGUST 16, 2022 MEETING**

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<b><u>JVG ESTATES (FORMERLY POPOLI SUBDIVISION/ 1437 ROUTE 35) BLUESTONE LANE, SOUTH SALEM</u></b>	<b>Cal #08-02PB</b>	
No new materials.		-
<b><u>OAKRIDGE COMMONS, 450 OAKRIDGE COMMON, SOUTH SALEM</u></b>	<b>Cal #08-17PB</b>	
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No new materials.	<b>Cal #03-22SW</b>	-

<b><u>“SILVERMINE PRESERVE,” SILVERMINE DRIVE &amp; LOCKWOOD ROAD, SOUTH SALEM</u></b>	<b>Cal #03-13PB</b>	<b>Cal #03-16WP</b>
No new materials.		-
<b><u>HOLLANDER/AUDEMARD RESIDENCES, 153 POST OFFICE ROAD AND 151 POST OFFICE ROAD, SOUTH SALEM</u></b>	<b>Cal #02-22PB</b>	<b>Cal #03-22WP</b>
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<b><u>SCHILKE RESIDENCE, 3 BEAVER POND, SOUTH SALEM</u></b>	<b>Cal #03-20WV</b>	<b>Cal #29-21WP</b>
No new materials.		-
<b><u>VILLAS AT VISTA, 920 OAKRIDGE COMMONS, SOUTH SALEM</u></b>	<b>Cal #12-22PB</b>	
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<b><u>THE BORO CAFÉ, 873 ROUTE 35, CROSS RIVER</u></b>	<b>Cal #05-22PB</b>	
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<b>COMPREHENSIVE PLAN</b> – status update and monthly meeting schedule	N/A	
Email, Katherine McGinn, dated July 26, 2022		<b>119</b>
<b>Ridgefield, CT Planning and Zoning Commission to amend its Town Code §7.13</b> – prohibition of cannabis establishments.	N/A	
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<b>New Canaan, CT Planning and Zoning Commission</b> - rezoning of 51 Main Street from B Residence Zone to Housing Redevelopment Zone (HRZ).	N/A	
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**TOWN OF LEWISBORO**  
**Westchester County, New York**



**Planning Board**  
**79 Bouton Road**  
**South Salem, New York 10590**

**Tel: (914) 763-5592**  
**Fax: (914) 875-9148**  
**Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)**

**AGENDA**

**Tuesday, August 16, 2022**

**79 Bouton Road, South Salem**  
**Justice Court**

Meeting will start at 7:30 p.m. and end at or before 11:00 p.m.

**Please Note:** This meeting is currently in person. However, if the emergency declaration is extended, the Planning Board has agreed to meet via Zoom videoconferencing with live streaming to Lewisboro TV YouTube channel and no one will be at our 79 Bouton Road meeting room.

Join Zoom Meeting

<https://us06web.zoom.us/j/84610124238?pwd=OUVySWQxc2VINEZGelZSM2dvejRjZz09>

Meeting ID: 846 1012 4238 Passcode: 819534

<https://www.youtube.com/channel/UCNUNE5gXs5rnHcyR4l6dikA>

**I. DECISION**

**Cal #08-02PB**

**JVG Estates (formerly Popoli Subdivision/ 1437 Route 35) Bluestone Lane, South Salem, NY 10590, Sheet 40, Block 10552, (formerly known as Lots 3, 4 & 5) current owners of record:**

- **Monica & Vito Di Matteo, Sheet 40, Block 10552, Lot 3 (was Lot 3 on plat) 5 Bluestone Lane**
- **Adam & Julieann Giardina, Sheet 40, Block 10552, Lot 41 (was Lot 4 on plat) 6 Bluestone Lane**
- **Chazz & Maria Gianna Palminteri, Sheet 40, Block 10552, Lot 42 (was Lot 5 on plat) 4 Bluestone Lane - Request for wetland bond reduction.**

**Cal #03-13PB, Cal #03-16WP**

**“Silvermine Preserve,” Silvermine Drive & Lockwood Road, South Salem, NY, 10590 Sheet 48, Block 10057, Lot 15 and Sheet 51, Block 10057, Lot 104 (Ridgeview Designer Builders, Inc. & Daniel Higgins, owners of record) - Applications for Subdivision, Wetland Activity and Stormwater Permits for the construction of a 13-lot subdivision.**

**II. PUBLIC HEARING**

**Cal #08-17PB**

**Oakridge Commons, 450 Oakridge Common, South Salem, NY 10590, Sheet 49D, Block 9829, Lot 10 (Smith Ridge Associates, owner of record) – Request for a partial release of the car wash construction performance bond.**

**III. SITE DEVELOPMENT PLAN REVIEW**

**Cal #11-22PB**

**Goldens Bridge Village Center, NYS Route 22, Goldens Bridge, NY 10526, Sheet 4, Block 11126, Lot 07 (Stephen Cipes, owner of record) – Application for the installation of EV charging stations.**

**Cal #06-22PB, Cal #05-22WP, Cal #03-22SW**

**Waccabuc Country Club Snack Bar, 0 Perch Bay Road, Waccabuc, NY 10597, Sheet 25, Block 11155, Lot 148 & Sheet 25A, Block 10813, Lot 1 (Waccabuc Country Club Co., owner of record for both lots) - Application for beachfront improvements including renovation of the boathouse, construction of a pavilion, replacement of the snack bar, and installation of accessible parking and walkways.**

**Cal #01-15PB, Cal# 25-15WP, Cal #06-15SW**

**Copia Garden Center, 475 Smith Ridge Road, South Salem, NY 10590 Sheet 53, Block 9834, Lots 35, 36 & 48 (Organic Choice, Inc., owner of record) - Application for Sketch Plan Review/Site Development Plan for unfinished improvements to the existing Copia Garden Center and expansion of the existing use onto adjacent tax parcel.**

#### **IV. LOT LINE CHANGES**

##### **Cal #02-22PB, Cal #03-22WP and Cal #02-22SW**

**Hollander/Audemard residences, 153 Post Office Road, South Salem, NY 10590, Sheet 32A, Block 10804, Lot 19 (Cassie & Seth Hollander, owners of record) and 151 Post Office Road Sheet 32A, Block 10804, Lot 91 (Olivier & Rebecca Audemard, owners of record) - Application for lot line change and driveway work.**

##### **Cal #08-22PB**

**McGuire Residence, 801 Route 35, Cross River, NY 10518, Sheet 18, Block 10535, Lots 5 & 6 (Denis and Michelle McGuire, owners of record) - Application for a lot line change.**

#### **V. WETLAND PERMIT REVIEW**

##### **Cal #29-21WP, #03-20WV**

**Schilke Residence, 3 Beaver Pond, South Salem, NY 10590, Sheet 46, Block 9827, Lot 184 (Sophia Chenevert-Schilke and D. Chenevert, owners of record) - Application for the remediation of wetlands.**

#### **VI. DISCUSSION**

##### **Cal #12-22PB**

**Villas at Vista, 920 Oakridge Commons, South Salem, NY 10590 Sheet 49D, Block 9829, Lot 10 (Smith Ridge Associates, owner of record) - Application for construction of 18 additional housing units.**

##### **Cal #05-22PB**

**The Boro Café, 873 Route 35, Cross River, NY 10518, Sheet 20, Block 10800, Lots 2 & 8 (GHI Real Estate Corp., owner of record) - Application for a liquor license.**

**Comprehensive Plan** – status update and monthly meeting schedule.

#### **VII. CORRESPONDENCE**

**Ridgefield, CT Planning and Zoning Commission to amend its Town Code §7.13 – prohibition of cannabis establishments.**

**New Canaan, CT Planning and Zoning Commission - rezoning of 51 Main Street from B Residence Zone to Housing Redevelopment Zone (HRZ).**

#### **VIII. MINUTES OF July 19, 2022.**

#### **IX. NEXT MEETING DATE: September 20, 2022.**

#### **X. ADJOURN MEETING.**

**TOWN OF LEWISBORO**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Planning Board of the Town of Lewisboro, Westchester County, New York will convene a Public Hearing on August 16, 2022 at 7:30 p.m., or soon thereafter, either in person at 79 Bouton Road, South Salem or (if permitted by law) using the videoconferencing app Zoom, regarding the following:

**Cal. #8-17 PB**

Request for partial release of the performance security posted by Smith Ridge Housing, LLC, 450 Oakridge Commons, South Salem, in accordance with Condition #6 of Planning Board Resolution #08-17PB, #16-17SW (dated 6/16/20) for car wash construction. The subject property is located at 380 Oakridge Commons, South Salem, NY 10590, Sheet 49D, Block 9829, Lot 10; consists of approximately 10.3 acres and is within a Retail Business (RB) Zoning District.

Due to public health and safety concerns related to the COVID-19 virus, the Planning Board is preparing to conduct the meeting either in person at 79 Bouton Road, South Salem or virtually over Zoom. If the meeting is held via Zoom, the public may view or participate through the Zoom app at

<https://us06web.zoom.us/j/84610124238?pwd=OUVySWQxc2VINEZGElZSM2dvejRjZz09>

by clicking “Join a Meeting,” and entering Meeting ID: 846 1012 4238 Passcode: 819534. You may call in to the Zoom meeting at 1-929-205-6099 when prompted, enter Meeting ID: 846 1012 4238 Passcode: 819534. Please consult the Town of Lewisboro website <https://www.lewisborogov.com/planningboard> or call 914-763-5592 to confirm whether the meeting will be conducted in person or by videoconferencing.

The public will have the opportunity to review digital copies of materials and proposed site documents at <https://www.lewisborogov.com/planningboard> and a transcript will be available at a later date.

Interested members of the public are encouraged to provide written comments prior to and during the virtual public hearing by emailing Ciorsdan Conran, Planning Board Administrator, at [planning@lewisborogov.com](mailto:planning@lewisborogov.com) Please check the meeting agenda posted on the Board’s web page for additional instructions and updates.

A copy of materials and proposed site documents may be inspected at the office of the Planning Board Administrator, 79 Bouton Road, South Salem, New York during regular Planning Board hours. Persons wishing to object to the application should file a notice of objection with the Planning Board together with a statement of the grounds of objection prior to the closing of the Public Hearing. All interested parties are encouraged to attend the Public Hearing and all will be provided an opportunity to be heard.

**PLANNING BOARD  
TOWN OF LEWISBORO  
By: Janet Andersen  
Chair**

**Dated: July 25, 2022**

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Administrator to the Planning Board in advance.

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Sent To  
Street &  
City, St  
PS Form 3800, April 2013 PSN 7530-02-000-9047

**GEORGE, ELIZABETH M.  
98 FOX RUN  
SOUTH SALEM, NY 10590**

Instructions



7021 2720 0000 0104 2682

# U.S. Postal Service<sup>TM</sup> CERTIFIED MAIL<sup>®</sup> RECEIPT Domestic Mail Only

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Se  
Str  
City, St  
PS Form 3800, April 2013 PSN 7530-02-000-9047

**BAUER, AGNIESZKA  
58 FOX RUN  
SOUTH SALEM, NY 10590**

See Reverse for Instructions



7021 2720 0000 0104 2699

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To  
Street &  
City, St  
PS Form 3800, April 2013 PSN 7530-02-000-9047

**WANG, JINNY C.  
15 FOX RUN  
SOUTH SALEM, NY 10590**

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South Salem, NY 10590

Certified Mail Fee \$4.00  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
Total \$4.60

Sent To  
GOLD, SUSAN  
22 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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South Salem, NY 10590

Certified Mail Fee \$4.00  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
Total \$4.60

Sent To  
CIRI, ROBERT  
8 OAKRIDGE DR  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
Total \$4.60

Sent To  
BLANCO, VICENTE GUERRA &  
MARIA F. VALES  
65 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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South Salem, NY 10590

Certified Mail Fee \$4.00  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
Total \$4.60

Sent To  
ROCA, MARCI  
100 FOX RUN  
SOUTH SALEM, NY 10590

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South Salem, NY 10590

Certified Mail Fee \$4.00  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
Total \$4.60

Sent To  
LOESER, CONSTANCE T.  
101 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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South Salem, NY 10590

Certified Mail Fee \$4.00  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
Total \$4.60

Sent To  
RIDGWAY, MATTHEW  
63 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7021 2720 0000 0104 2538

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

\$ Total \$4.60

**MC GRAW, JOHN A. &  
DAWN E.**  
24 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7021 2720 0000 0104 2545

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

\$ Total \$4.60

**STRUMPF, LINDA**  
69 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7021 2720 0000 0104 2552

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

\$ Total \$4.60

**EYRING, MARGARET S.**  
29 OAKRIDGE DR  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7021 2720 0000 0104 2569

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

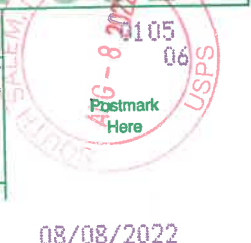
Postage \$0.60

\$ Total \$4.60

**FELDMAN, DAVID L.**  
83 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7021 2720 0000 0104 2576

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

\$ Total \$4.60

**VARGAS, ANA G.**  
286 BOULDER RIDGE  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7021 2720 0000 0104 3061

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage \$0.60

**BOYLAN, CHRISTINE**  
4 OAKRIDGE DR  
SOUTH SALEM, NY 10590

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7021 2720 0000 0104 2903

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage \$0.60

**PASTERNAK, VIRGINIA**  
71 FOX RUN  
SOUTH SALEM, NY 10590

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7021 2720 0000 0104 2897

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage \$0.60

**VIALE, MARIA SERENA**  
11 OAKRIDGE DR  
SOUTH SALEM, NY 10590

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7021 2720 0000 0104 2880

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage \$0.60

**JACKE, PATTI JEAN**  
102 FOX RUN  
SOUTH SALEM, NY 10590

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7021 2720 0000 0104 2873

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage \$0.60

**SCHEMBRI, ANTHONY &  
ROSEMARY**  
68 FOX RUN  
SOUTH SALEM, NY 10590

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7021 2720 0000 0104 2866

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage \$0.60

**GORDON, LESLIE A.**  
97 FOX RUN  
SOUTH SALEM, NY 10590

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

\$  
Total  
\$  
Ser  
\$  
Street  
City

**HERNANDEZ, LILLIAN**  
1 OAKRIDGE DR  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

\$  
Total  
\$  
Ser  
\$  
Street  
City

**KATZ, IRVING &  
CORRINE**  
37 BITTERSWEET LANE  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

\$  
Total  
\$  
Ser  
\$  
Street  
City

**GUNDOLF, JACK S. &  
JOAN M.**  
89 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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South Salem, NY 10590

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

\$  
Total  
\$  
Ser  
\$  
Street  
City

**SEYMOUR, LISA A.**  
282 BOULDER RIDGE  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

\$  
Total  
\$  
Ser  
\$  
Street  
City

**BALASSI, DENISE**  
62 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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08/08/2022

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South Salem, NY 10590

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

\$  
Total  
\$  
Ser  
\$  
Street  
City

**HAUPT, CYNTHIA**  
17 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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08/08/2022

Postmark  
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7021 2720 0000 0104 2927

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage \$4.60

Sent To **SAFIAN, CINDY**  
61 FOX RUN  
SOUTH SALEM, NY 10590

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage \$4.60

Sent To **KALENSON, LESLEY**  
13 FOX RUN  
SOUTH SALEM, NY 10590

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7021 2720 0000 0104 2835

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage \$4.60

Sent To **BALASSI, DENISE P.**  
21 FOX RUN  
SOUTH SALEM, NY 10590

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage and Fee \$4.60

Sent To **MILLER, MINDI**  
72 FOX RUN  
SOUTH SALEM, NY 10590

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

08/09/2022

Postmark Here

7021 2720 0000 0104 2811

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage and Fee \$4.60

Sent To **ZENDEHROUH, SAMAD & SIMIN**  
78 FOX RUN  
SOUTH SALEM, NY 10590

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

08/09/2022

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage \$4.60

Sent To **HIGGINS, ELISABETH M. & TRUSCOTT, BRENDAN**  
281 BOULDER RIDGE  
SOUTH SALEM, NY 10590

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

08/09/2022

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7021 2720 0000 0104 2958

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South Salem, NY 10590

Certified Mail Fee \$4.00  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
\$  
Total Postage \$4.60

Sent To **WEINSTEIN, MICHAEL & JEANNETTE**  
19 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 2720 0000 0104 2958

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South Salem, NY 10590

Certified Mail Fee \$4.00  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
\$  
Total Postage \$4.60

Sent To **O'KEEFE, WILLIAM & GERALDINE**  
66 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 2720 0000 0104 2972

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South Salem, NY 10590

Certified Mail Fee \$4.00  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
\$  
Total Postage \$4.60

Sent To **ROEMIG, JONATHAN R. & ALEKSANDRA**  
284 BOULDER RIDGE  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 2720 0000 0104 2988

U.S. Postal Service<sup>TM</sup>  
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South Salem, NY 10590

Certified Mail Fee \$4.00  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
\$  
Total Postage \$4.60

Sent To **KLEPACKI, SANDRA M. & FERRAND, SUSAN T.**  
285 BOULDER RIDGE  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 2720 0000 0104 2941

U.S. Postal Service<sup>TM</sup>  
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South Salem, NY 10590

Certified Mail Fee \$4.00  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
\$  
Total Postage \$4.60

Sent To **KOTE, EDVIN & REDINA**  
91 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 2720 0000 0104 2934

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South Salem, NY 10590

Certified Mail Fee \$4.00  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
\$  
Total Postage \$4.60

Sent To **EGER, RONALD J. & HELEN M.**  
279 BOULDER RIDGE  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 2720 0000 0104 3122

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage  
\$0.60

Total Postage and  
\$4.60

Sent To **ROBERTSON, CAROL A.**  
80 FOX RUN  
SOUTH SALEM, NY 10590

Street and Apt. No.,  
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 2720 0000 0104 3030

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage  
\$0.60

Total Postage and

Sent To **HARINSTEIN, PAUL L. &  
SUSAN G.**  
287 BOULDER RIDGE  
SOUTH SALEM, NY 10590

Street and Apt. N  
City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 2720 0000 0104 2477

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage  
\$0.60

Total  
\$4.60

Sent **NIVAKOFF, PATRICIA**  
76 FOX RUN  
SOUTH SALEM, NY 10590

Street  
City,

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 2720 0000 0104 2484

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage  
\$0.60

Sent **LABOW, GAIL**  
12 FOX RUN  
SOUTH SALEM, NY 10590

Street  
City,

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 2720 0000 0104 2491

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage  
\$0.60

Total  
\$4.60

Sent **FOODIM, ELLEN**  
9 OAKRIDGE DR  
SOUTH SALEM, NY 10590

Street  
City,

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 2720 0000 0104 2507

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South Salem, NY 10590

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage  
\$0.60

Sent **COHEN, JILLIAN ASHLEY**  
81 FOX RUN  
SOUTH SALEM, NY 10590

Street  
City,

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





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South Salem, NY 10590

Certified Mail Fee \$4.00  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
Total Post \$4.60

Sent To  
FURIC, LAURENCE T.  
85 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



08/08/2022

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South Salem, NY 10590

Certified Mail Fee \$4.00  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
Total \$4.60

Sent To  
DERWIN, DANIEL  
5 OAKRIDGE DR  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



08/08/2022

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

South Salem, NY 10590

Certified Mail Fee \$4.00  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
Total \$4.60

Sent To  
PIKAYZEN, IGOR &  
TATYANA  
79 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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South Salem, NY 10590

Certified Mail Fee \$4.00  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
Total \$4.60

Sent To  
MAHONY, ALAN &  
DIANNE  
369 SMITH RIDGE RD  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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South Salem, NY 10590

Certified Mail Fee \$4.00  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
Total \$4.60

Sent To  
DETLEFS, JAMES &  
CHANTAL  
96 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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South Salem, NY 10590

Certified Mail Fee \$4.00  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60  
Total \$4.60

Sent To  
MARQUES-ARBOGAST, VIRGINA  
92 FOX RUN  
SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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7021 2720 0000 0104 3191

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South Salem, NY 10590

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage \$4.60

Sent To **WILES, ADAM & JANISSA**

86 FOX RUN

SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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08/08/2022



7021 2720 0000 0104 3160

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South Salem, NY 10590

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage \$4.60

Sent To **HANLON, JESSICA**

25 FOX RUN

SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

08/08/2022



7021 2720 0000 0104 3153

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South Salem, NY 10590

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage \$4.60

Sent To **HOVNANIAN, HAIG**

99 FOX RUN

SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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08/08/2022



7021 2720 0000 0104 3177

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South Salem, NY 10590

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage \$4.60

Sent To **MIHALEY, GARY & LINDA**

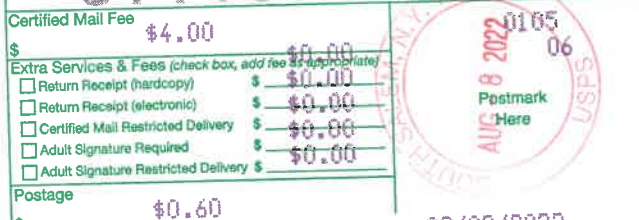
64 FOX RUN

SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

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08/08/2022



7021 2720 0000 0104 3139

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South Salem, NY 10590

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage \$4.60

Sent To **NAYLOR, LINDA L.**

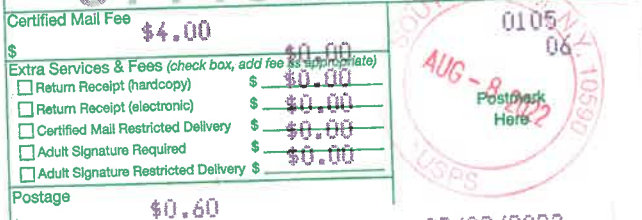
28 OAKRIDGE DR

SOUTH SALEM, NY 10590

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08/08/2022



7021 2720 0000 0104 3146

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South Salem, NY 10590

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage \$4.60

Sent To **ELLERODT, RICHARD COX, JR. & NICOLE HEATHER**

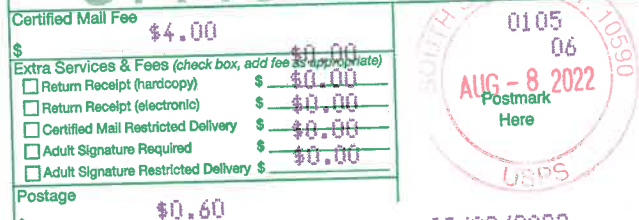
27 OAKRIDGE DR

SOUTH SALEM, NY 10590

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

08/08/2022





The Bedford Pound Ridge  
**RECORD REVIEW**

**INVOICE FOR LEGAL NOTICES**

8-5-22

Town of Lewisboro  
Attn: Janet Donohue – Town Clerk  
PO Box 500  
South Salem, NY 10590

---

INVOICE # RR 250 -22

Amount this invoice: \$72.50

INSERTION DATE	SUBJECT	LINE COUNT	AMOUNT
8-5-22	CAL #8-17 PB	115 @ \$.50	\$57.50
	AFFIDAVIT		\$15.00
<b>TOTAL DUE</b>			<b>\$72.50</b>

---

Make checks payable to: **The Record Review**

Remit your check to: **The Record Review**  
**PO Box 330**  
**Dobbs Ferry, NY 10522**

*Please include invoice number on your check*

TOWN OF LEWISBORO

NOTICE OF PUBLIC  
HEARING

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Lewisboro, Westchester County, New York will convene a Public Hearing

on August 16, 2022 at 7:30 p.m., or soon thereafter, either in person at 79 Bouton Road, South Salem or (if permitted by law) using the videoconferencing app Zoom, regarding the following:

Cal. #8-17 PB  
Request for partial release of

the performance security posted by Smith Ridge Housing, LLC, 450 Oakridge Commons, South Salem, in accordance with Condition #6 of Planning Board Resolution #08-17PB, #16-17SW (dated 6/16/20) for car wash construction. The subject property is located at 380 Oakridge Commons, South Salem, NY 10590, Sheet 49D, Block 9829, Lot 10; consists of approximately 10.3 acres and is within a Retail Business (RB) Zoning District.

Due to public health and safety concerns related to the COVID-19 virus, the Planning Board is preparing to conduct the meeting either in person at 79 Bouton Road, South Salem or virtually over Zoom. If the meeting is held via Zoom, the public may view or participate through the Zoom app at <https://us06web.zoom.us/j/84610124238?pwd=OUVySWQxc2VINEZGZlZSM2dvejRjZz09>

by clicking "Join a Meeting," and entering Meeting ID: 846 1012 4238 Passcode: 819534. You may call in to the Zoom meeting at 1-929-205-6099 when prompted, enter Meeting ID: 846 1012 4238 Passcode: 819534. Please consult the Town of Lewisboro website <https://www.lewisborogov.com/planningboard> or call 914-763-5592 to confirm whether the meeting will be conducted in person or by videoconferencing.

The public will have the opportunity to review digital copies of materials and proposed site documents at <https://www.lewisborogov.com/planningboard> and a transcript will be available at a later date.

Interested members of the public are encouraged to provide written comments prior to and during the virtual public hearing by emailing Ciorsdan Conran, Planning Board Administrator, at [planning@lewisborogov.com](mailto:planning@lewisborogov.com) Please check the meeting agenda posted on the Board's web page for additional instructions and updates.

A copy of materials and proposed site documents may be inspected at the office of the Planning Board Administrator, 79 Bouton Road, South Salem, New York during regular Planning Board hours. Persons

wishing to object to the application should file a notice of objection with the Planning Board together with a statement of the grounds of objection prior to the closing of the Public Hearing. All interested parties are encouraged to attend the Public Hearing and all will be provided an opportunity to be heard.

PLANNING BOARD  
TOWN OF LEWISBORO  
By: Janet Andersen  
Chair

Dated: July 25, 2022

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Administrator to the Planning Board in advance.

RR250-22

# Affidavit of Publication

STATE OF NEW YORK  
County of Westchester

} SS:

PAT DOMMERMUTH being duly sworn  
says \*she is Principal Clerk of

The Bedford Lewisboro Board Ridge

## RECORD REVIEW

a newspaper published in the Town of Bedford, County of Westchester, and State of New York, and that a notice, of which the annexed printed notice is a copy, has been published in The Record-Review one time(s), and that such publication was made in the issue(s) of: 8-5-22

*Pat Dommermuth*

Pat Dommermuth, Principal Clerk

Sworn before me this 5 day  
of August 2022 }

*Paula Thaler*

Notary Public

PAULA THALER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01TH6302825  
Qualified in Westchester County  
Commission Expires May 5, 2026

\*This affidavit must be made and executed by the Publisher, Principal Clerk or Foreman of the composing room.

RESOLUTION ADOPTED BY THE TOWN BOARD  
OF THE TOWN OF LEWISBORO  
AT A MEETING HELD ON AUGUST 8, 2022

RESOLUTION

RESOLVED, that the Town Board does authorize the Planning Board to consider and act upon Smith Ridge Associates, LLC, request for a partial release of a performance bond for the construction of a car wash.

STATE OF NEW YORK  
COUNTY OF WESTCHESTER

I, JANET L. DONOHUE, Town Clerk of the Town of Lewisboro, County of Westchester, State of New York, do hereby certify that I have compared the preceding copy of a Resolution adopted by the Town Board of the Town Board of Lewisboro at a meeting held on the 8th day of August 2022, to the original thereof, and that the same is a true and exact copy of said original and of the whole thereof.

---

Janet L. Donohue  
Town Clerk

Dated at South Salem, New York  
this 9th day of August 2022

**TOWN OF LEWISBORO**  
**Westchester County, New York**



**Building Department**  
**79 Bouton Road**  
**South Salem, New York 10590**

**Tel: (914) 763-3060**  
**Fax: (914) 875-9148**  
**Email: jfarrell@lewisborogov.com**

August 8, 2022

Ms. Janet Andersen, Chair  
Town of Lewisboro Planning Board

Re: Cal#11-22PB  
Goldens Bridge Village Center, NYS Route 22, Goldens Bridge, NY 10526. sheet 0004, block 11126, lots 007

Dear Ms. Andersen and Members of the Board,

I have reviewed the site plan from Black and Veatch dated 4/27/22, as well as the memo from Jan K. Johannessen, AICPI and Joseph M. Cermele, P.E. dated 7/15/2022. I agree with the comments from our Town Consulting Professionals and will not repeat them here. I have the following comments:

1. The Installation of the electric vehicle charging equipment does appear to create zoning non-conformities. The electrical equipment appears to be as close as 3.1' to the front property line whereas 20' is required as per Article IV Section 220-24E of the Town of Lewisboro Zoning Code.
2. There may be more zoning issues. A larger, more complete site plan is required with a zoning chart that references existing, proposed, and allowed areas requirements.
3. This property has multiple expired permits and violations.

Please do not hesitate to contact me with any questions.

Sincerely,

Jeff Farrell  
Building Inspector



# Goldens Bridge EVolve Project

*New York Power  
Authority/Plug In Stations*

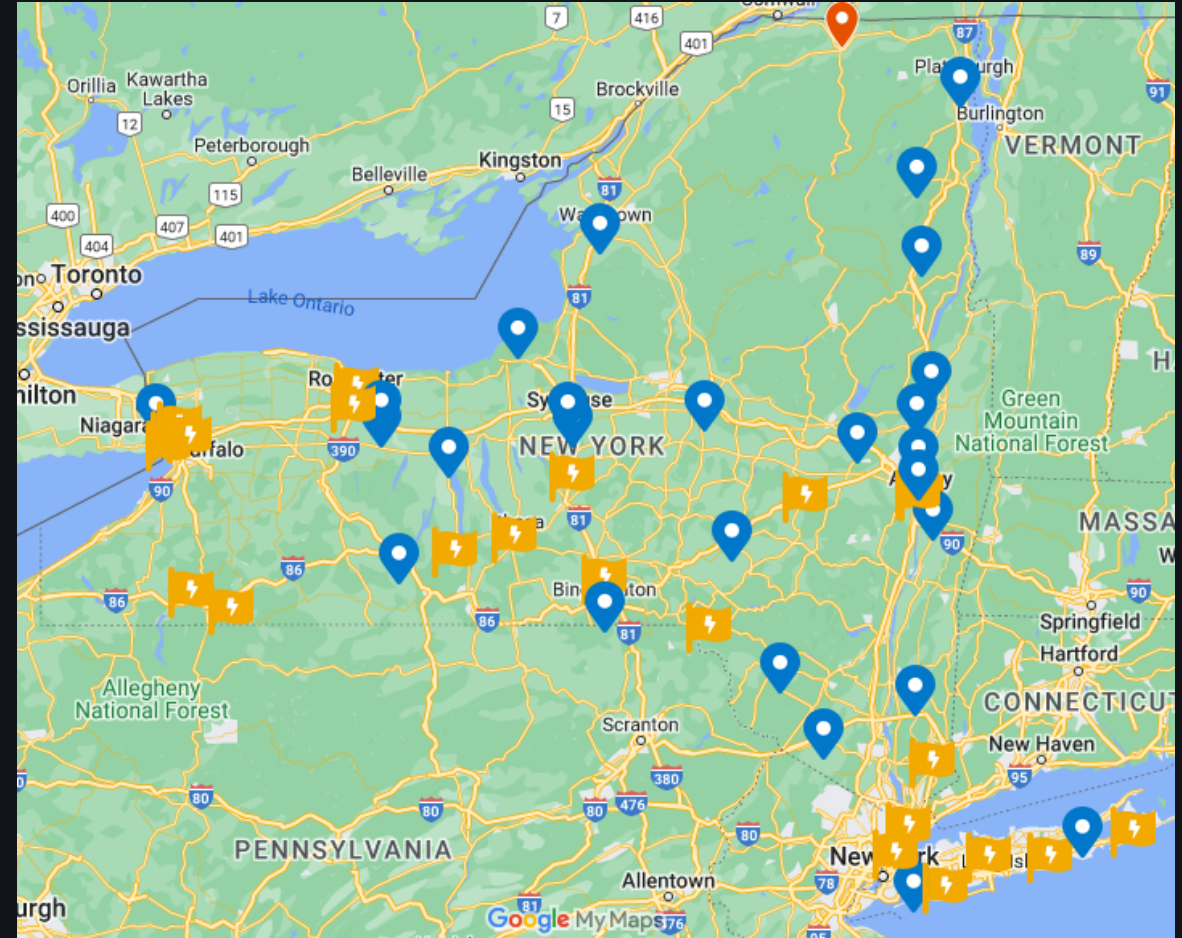
*July 19, 2022*

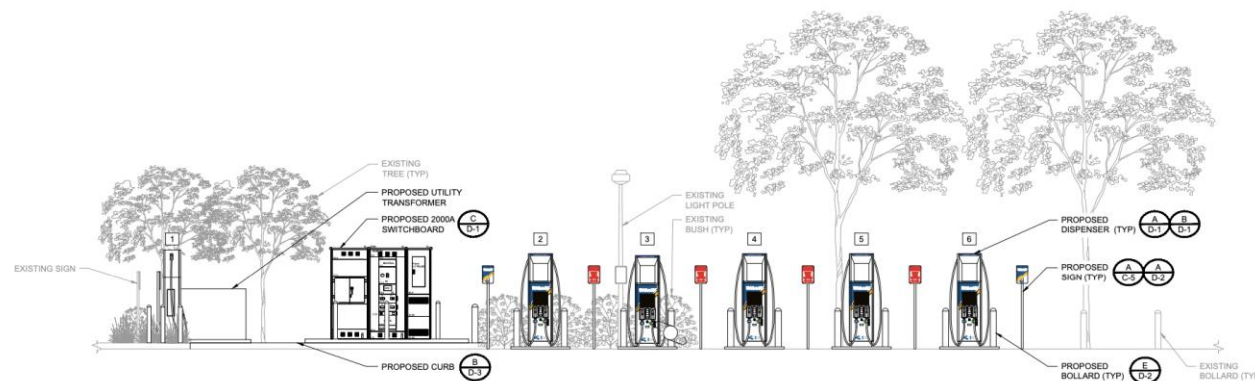




## Leading the Way in EV Infrastructure

*New York Power Authority's (NYPA) EVolve NY program goals are simple: Make EVs easy to own and operate in New York State, and reduce the carbon footprint of the state's transportation sector. New York has committed to being a leader in EV infrastructure, investing up to \$250 million through 2025 to build fast, affordable and reliable charging stations throughout the state so New Yorkers can drive electric with confidence. NYPA currently has 106 chargers operational at 29 locations throughout the state.*













PLUG IN STATIONS ONLINE  
7 COTTONVILLE  
VALLEY, NY 12154  
(518) 467-3251



NEW YORK POWER AUTHORITY  
12 MAIN ST  
WHITE PLAINS, NY 10601  
(914) 684-4200

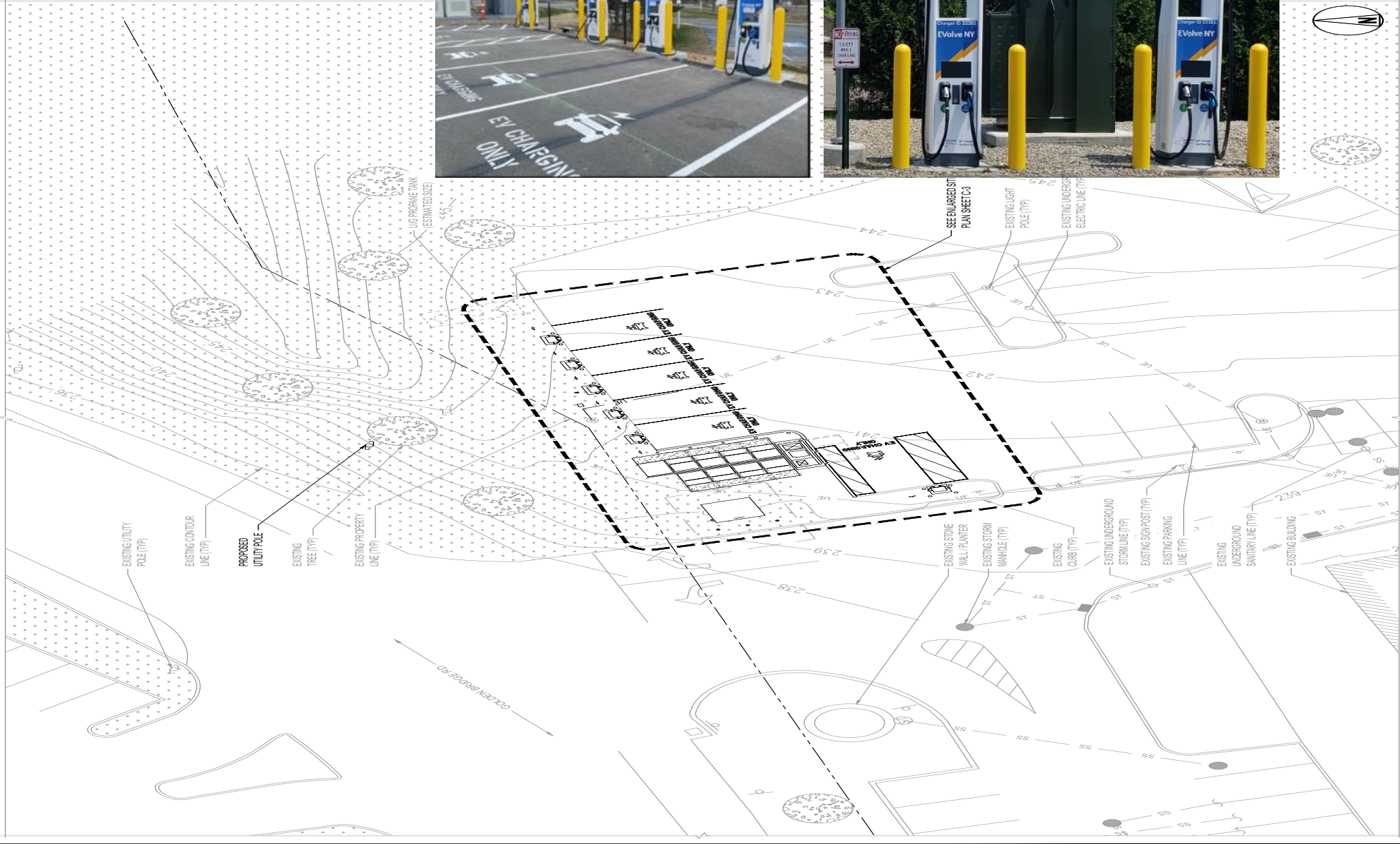


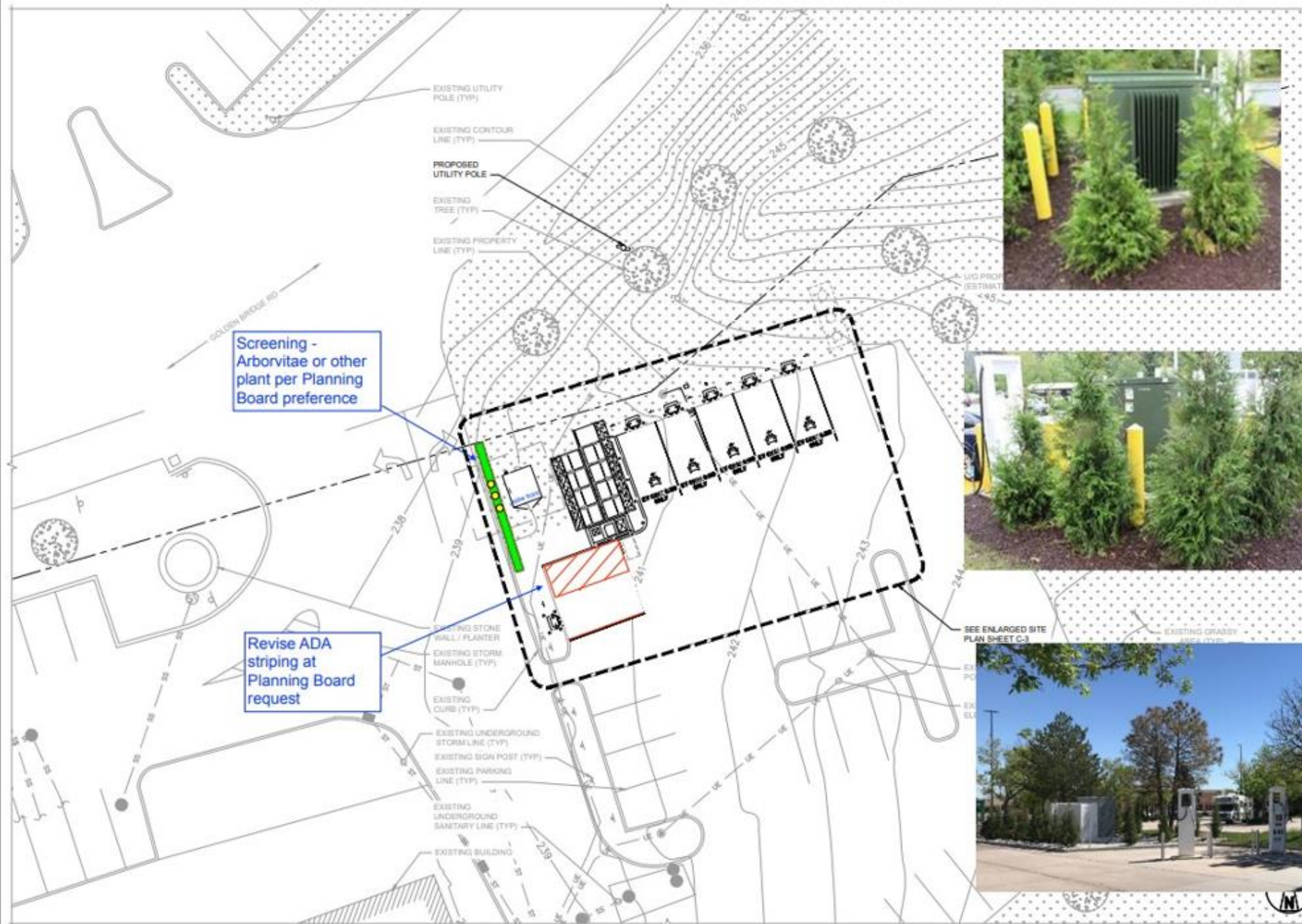
OVERALL SITE PLAN

SHEET NUMBER  
**C-1**

OVERALL SITE PLAN

1"=50'





OVERALL SITE PLAN



PLUGIN STATIONS ONLINE  
7 COTTON MILL LANE  
VALATIE, NY 12184  
(855) 487-3721



NEW YORK POWER AUTHORITY  
123 MAIN ST  
WHITE PLAINS, NY 10601  
(914) 481-6233



Black & Veatch White Plains, NY  
Black & Veatch White Plains, NY  
Black & Veatch White Plains, NY

PROJECT NO: 400038  
DRAWN BY: GAK  
CHECKED BY: NAB

REV	DATE	DESCRIPTION
D	04/27/22	ISSUED FOR 90% REVIEW
C	03/14/22	ISSUED FOR 30% REVIEW
B	11/04/21	ISSUED FOR CONSTRUCTION

NOT TO BE USED  
FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS  
THEY ARE ACTING UNDER THE DIRECTION OF A  
LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS  
DOCUMENT.

NY-P017  
GOLDENS BRIDGE  
NORTH STREET  
GOLDENS BRIDGE, NY 10526

SHEET TITLE  
OVERALL SITE PLAN

SHEET NUMBER  
C-1









Q&A

## MEMORANDUM

TO: Chairperson Janet Andersen and  
Members of Lewisboro Planning Board

CC: Ciorsdan Conran  
Judson Siebert, Esq.  
Jeff Farrell

FROM: Jan K. Johannessen, AICP   
Joseph M. Cermele, P.E., CFM   
Town Consulting Professionals

DATE: August 11, 2022

RE: Waccabuc Beach Club Improvements  
Waccabuc Country Club  
Perch Bay Road  
Sheet 25A, Block 10813, Lot 1  
Sheet 25, Block 11155, Lot 148

---

### PROJECT DESCRIPTION

The subject property consists of ±9.1 acres of land and is located off of Perch Bay Road within the R-4A Zoning District. The property is owned by the Waccabuc County Club, has frontage on Lake Waccabuc, and is developed with various recreational buildings and amenities to support its private membership. The property obtains access from Perch Bay Road and contains parking areas, a public water well and septic system. The applicant is proposing to renovate the existing boathouse, construct a covered pavilion, replace the existing docks, demolish an existing building, install an outdoor seating area, construct a new snack bar and construct driveways, walkways, handicap access, a new septic system, and stormwater management facilities. The subject property consists of two (2) parcels that are proposed to be merged.

### SEQRA

The proposed action has been preliminarily identified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). The Planning Board has established itself as the Lead Agency and is conducting a coordinated SEQRA review. Prior to taking action on this pending application, the Planning Board must issue a determination of significance.

**REQUIRED APPROVALS/REFERRALS**

1. Site Development Plan Approval, a Town Stormwater Permit, and a Wetland Activity Permit is required from the Planning Board; a public hearing is required to be held.
2. It appears that structures and improvements are proposed within the regulated rear yard zoning setback and area variances will be required from the Zoning Board of Appeals. The proposed action will also require approval from the Zoning Board relating to the expansion/alteration of a nonconforming use.
3. The proposed action was referred to and received approved by the Architecture and Community Appearance Review Council (ACARC).
4. A Floodplain Development Permit will be required from the Building Inspector.
5. The applicant is proposing new impervious surfaces within the 100-foot limiting distance of the lake and a variance from the New York City Department of Environmental Protection (NYCDEP) is required.
6. The proposed septic system will require approval from the Westchester County Department of Health (WCHD). It is noted that the existing well operates as a public water supply.
7. The subject property is located within the NYC East of Hudson Watershed and proposed land disturbance equals one (1) acre. Coverage under New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) will be required.
8. The application was referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law, and a letter was received on May 20, 2022.

**COMMENTS**

1. The application has been referred to the Fire Department for review; we await their response.
2. We have reviewed the Part 3 EAF narrative and find it acceptable.
3. We note that the applicant has received a Notice of Incomplete Application from the NYCDEP, dated June 10, 2022, related to the variance request from the NYC Watershed Rules and Regulations for new impervious surfaces located within regulating distances of regulated waterbodies. We will defer further comment on the proposed stormwater mitigation systems until such time that the NYCDEP has provided review and/or approval.

Chairperson Janet Andersen  
August 11, 2022  
Page 3 of 3

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

**PLANS REVIEWED, PREPARED BY INSITE ENGINEERING, JULY 26, 2022:**

- Overall Plan (OP-1, Sheet 1 of 9)
- Existing Conditions & Removals Plan (EX-1, Sheet 2 of 9)
- Layout & Landscape Plan (SP-1, Sheet 3 of 9)
- Grading & Utilities Plan (SP-2, Sheet 4 of 9)
- Erosion & Sediment Control Plan (SP-3, Sheet 5 of 9)
- Lighting Plan (LP-1, Sheet 6 of 9)
- Site Details, (D-1, Sheet 7 of 9)
- Site Details, (D-2, Sheet 8 of 9)
- Details, (D-3, Sheet 9 of 9)

**PLAN, PREPARED BY DOYLE COFFIN ARCHITECTURE, DATED FEBRUARY 8, 2022:**

- Boat House, Pavilion Restrooms/Changing Plans, Elevations & Sections (Sheet A1.1)

**DOCUMENTS REVIEWED:**

- Letter, prepared by Insite Engineering, dated July 26, 2022
- Full EAF Part 2
- Full EAF Part 3, dated August 4, 2022
- NYS OPRHP Letter, dated June 30, 2022
- Statement of Use and Operations, dated March 29, 2022

JKJ/dc



July 26, 2022

Town of Lewisboro Planning Board  
79 Bouton Road  
South Salem, NY 10590

RE: Beach Club Improvements Project  
Waccabuc Country Club  
Perch Bay Road  
Waccabuc, NY  
TM# Block 11155, Lot 148, Sheet 25 and Block 10813, Lot 01, Sheet 25A

Dear Chair Anderson and Members of the Board:

Please find four (4) copies (unless otherwise noted) of the following plans and documents enclosed here in support of an application for site plan development plan, wetland permit and stormwater permit approvals for the above referenced project:

- Nine (9) sheet Site Plan set, last revised July 26, 2022.
- Sheet A1.1 Boat House, Pavilion, Restrooms/Changing Plan, Elevations & Section from Doyle/Coffin Architecture.
- Part 2 EAF, updated July 19, 2022.
- Final Waccabuc Country Club Lake Facility Statement of Use and Operations dated March 29, 2022.
- New York State Office of Parks, Recreation and Historic Preservation (OPRHP) "Letter of No Adverse Impact" dated June 30, 2022.

**Based on comments from the Board at the July 19th, 2022 Planning Board meeting, we offer the following:**

1. The enclosed Part 2 EAF has been updated based on comments of the Planning Board. At the request of the Board, Part 3 EAF will be submitted under separate cover for the Board's next meeting, scheduled for August 16, 2022.
2. The Board requested additional tree plantings to be added to the site plan. Twelve (12) additional deciduous trees are proposed, consisting of 9 canopy trees and 3 understory trees. This increases the total number of trees to be planted to 57 new trees, rather than the 45 previously proposed. Refer to Drawing SP-1 for updated planting plan and plant list.
3. Per the Board's request, and as noted in the Conservation Advisory Council's letter dated July 12, 2022, the Black Birch (*Betula lenta*) has been replaced with Sugar Maple (*Acer saccharum*) and the American Beech (*Fagus grandifolia*) has been replaced with Red Oak (*Quercus rubra*). These are both species currently found on the site.
4. At the request of the Board, this office has reviewed the location of gravel discharge adjacent to the existing waterbar in the upper portion of the driveway (refer to plan inset provided on Drawing SP-2). In addition to the maintenance required to redistribute the gravel on the driveway, a level spreader has been added to the plan as additional mitigation.



5. Based on coordination with the Club, Lighting Note # 3 on Drawing LP-1 has been updated to note the hours of operation for the site lighting, as follows: "During the operating months, site lights will be turned on at dusk and will be turned off at the end of the day's activities, typically 9pm but no later than 11pm."

**Memorandum from Jan Johannessen, AICP of Kellard Sessions, dated July 15, 2022:**

**Required Approvals / Referrals:**

1. It is understood that Site Development Plan Approval, a Town Stormwater Permit, and a Wetland Activity Permit is required from the Planning Board and a public hearing is required to be held.
2. It is understood that area variances may be required from the Zoning Board of Appeals (ZBA) and the proposed action may also require approval from the ZBA relating to the expansion / alteration of an existing nonconforming use.
3. The project received approval from the Architecture and Community Appearance Review Council (ACARC).
4. The applicant will defer to the Building Inspector for whether a Floodplain Development Permit will be required.
5. The applicant is proposing new impervious surfaces within the 100-foot limiting distance and an application has been submitted to NYCDEP for a variance. Comments received from the NYCDEP have been addressed and the only outstanding item for approval of the variance is a SEQRA Negative Declaration from this Board.
6. This comment is noted, witnessed deep test holes were witnessed by the WCDOH on May 19, 2022 and soil percolation testing was conducted with the WCDOH on June 28, 2022. The design for the onsite wastewater treatment system will be submitted to the WCDOH in the coming weeks for review and approval.
7. It is noted that the project is located within the NYC East of Hudson Watershed and will consist of land disturbance greater than 1 acre. NYSDEC SPDES General Permit GP-0-20-001 coverage will be required for the subject project.
8. Westchester County Planning Board Section 239-m referral has been made on behalf of the project. A letter was received May 20, 2022. As noted in the letter, the county had no objection to the Lewisboro Planning Board assuming Lead Agency status and noted that the project may be subject to compliance with the NYCDEP Rules and Regulations.

**Comments:**

1. Supplemental information was provided for Fire Department review as part of the June 28, 2022 submission, and we are awaiting formal responses.
2. On March 29, 2022, a business plan was submitted which outlines seasonal operation dates, hours of operation, staffing and details as requested. This document is included as part of this submission package.
3. The Part 2 EAF has been updated based on comments from the Planning Board and Part 3 evaluations will be provided prior to the August 16 meeting for each of the items identified as "Moderate to Large Impacts May Occur" to identify mitigation measures addressed by the project design.
4. A total of 40 trees are proposed to be removed. 9 additional canopy trees and 3 additional understory trees have been included in the plan. The project now proposes 25 canopy trees, 19 understory trees, and 13 evergreen trees (57 total trees).
5. At the request of the Board, this office has reviewed the location of gravel discharge adjacent to the existing waterbar in the upper portion of the driveway (refer to plan insets provided on Drawings EX-1 and SP-2). In addition to the maintenance required to redistribute the gravel onto the driveway, a level spreader has been added to the plan as additional mitigation.



6. The applicant is proposing new impervious surfaces within the 100-foot limiting distance and an application has been submitted to NYCDEP for a variance. Comments received from the NYCDEP to date have been addressed and the only outstanding item for application completeness is a SEQRA Negative Declaration from this Board.
7. Hours of operation of the site lighting has been updated on sheet LP-1. A light pole foundation detail has been added to Drawing D-1.
8. Minimal grading is proposed within the FEMA 100-year Floodplain for the installation of the proposed level spreader downstream of the stormwater pond. Calculations have been provided on Drawing SP-3 demonstrating that there is no net loss of flood storage within the FEMA 100-year Floodplain.
9. Top and bottom of wall elevations have been provided on Drawing SP-2 for the proposed boulder wall adjacent to the proposed detention pond.
10. Figure 5 of the previously submitted SWPPP includes the locations of witnessed soil testing with the NYCDEP completed in support of the stormwater design as discussed with the Town Planner. It is understood that this testing meets the Town's requirements, and this comment has been satisfied.

**Memorandum from Lewisboro Conservation Advisory Council, dated July 12, 2022:**

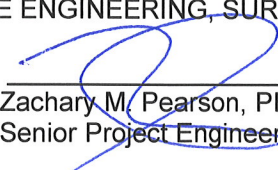
- As previously noted, two of the trees on the planting list have been replaced. Black Birch (*Betula lenta*) has been replaced with Sugar Maple (*Acer saccharum*) and American Beech (*Fagus grandifolia*) has been replaced with Red Oak (*Quercus rubra*). These are both species currently found on the site.
- As shown on drawing SP-1, 25 canopy trees are proposed, 19 understory trees are proposed, and 13 evergreen trees are proposed, totaling 57 new trees. 48 of these trees will be 3" caliper trees, and 9 will be 2" caliper trees. In addition, understory plantings are proposed including understory shrubs, herbaceous perennials, groundcovers and reseeding of disturbed areas, to restore some of the typical layering associated with a healthy forest and to provide for stabilization of the disturbed areas of the site.
- Trees #1 and #2 near the waterfront are no longer proposed to be removed. The configuration of the proposed stairs and cistern have been revised in order to save the existing trees at the lake level.

Please place the project on the August 16<sup>th</sup>, 2022 Planning Board agenda for continued discussion of the project with the Board. At that time, we respectfully request that the Board consider issuing a negative declaration of significance under SEQRA so that the project can move forward with outside agency approvals, seek required variances and Special Use Permit from the Zoning Board of Appeals and schedule the public hearing. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:

  
Zachary M. Pearson, PE, Sr. Associate  
Senior Project Engineer

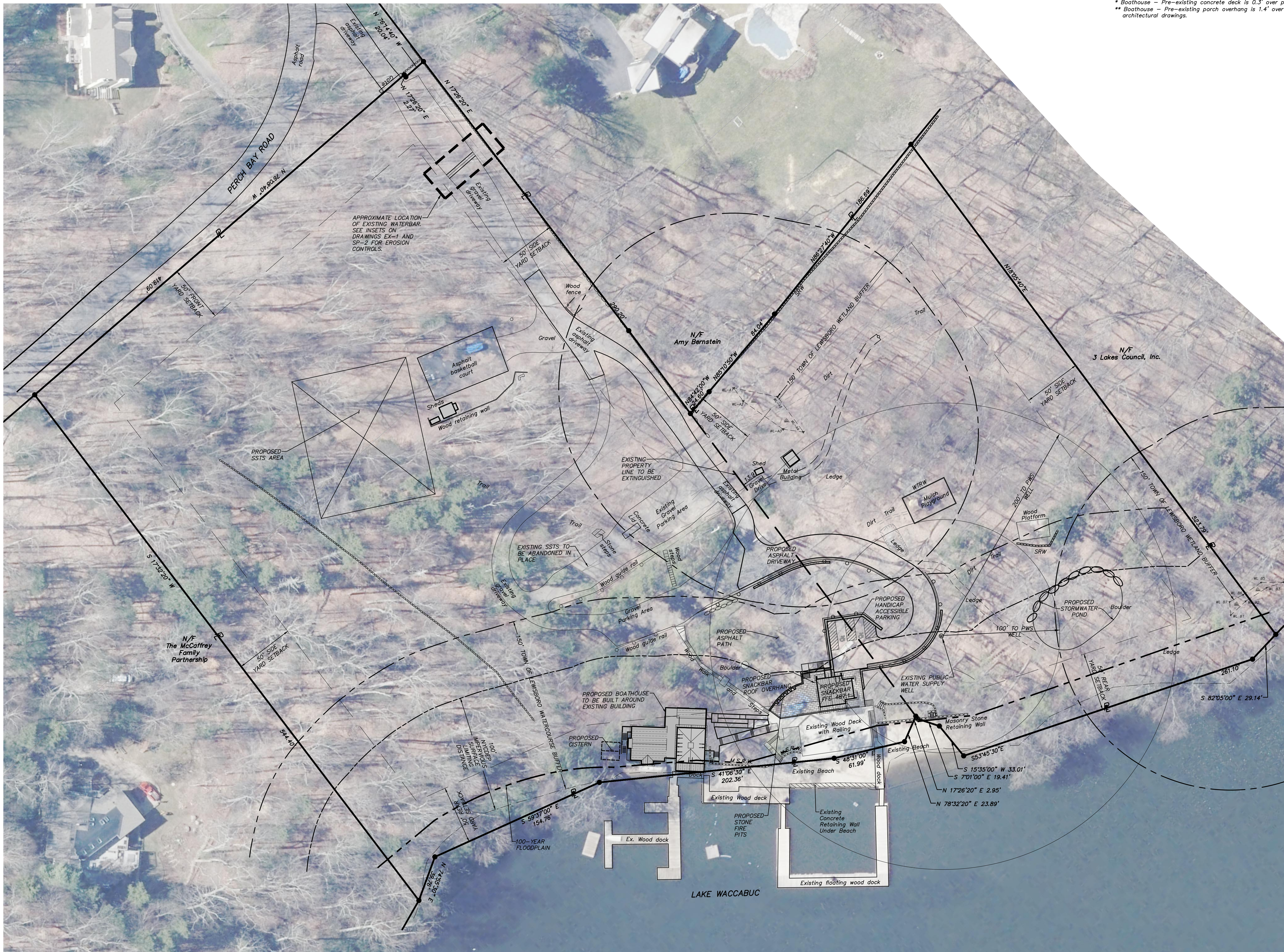
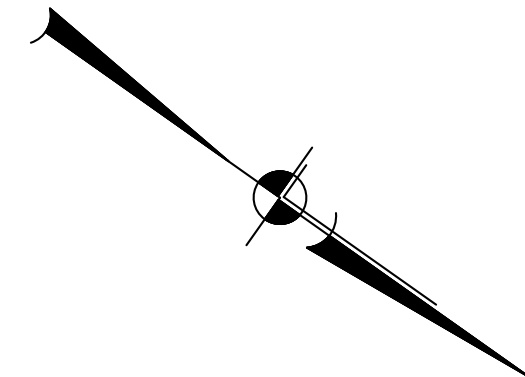
ZMP/dlm/amk

Enclosures

cc: Mr. Peter Hall, via email  
Mr. John Assuma, via email  
Mr. John M. Doyle, AIA, Doyle Coffin Architecture LLC, via email  
Town of Lewisboro Building Inspector

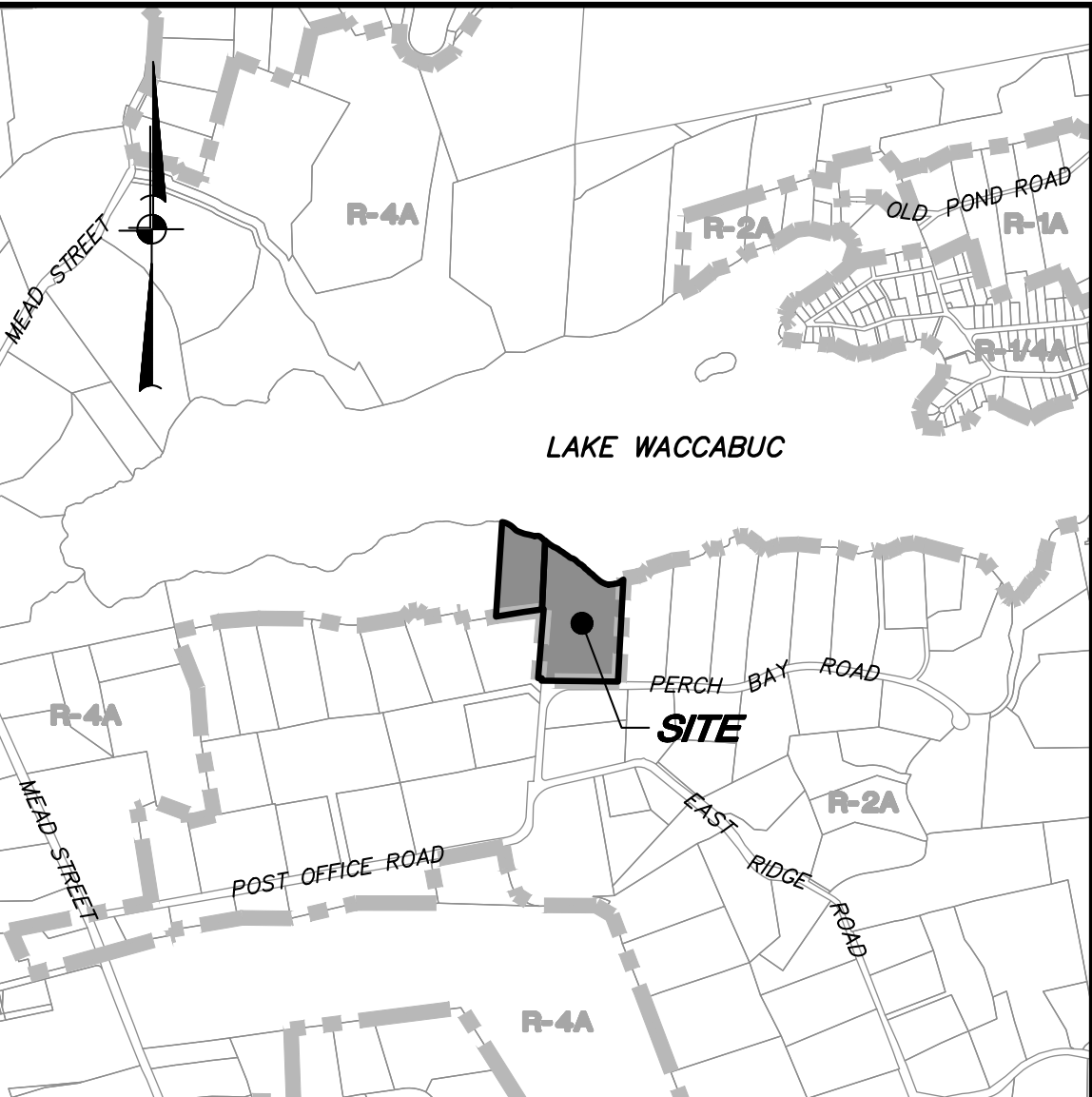
Insite File No. 20228.100





R4-A ZONE REQUIREMENTS			
	REQUIRED / PERMITTEE	COMBINED LOTS	
		EXISTING	PROPOSED
Minimum Lot Size:	4 AC	9.1 AC	9.1 AC
Minimum Front Yard:			
From street center line	75'	600'	573'
From front lot line	50'	576'	550'
Minimum Side Yard:	50'	29'	218'
Minimum Rear Yard:	50'	0' **	No change
Maximum Building Height:	2.5 stories / 35'	2.5 stories / 35'	2.5 stories / 35'
Maximum Building Coverage:	6%	0.5%	1.1%

\* Boathouse - Pre-existing concrete deck is 0.3' over property line per survey.  
\*\* Boathouse - Pre-existing porch overhang is 1.4' over property line per architectural drawings.



LOCATION MAP SCALE: 1" = 1,000'±

**OWNER/APPLICANT:** WACCABUC COUNTRY CLUB  
90 MEAD STREET  
WACCABUC, NY 10597

**SITE DATA:** Zone: R-4A (4 Acre Residential)  
Total Acreage: 9.1 AC±  
Tax Map No.: 1. Sheet 25A-Block 10813-Lot 01  
2. Sheet 25-Block 148-Lot 25

- GENERAL NOTES:**
- Property lines, existing conditions and topography as shown hereon based off of survey mapping prepared by Bunney Associates Land Surveyors completed 2007 and 4-4-2012, and by Insite Engineering, Surveying & Landscape Architecture P.C., completed 7-28-2018, 6-7-2021 and 5-17-2022.
  - Topography shown hereon (outside property lines) taken from both the Westchester County 2" contour, 1" = 100 scale GIS dataset dated April 2004 (elevations reference the North American Vertical Datum of 1988, NAVD 88).
  - Wetlands A shown hereon delineated by James Bates of Ecological Analysis on April 21, 2021, and survey located by Insite Engineering, Surveying & Landscape Architecture, P.C. on June 7, 2021. Wetlands B shown hereon delineated by James Bates of Ecological Analysis on May 11, 2021, and survey located by Insite Engineering, Surveying & Landscape Architecture, P.C. on May 13, 2022.
  - 
  - Based on a watercourse walk conducted with Miriyam Zachariah of NYCDEP on April 26, 2021, there are no NYCDEP watercourses on the project site.
  - It is the applicants intent to merge the 2 parcels into one lot as part of this project.
  - Disturbance limits shall be staked in the field prior to construction.
  - All walls equal to or greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer.
  - Construction of all walls equal to or greater than four (4) feet in height shall be certified by the Design Professional prior to the issuance of a Certificate of Occupancy/Completion.

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	EXISTING STONE WALL
	EXISTING MASONRY STONE WALL
	EXISTING WOODEN RETAINING WALL
	EXISTING DIRT TRAIL
	EXISTING GUIDE RAIL
	EXISTING WATERCOURSE
	EXISTING EDGE OF WATER
	EXISTING WETLAND FLAG
	EXISTING ROCK LEDGE
	PROPOSED 150' WATERCOURSE BUFFER
	PROPOSED 100' IMPERVIOUS LIMITING DISTANCE

4	7-26-22	REVISED PER TOWN COMMENTS	SMR
3	6-28-22	REVISED PER TOWN COMMENTS	SMR
2	5-31-22	REVISED PER TOWN COMMENTS	SMR
1	3-29-22	REVISED PER TOWN COMMENTS	SMR
NO.	DATE	REVISION	BY

**INSITE**  
ENGINEERING, SURVEYING &  
LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

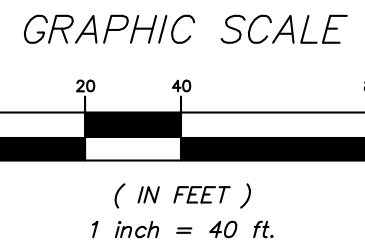
PROJECT:  
**WACCABUC COUNTRY CLUB  
BEACH CLUB IMPROVEMENTS**

90 MEAD ST., WACCABUC, TOWN OF LEWISBORO, WESTCHESTER CTY, NY

DRAWING:  
**OVERALL PLAN**

JOSEPH CERMELE, P.E.  
26647

PROJECT NUMBER	20228.100	PROJECT MANAGER	Z.M.P.	DRAWING NO.	OP-1
DATE	2-8-22	DRAWN BY	E.R.A.	SHEET	1
SCALE	1" = 40'	CHECKED BY	D.L.M.		9



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1209 OF ARTICLE 145 OF THE EDUCATION LAW.

**TOWN ENGINEER'S CERTIFICATION**

Reviewed for compliance with the Planning Board Resolution dated \_\_\_\_\_

Joseph Cermela, P.E.  
Kellard Sessions Consulting  
Town Consulting Engineer

Date \_\_\_\_\_

**PLANNING BOARD APPROVAL**

Approved by the Resolution of the Lewisboro Planning Board.

Chair \_\_\_\_\_ Date \_\_\_\_\_

Administrator \_\_\_\_\_ Date \_\_\_\_\_

**OWNER'S / APPLICANT'S CERTIFICATIONS**

The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves the same for filing.

Waccabuc Country Club  
90 Mead Street  
Waccabuc, NY 10597

Date \_\_\_\_\_

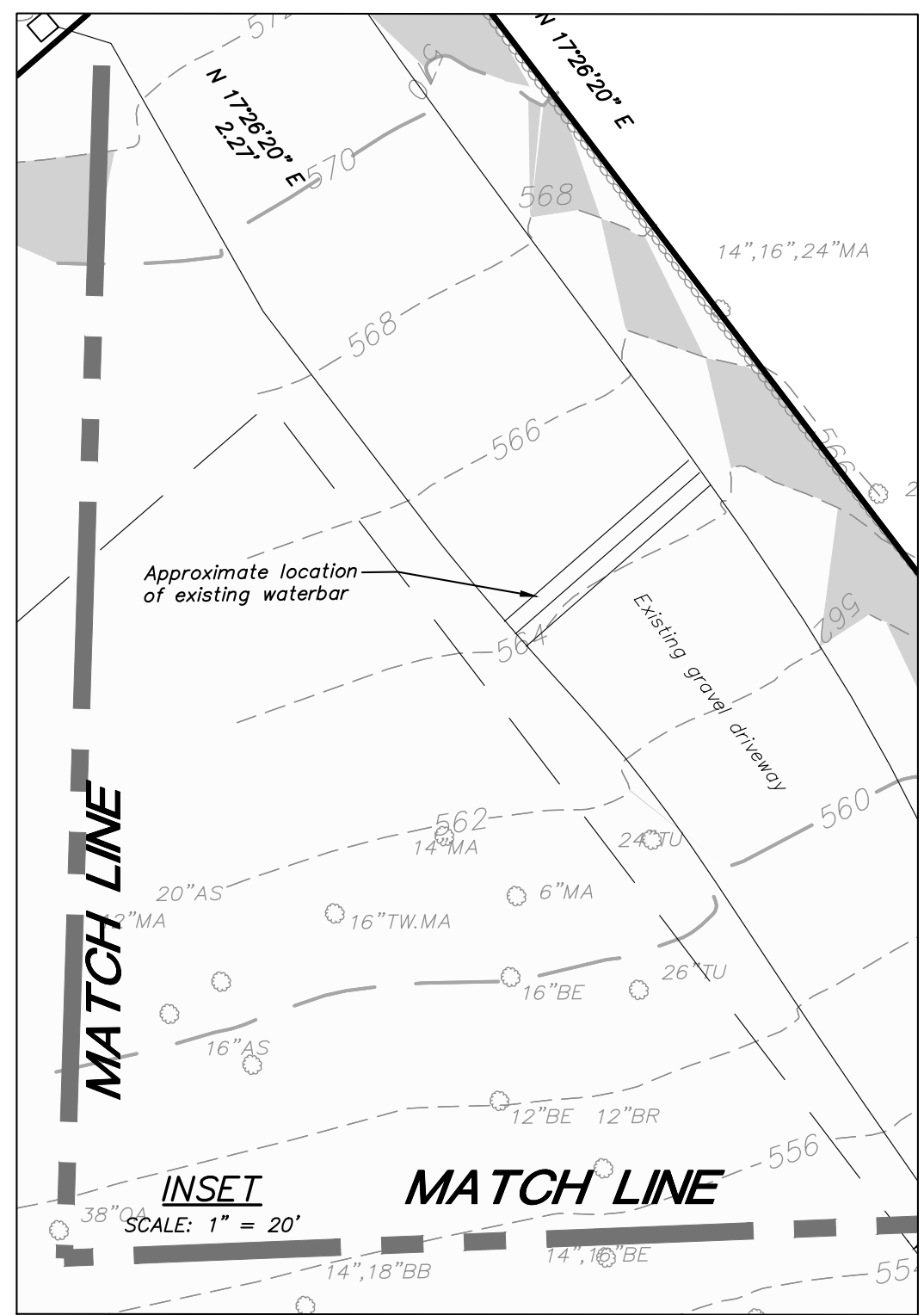
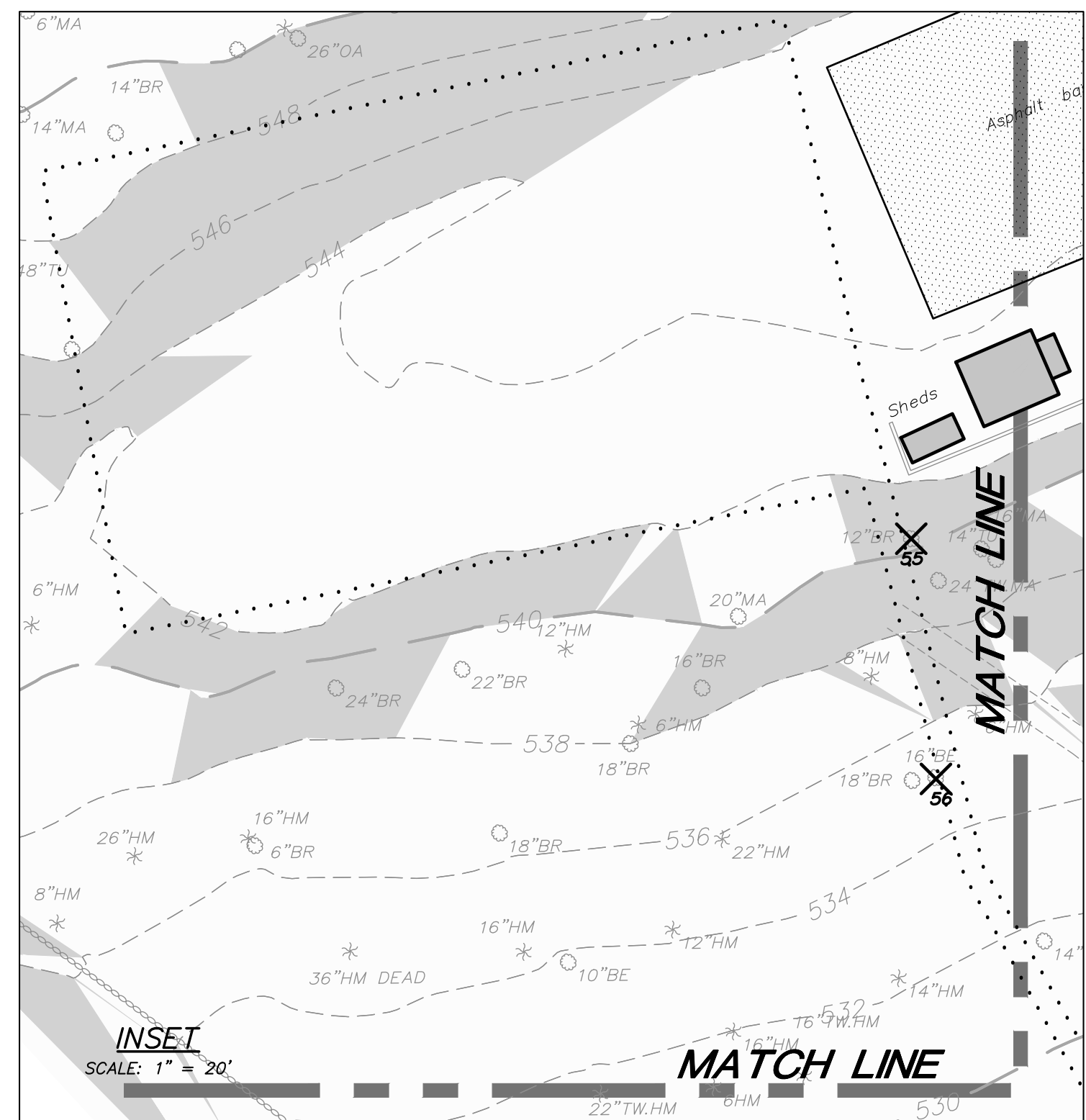




SLOPES TABLE				
Number	Minimum Slope	Maximum Slope	Color	Area (sf)
1	0%	15%		209,000
2	15%	100%		187,400

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	EXISTING STONE WALL
	EXISTING MASONRY STONE WALL
	EXISTING WOODEN RETAINING WALL
	EXISTING DIRT TRAIL
	EXISTING GUIDE RAIL
	EXISTING ASPHALT
	EXISTING CURB
	EXISTING UNDERGROUND DRAINAGE PIPE
	EXISTING DRAIN INLET
	EXISTING WELL
	EXISTING SSIS
	EXISTING WATERCOURSE
	EXISTING EDGE OF WATER
	EXISTING WETLAND
	EXISTING WETLAND FLAG
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	EXISTING INDIVIDUAL TREE
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	EXISTING TREE TO BE REMOVED
	EXISTING ROCK LEDGE
	EXISTING POST MOUNTED LIGHT
	PROPOSED LIMITS OF DISTURBANCE

TREE LEGEND	
	DECIDUOUS TREE
	EVERGREEN TREE
	ASH
	BLACK BIRCH
	BEECH
	BIRCH
	HICKORY
	HEMLOCK
	MAPLE
	OAK
	UNKNOWN SPECIES
	TULIP

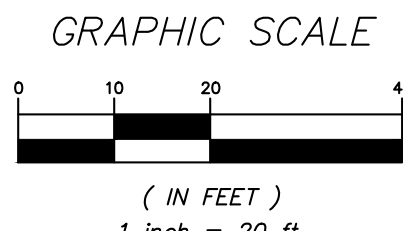


### LAKE WACCABUC

#### TREE REMOVAL CHART

TREE NUMBER	TREE SPECIES	CONDITION	TREE NUMBER	TREE SPECIES	CONDITION	TREE NUMBER	TREE SPECIES	CONDITION
3	6" BIRCH	GOOD	29	15" & 6" MAPLE	GOOD	44	8" BIRCH	GOOD
4	12" HEMLOCK	FAIR	30	8" MAPLE	GOOD	45	10" MAPLE	GOOD
5	22" BIRCH	GOOD	31	12" MAPLE	GOOD	46	10" MAPLE	GOOD
6	28" HEMLOCK	FAIR	32	20" TULIP	GOOD	47	10" MAPLE	GOOD
7	6" BIRCH	FAIR	33	18" TULIP	FAIR	48	8" MAPLE	GOOD
8	28" HEMLOCK	FAIR	34	8" BIRCH	GOOD	49	8" MAPLE	GOOD
9	14" BIRCH	GOOD	35	18" TULIP	POOR	50	10" BLACK BIRCH	GOOD
18	24" HEMLOCK	FAIR	36	10" & 16" MAPLE	POOR	51	8" BIRCH	GOOD
19	10" BIRCH	GOOD	37	12" MAPLE	POOR	52	10" MAPLE	FAIR
20	20" TULIP	GOOD	38	24" TULIP	FAIR	53	20" TULIP	POOR
21	30" ELM	GOOD	39	22" TULIP	FAIR	54	20" TULIP	POOR
26	8" MAPLE	GOOD	40	8" BIRCH	POOR	55	12" BIRCH	FAIR
28	36" ASH	GOOD	43	10" BIRCH	GOOD	56	16" BEECH	POOR
						57	10" MAPLE	POOR

Trees to be Removed: 40 (611" Cal.)



#### TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated \_\_\_\_\_

Joseph Cernia, P.E.  
Kierland Sessions Consulting  
Town, Consulting Engineer

#### OWNER'S / APPLICANT'S CERTIFICATIONS

The undersigned is the owner(s) of the property shown herein, is familiar with this drawing and its contents, and hereby approves the same for filing.

Waccabuc Country Club  
92 Mead Street  
Waccabuc, NY 10597

#### PLANNING BOARD APPROVAL

Approved by the Resolution of the Lewisboro Planning Board.

Chair \_\_\_\_\_ Date \_\_\_\_\_

Administrator \_\_\_\_\_ Date \_\_\_\_\_

4	7-26-22	REVISED PER TOWN COMMENTS	SMR
3	6-28-22	REVISED PER TOWN COMMENTS	SMR
2	5-31-22	REVISED PER TOWN COMMENTS	SMR
1	3-29-22	REVISED PER TOWN COMMENTS	SMR
NO.	DATE	REVISION	BY

**INSITE**  
ENGINEERING, SURVEYING &  
LANDSCAPE ARCHITECTURE, P.C.

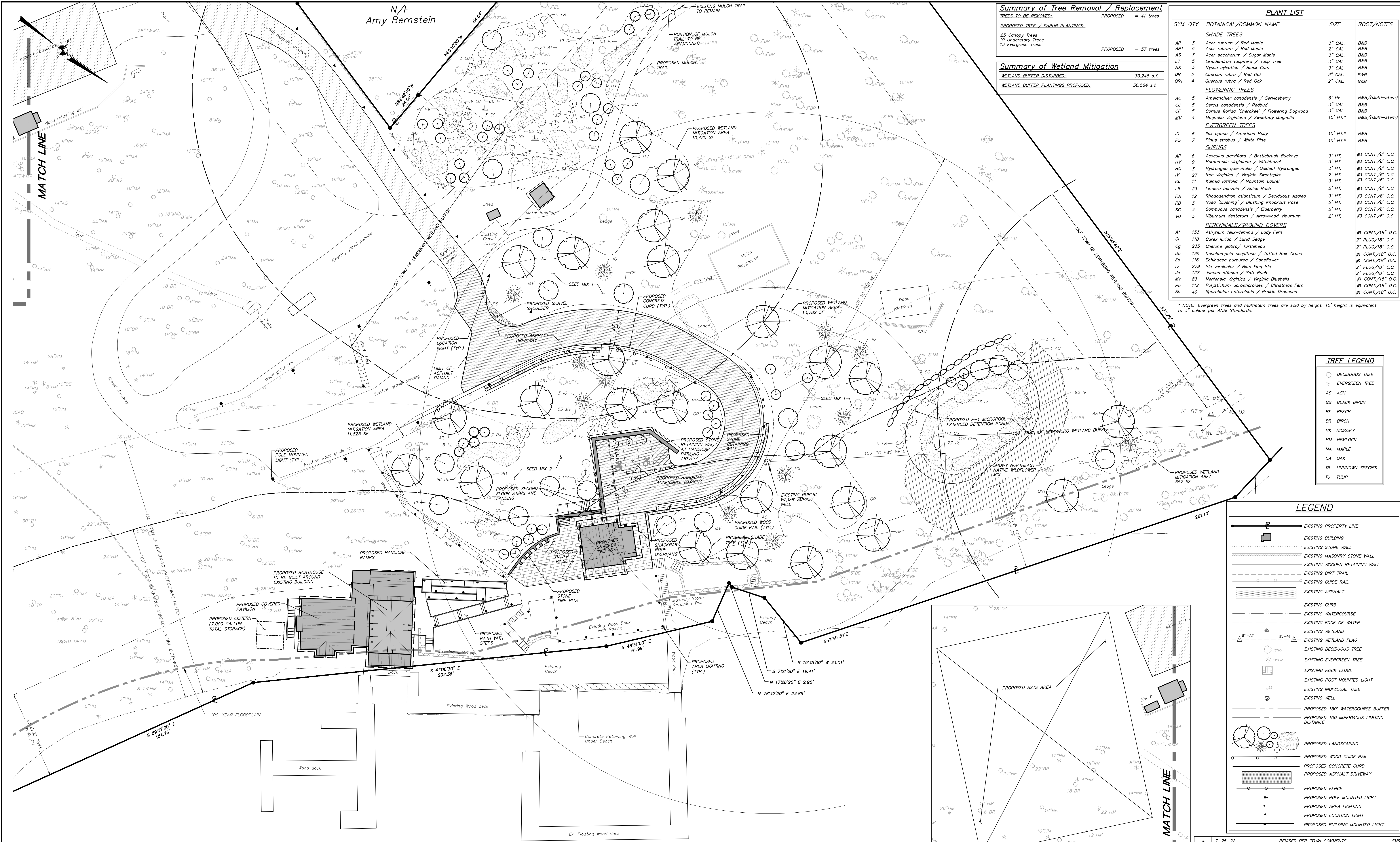
PROJECT:  
**WACCABUC COUNTRY CLUB  
BEACH CLUB IMPROVEMENTS**  
90 MEAD ST., WACCABUC, TOWN OF LEWISBORO, WESTCHESTER CTY, NY

DRAWING:  
**EXISTING CONDITIONS &  
REMOVALS PLAN**

PROJECT NUMBER	20228.100	PROJECT MANAGER	Z.M.P.	DRAWING NO.	SHEET
DATE	2-8-22	DRAWN BY	E.R.A.	EX-1	2
SCALE	1" = 20'	CHECKED BY	D.L.M.		9







Summary of Tree Removal / Replacement		
TREES TO BE REMOVED:		
PROPOSED TREE / SHRUB PLANTINGS:		
25 Canopy Trees		
19 Understory Trees		
13 Evergreen Trees		
		PROPOSED = 57 trees

Summary of Wetland Mitigation		
WETLAND BUFFER DISTURBED:		
WETLAND BUFFER PLANTINGS PROPOSED:		33,248 s.f.
		36,584 s.f.

PLANT LIST				
SYM	QTY	BOTANICAL/Common Name	SIZE	ROOT/NOTES
SHADE TREES				
AR	3	Acer rubrum / Red Maple	3" CAL	B&B
ARI	5	Acer rubrum / Red Maple	2" CAL	B&B
AS	3	Acer saccharum / Sugar Maple	3" CAL	B&B
LT	5	Liriodendron tulipifera / Tulip Tree	3" CAL	B&B
NS	3	Nyssa sylvatica / Black Gum	3" CAL	B&B
OR	2	Quercus rubra / Red Oak	3" CAL	B&B
ORI	4	Quercus rubra / Red Oak	2" CAL	B&B
FLOWERING TREES				
AC	5	Amelanchier canadensis / Serviceberry	6" HT.	B&B/(Multi-stem)
CC	5	Cercis canadensis / Redbud	3" CAL	B&B
CF	5	Cornus florida / Cherokee / Flowering Dogwood	3" CAL	B&B
MV	4	Magnolia virginiana / Sweetbay Magnolia	10' HT.*	B&B/(Multi-stem)
EVERGREEN TREES				
IO	6	Ilex opaca / American Holly	10' HT.*	B&B
PS	7	Pinus strobus / White Pine	10' HT.*	B&B
SHRUBS				
AP	6	Aesculus parviflora / Bottlebrush Buckeye	3" HT.	#3 CONT./6' O.C.
HV	9	Hamamelis virginiana / Witchhazel	3" HT.	#3 CONT./6' O.C.
HD	3	Hydrangea quercifolia / Oakleaf Hydrangea	3" HT.	#3 CONT./6' O.C.
IV	2	Itea virginica / Virginia Sweetspine	2" HT.	#3 CONT./6' O.C.
KL	11	Kalmia latifolia / Mountain Laurel	3" HT.	#3 CONT./6' O.C.
LB	23	Lindera benzoin / Spice Bush	2" HT.	#3 CONT./6' O.C.
RA	12	Rhododendron atlanticum / Deciduous Azalea	3" HT.	#3 CONT./6' O.C.
RB	3	Rosa 'Blushing' / Blushing Knockout Rose	2" HT.	#3 CONT./6' O.C.
SC	3	Sambucus canadensis / Elderberry	2" HT.	#3 CONT./6' O.C.
VD	3	Viburnum dentatum / Arrowwood Viburnum	2" HT.	#3 CONT./6' O.C.
PERENNIALS/GROUND COVERS				
AF	153	Athyrium filix-femina / Lady Fern		#1 CONT./18" O.C.
CI	118	Carex lurida / Lurid Sedge		2" PLUG/18" O.C.
Cg	235	Chelone glabra / Turtlehead		2" PLUG/18" O.C.
De	135	Deschampsia cespitosa / Tufted Hair Grass		2" PLUG/18" O.C.
Ep	116	Echinacea purpurea / Coneflower		#1 CONT./18" O.C.
Iv	279	Iris versicolor / Blue Flag Iris		2" PLUG/18" O.C.
Je	127	Juncus effusus / Soft Rush		2" PLUG/18" O.C.
Mv	83	Mertensia virginica / Virginia Bluebells		#1 CONT./18" O.C.
Pa	112	Polystichum acrostichoides / Christmas Fern		#1 CONT./18" O.C.
Sh	40	Sporobolus heterolepis / Prairie Dropseed		#1 CONT./18" O.C.

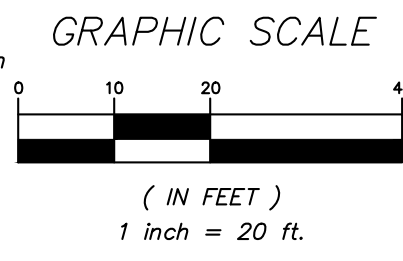
\* NOTE: Evergreen trees and multistem trees are sold by height. 10' height is equivalent to 3" caliper per ANSI Standards.

TREE LEGEND	
○	DECIDUOUS TREE
★	EVERGREEN TREE
AS	ASH
BB	BLACK BIRCH
BE	BEECH
BR	BIRCH
HK	HICKORY
HM	HEMLOCK
MA	MAPLE
OA	OAK
TR	UNKNOWN SPECIES
TU	TULIP

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING STONE WALL
	EXISTING MASONRY STONE WALL
	EXISTING WOODEN RETAINING WALL
	EXISTING DIRT TRAIL
	EXISTING GUIDE RAIL
	EXISTING ASPHALT
	EXISTING CURB
	EXISTING WATERCOURSE
	EXISTING EDGE OF WATER
	EXISTING WETLAND FLAG
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	EXISTING ROCK LEDGE
	EXISTING POST MOUNTED LIGHT
	EXISTING INDIVIDUAL TREE
	EXISTING WELL
	PROPOSED 150' WATERCOURSE BUFFER
	PROPOSED 100' IMPERVIOUS LIMITING DISTANCE
	PROPOSED LANDSCAPING
	PROPOSED WOOD GUIDE RAIL
	PROPOSED CONCRETE CURB
	PROPOSED ASPHALT DRIVEWAY
	PROPOSED FENCE
	PROPOSED POLE MOUNTED LIGHT
	PROPOSED AREA LIGHTING
	PROPOSED LOCATION LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

- SEEDING NOTES:**
- All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments shall be determined based on specific testing of topsoil material. Topsoil shall be placed using a method that will not cause compaction.
  - Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
    - select seed mixture per drawings and seeding notes;
    - no fertilizer is to be for seeded areas. Nutrient requirements shall be met by incorporation of acceptable organic matter based on results of soil testing;
    - mulch: soft hay or small grain straw applied at a rate of 90 lbs./1000 s.f. or 2 tons/acre, to be applied and anchored according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005;
    - if the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
  - Seeding should begin immediately upon completion of finish grading and seed bed preparation while soil is still friable and before weeds can emerge. If seeding area is crusted or compacted, it should be loosened by discing or tillage. If weeds are present, they should be mowed short and removed or killed under before seed is applied.
  - Seed mixtures shall be planted between March 21 and May 20, or between August 15, and October 15 or as directed by project representative. The seed mixes as specified on these drawings are as follows:
    - Seed Mix #1 for disturbed woodland areas shall be (ERNMX-132-1) Right of Way Native Woods Mix with annual ryegrass at a rate of 30 lbs./acre.
    - Seed Mix #2 for the area between the parking lot and deck shall be (ERNMX-181) Native Steep Slopes Mix with annual ryegrass at a rate of 60 lbs./acre.
    - Temporary Seed Mix for temporary seeding shall be annual or perennial ryegrass. In spring, summer or early fall, at a rate of 30 lbs./acre or winter rye (cereal rye) in late fall or early winter at a rate of 100 lbs./acre.

- NOTE:**  
Refer to architectural drawings by Doyle Coffin Architecture for details of proposed buildings.
- PLANTING NOTES:**
- All proposed planting beds to receive a 12" min. depth of topsoil. No fertilizer is to be used. Nutrient requirements shall be met by incorporation of suitable organic material. Soil amendments based on specific testing of topsoil material.
  - Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
  - All plant material to be nursery grown.
  - Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
  - Plant material shall be taken from healthy nursery stock.
  - All plants shall be grown under climate conditions similar to those in the locality of the project.
  - Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
  - The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
  - Provide a 3" layer of shredded bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
  - All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.



PLANNING BOARD APPROVAL	
Reviewed for compliance with the Planning Board Resolution dated _____	
Approved by the Resolution of the Lewisboro Planning Board.	
Chair _____	Date _____
Administrator _____	Date _____

TOWN ENGINEER'S CERTIFICATION	
Reviewed for compliance with the Planning Board Resolution dated _____	
Joseph Cerniele, P.E. Kellard Sessions Consulting Town Consulting Engineer	
Date _____	
OWNER'S / APPLICANT'S CERTIFICATIONS	
The undersigned is the owner(s) of the property shown herein, is familiar with this drawing and its contents, and hereby approves the same for filing.	
Waccabuc Country Club 90 Mead Street Waccabuc, NY 10597	
Date _____	

**INSITE**  
ENGINEERING, SURVEYING &  
LANDSCAPE ARCHITECTURE, P.C.

PROJECT:  
**WACCABUC COUNTRY CLUB  
BEACH CLUB IMPROVEMENTS**

DRAWING:  
**LAYOUT & LANDSCAPE PLAN**

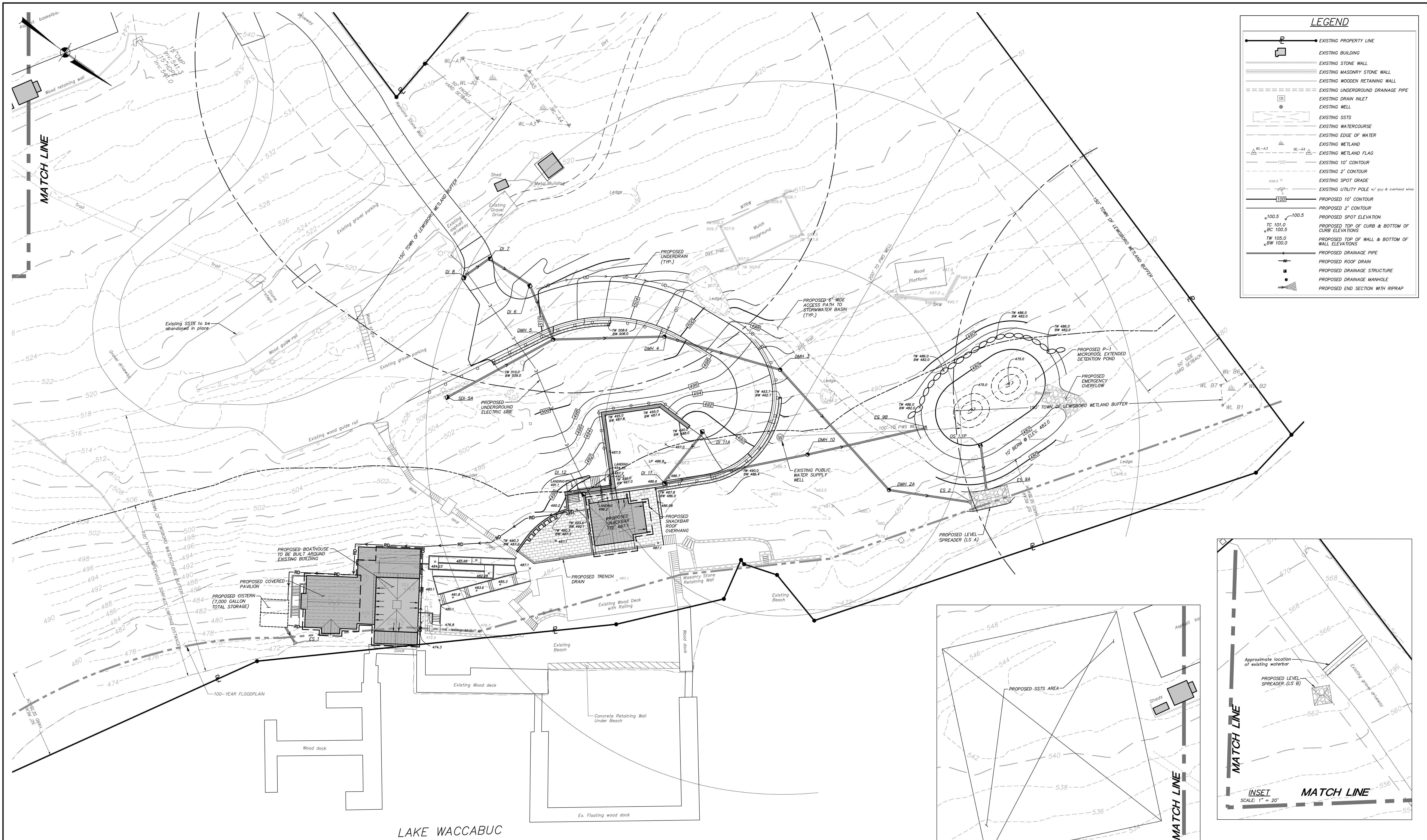
3 Garrett Place  
NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT NUMBER	20228.100	PROJECT MANAGER	Z.M.P.	DRAWING NO.	SHEET
DATE	2-8-22	DRAWN BY	E.R.A.		3
SCALE	1" = 20'	CHECKED BY	D.L.M.		9

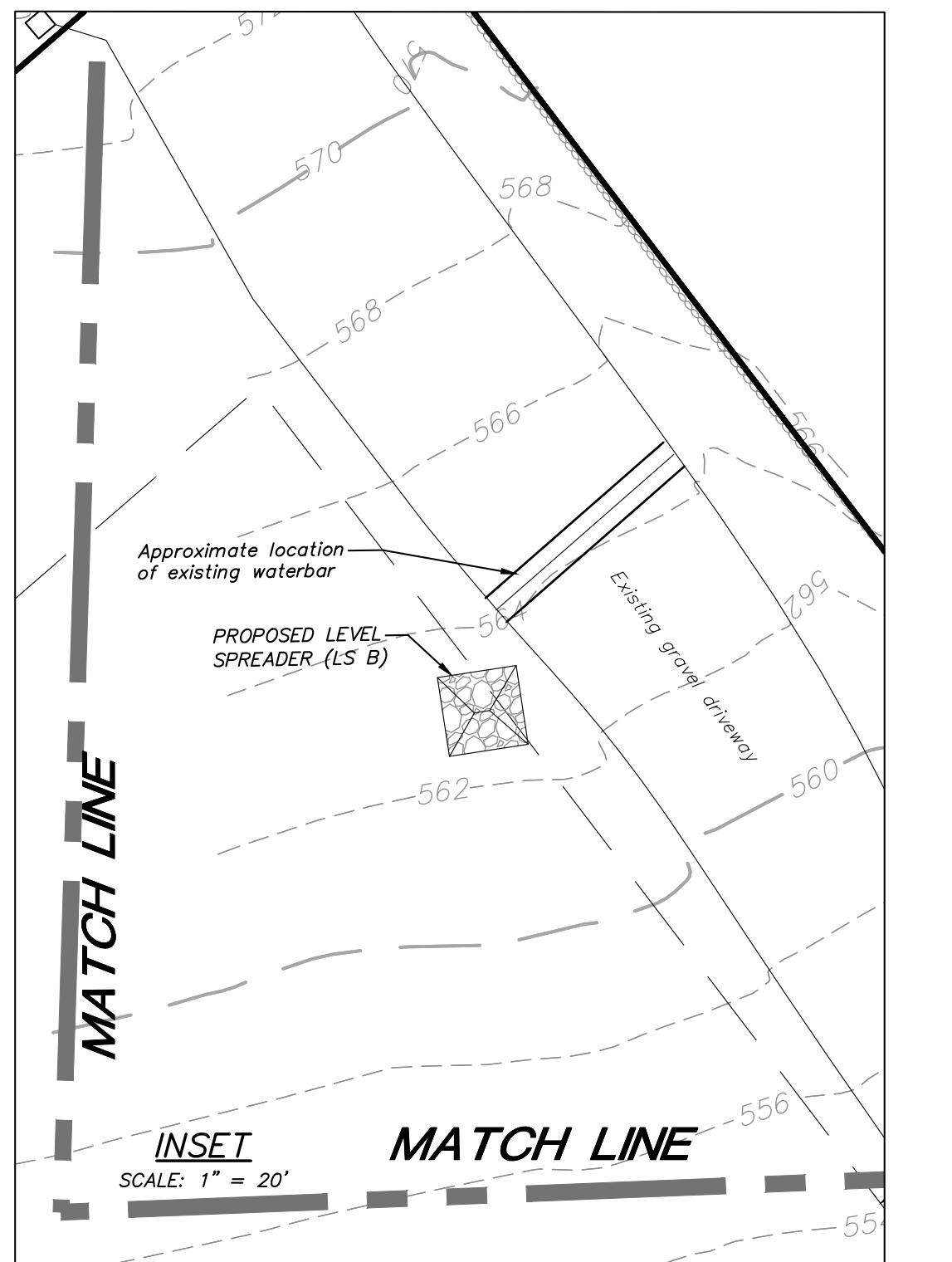
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1209 OF ARTICLE 145 OF THE EDUCATION LAW.

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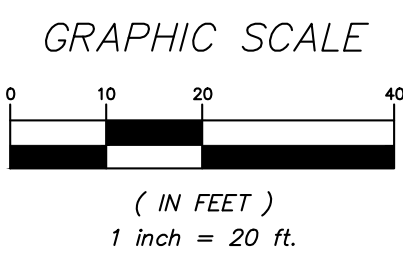


LEGEND	
	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING STONE WALL
	EXISTING MASONRY STONE WALL
	EXISTING WOODEN RETAINING WALL
	EXISTING UNDERGROUND DRAINAGE PIPE
	EXISTING DRAIN INLET
	EXISTING WELL
	EXISTING SSIS
	EXISTING WATERCOURSE
	EXISTING EDGE OF WATER
	EXISTING WETLAND
	EXISTING WETLAND FLAG
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	EXISTING UTILITY POLE w/ guy & overhead wires
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB & BOTTOM OF CURB ELEVATIONS
	PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
	PROPOSED DRAINAGE PIPE
	PROPOSED ROOF DRAIN
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED DRAINAGE MANHOLE
	PROPOSED END SECTION WITH RIPRAP



PROPOSED DRAINAGE TABLE				
STRUCTURE	RIM	INV.	PIPE	LENGTH
DI 12	487.0	484.1	12\" HOPE	46 L.F.
DI 11	486.9	484.6 / 483.3	12\" HOPE	82 L.F.
DMH 10	485.6	482.4 / 481.0	12\" HOPE	68 L.F.
ES 9B	-	480.0	12\" HOPE	68 L.F.
DI 11A	488.5	485.6	8\" HOPE	36 L.F.
DI 11	486.9	483.6	8\" HOPE	33 L.F.
TD 12A	487.0	485.1	8\" HOPE	33 L.F.
DI 12	487.0	484.1	8\" HOPE	33 L.F.
OS 1.1P	480.2	476.5	12\" HOPE	30 L.F.
ES 9A	-	476.0	12\" HOPE	30 L.F.
DI 8	515.0	511.8	12\" HOPE	17 L.F.
DI 7	515.7	511.3	12\" HOPE	26 L.F.
DI 6	510.5	507.3	12\" HOPE	32 L.F.
DMH 5	506.2	503.0 / 501.7	15\" HOPE	63 L.F.
DMH 4	501.6	498.2	15\" HOPE	68 L.F.
DMH 3	494.5	491.1	15\" HOPE	91 L.F.
DMH 2A	481.2	477.8	15\" HOPE	46 L.F.
ES 2	-	476.0	15\" HOPE	67 L.F.
SDI 5A	505.8	502.4	15\" HOPE	67 L.F.
DMH 5	506.2	501.7	15\" HOPE	67 L.F.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1209 OF ARTICLE 145 OF THE EDUCATION LAW.



<b>TOWN ENGINEER'S CERTIFICATION</b> Reviewed for compliance with the Planning Board Resolution dated _____  Joseph Cernello, P.E. Kearney Sessions Consulting Town, Consulting Engineer Date _____	
<b>PLANNING BOARD APPROVAL</b> Approved by the Resolution of the Lewisboro Planning Board.  Chair _____ Date _____  Administrator _____ Date _____	
<b>OWNER'S / APPLICANT'S CERTIFICATIONS</b> The undersigned is the owner(s) of the property shown herein, is familiar with this drawing and its contents, and hereby approves the same for filing.  Waccabuc Country Club 90 Mead Street Waccabuc, NY 10597 Date _____	

<b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com	
PROJECT: <b>WACCABUC COUNTRY CLUB BEACH CLUB IMPROVEMENTS</b> 90 MEAD ST., WACCABUC, TOWN OF LEWISBORO, WESTCHESTER CTY, NY	
DRAWING: <b>GRADING &amp; UTILITIES PLAN</b>	
PROJECT NUMBER: 20228.100	PROJECT MANAGER: Z.M.P.
DATE: 2-8-22	DRAWN BY: E.R.A.
SCALE: 1" = 20'	CHECKED BY: D.L.M.
DRAWING NO. <b>SP-2</b>	SHEET 4



CONSTRUCTION SEQUENCE:

1. Install stabilized construction entrance and silt fence in general locations as shown hereon. Install construction fence around the proposed SSIS area.
2. Contractor shall provide additional erosion and sediment control measures as needed during demolition and construction to keep sediment laden runoff from discharging into Lake Waccabuc. Additionally, the contractor shall refer to the project SWPPP for additional implementation and maintenance of the proposed stormwater facilities and erosion and sediment control measures during construction.
3. Raise existing storage building and snack bar.
4. Demolish existing features to be removed and clear existing trees to be removed.
5. Strip and stockpile topsoil on site for later use in lawn and landscape areas.
6. Begin earthwork operations associated with the proposed stormwater management pond and excavation for the proposed system.
7. Begin earthwork operations for proposed driveway, path, and parking area.
8. Begin construction of proposed snack bar, boat house, and associated decking and courtyards.
9. Install proposed drainage and conveyance system, and roof drains.
10. Install proposed SSIS.
11. Upon completion of all grading operations, install finished asphalt surfaces.
12. Topsoil, seed and mulch all disturbed areas as soon as practical in accordance with the erosion and sediment control notes on the project plans.
13. Once final stabilization has been achieved, remove all temporary erosion and sediment control measures.

EROSION & SEDIMENT CONTROL NOTES:

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Aristocrat" Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
  - Kentucky Bluegrass 20%
  - Creeping Red Fescue 40%
  - Perennial Ryegrass 20%
  - Annual Ryegrass 20%
  - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
9. Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Curbex 1 Single Net Erosion Control Blanket, or approved equal.
10. Paved roadways shall be kept clean at all times.
11. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
12. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
13. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
14. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
15. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
16. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
17. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
18. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
19. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
20. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

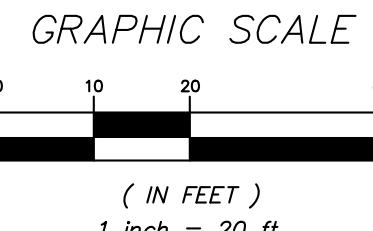
MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	—	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	—	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	—	Inspect	Mulching, Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	—	Inspect	Inspect	Water/Reseed/Remulch	Reseed to 80% Coverage
INLET PROTECTION	—	Inspect	Inspect	Clean/Repair/Replace	Remove
SOIL STOCKPILES	—	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove
CONCRETE DRAINAGE STRUCTURES	—	Inspect	Inspect	Clean Sumps/ Remove Debris/ Repair/Replace	Clean Sumps/ Remove Debris/ Repair/Replace
DRAINAGE PIPES	—	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	—	Inspect	Inspect	Clean	Clean
*STORMWATER MANAGEMENT PRACTICE	—	Inspect	Inspect	Clean/Mulch/ Repair/Reseed	See Permanent Stormwater Facilities Maintenance Schedule

\* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized. Note: The party responsible for implementation of the maintenance schedule during and after construction is: WACCABUC COUNTRY CLUB 90 MEAD STREET WACCABUC, NY 10597 and/or the current owner(s) of the subject property.



EARTHWORK NOTES:

1. All earthwork calculations are based on the difference between the existing grades and proposed finished grades. Any excavation within the proposed building footprint has not been considered in these calculations.
2. Estimated earthwork volumes are approximate and do not account for swell or compaction.
3. The use/quantity of select fill materials for road sub-base, pipe embankments, subsurface stormwater management practices, any structural fill, etc. are not accounted for in these calculations.
4. The calculations contained herein do not consider the soil characteristics of the cut/fill soils and their suitability for use as a general and/or select fill. Compaction testing shall be performed during construction in accordance with the project specifications. Should the in-situ soils not be able to meet compaction prior to rendering the in-situ material unsuitable, the project geotechnical engineer shall recommend corrective measures such as amending or mixing the soil.
5. The depth to ledge rock and/or impacts associated with rock excavation have not been considered in these calculations.
6. All Cuts and Fill Volumes have been rounded to the nearest 100 Cubic Yards.
7. All excess and unsuitable material shall be disposed of off site at the expense of the contractor in accordance with the project specifications.
8. Volumes provided in the Earthwork Table are for permitting purposes only. Contractor shall be responsible for calculating material quantities for construction.
9. The proposed grading and installation of proposed level spreader (LS A) within the FEMA 100-year Floodplain results in no net loss of flood storage within the FEMA 100-year Floodplain.



TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated \_\_\_\_\_

**INSITE**  
ENGINEERING, SURVEYING &  
LANDSCAPE ARCHITECTURE, P.C.

PROJECT:  
**WACCABUC COUNTRY CLUB  
BEACH CLUB IMPROVEMENTS**

DRAWING:  
**EROSION & SEDIMENT CONTROL  
PLAN**

PROJECT NUMBER 20228.100  
DATE 2-8-22  
SCALE 1" = 20'

PROJECT MANAGER Z.M.P.  
DRAWN BY E.R.A.  
CHECKED BY D.L.M.

DRAWING NO. **SP-3**  
SHEET 5

3 Garrett Place  
Cornell, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

STATE OF NEW YORK  
REGISTERED PROFESSIONAL ENGINEER  
No. 6647

PLANNING BOARD APPROVAL

Approved by the Resolution of the Lewisboro Planning Board.

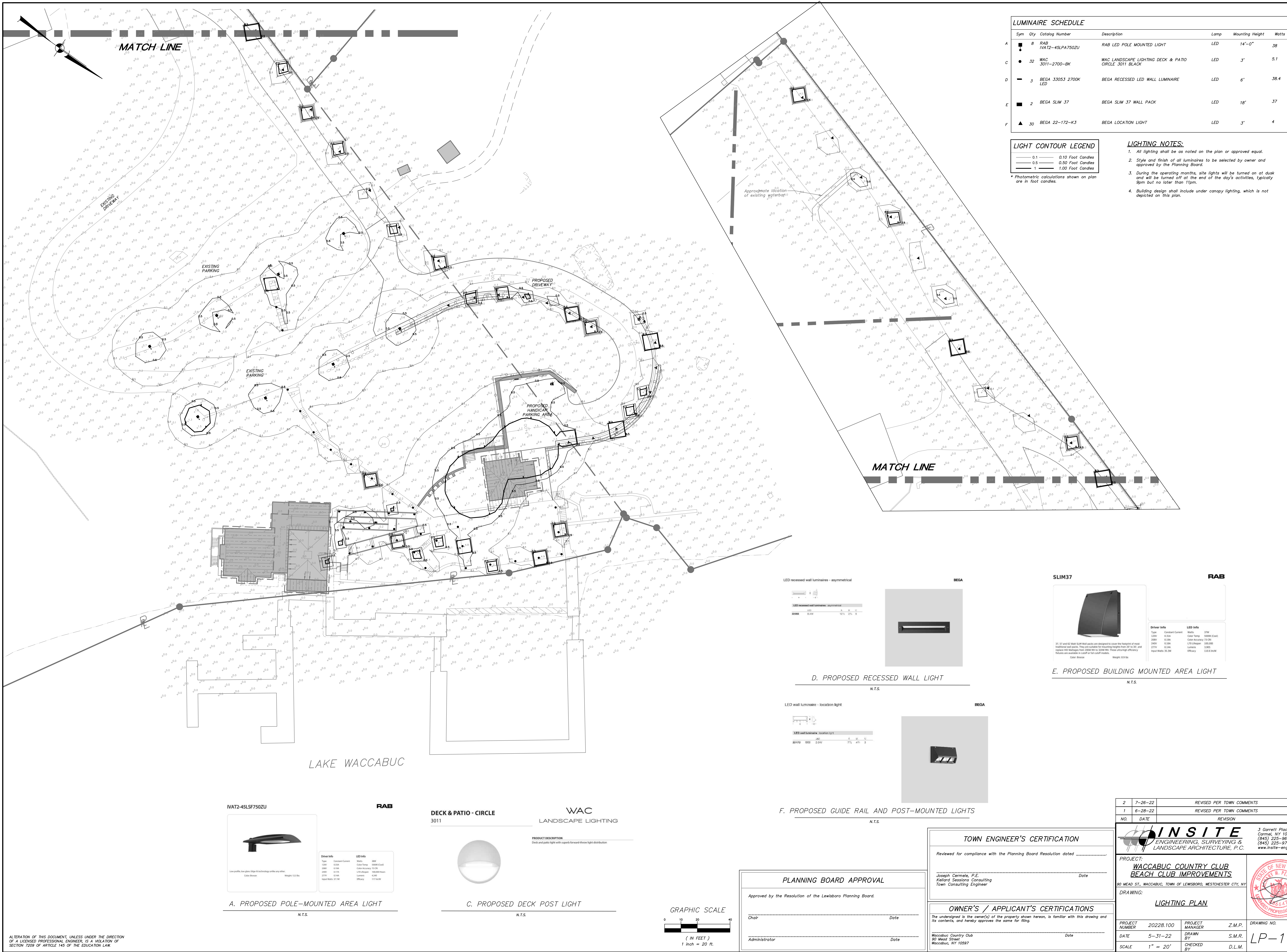
Chair \_\_\_\_\_ Date \_\_\_\_\_  
Administrator \_\_\_\_\_ Date \_\_\_\_\_

OWNER'S / APPLICANT'S CERTIFICATIONS

The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves the same for filing.

Waccabuc Country Club  
90 Mead Street  
Waccabuc, NY 10597





Z:\2022\20220505 Waccabuc Beach Club Improvements LP.dwg, 7/25/2022 10:20:25 AM, enclawdwin, 11







# REQUIRED SWPPP CONTENTS PER GP-0-20-001:

1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control". Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1a-1 of General Permit GP-0-20-001:

Background Information: The subject project consists of the redevelopment of the existing Beach Club portion of Waccabuc Country Club including modifications to the existing concession stand and boat house and construction of a covered deck, access driveway, handicap accessible parking area and associated appurtenances.

- Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
- Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Chertified-Charlton Complex (C4), and Paxton Fine Sandy Loam (P4), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Groups "A" and "B".
- Construction phasing plan / sequence of operations: The Construction Sequence and Phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.

d. Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.

e. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided hereon identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.

f. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.

g. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.

h. An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP-0-15-002. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.

i. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.

j. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.

k. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control": All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control".

2. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001), all construction projects needing post-construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post-construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2a-1 and III.B.3:

a. Identification of all post-construction stormwater management practices to be constructed as part of the project: This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.

b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice: This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.

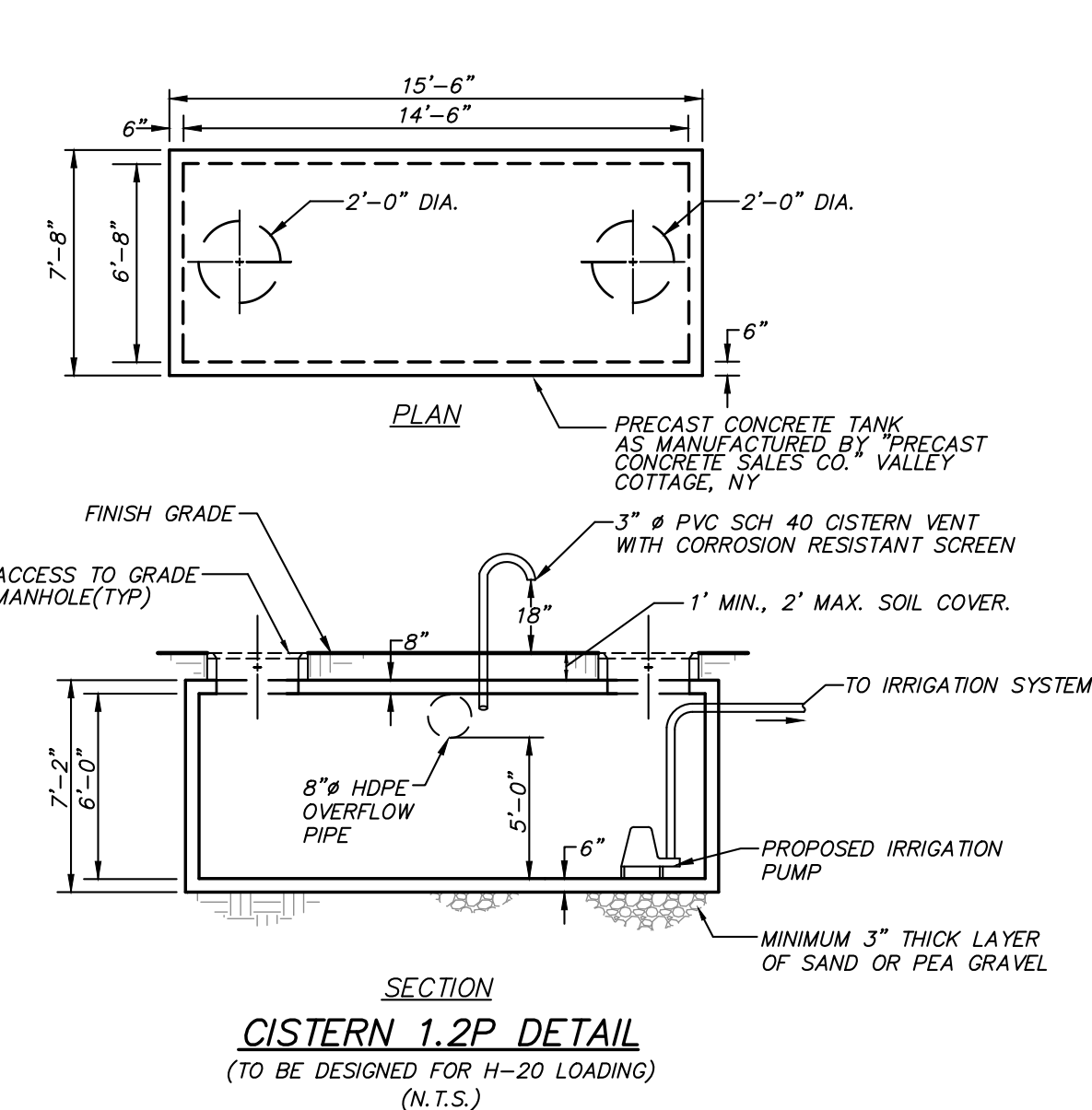
c. A Stormwater Modeling and Analysis Report including pre-development conditions, post-development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the sizing criteria, identification of and justification for any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the report titled Stormwater Pollution Prevention Plan for Waccabuc Country Club - Beach Club Improvements.

d. Soil testing results and locations: This SWPPP requirement is provided in the report titled Stormwater Pollution Prevention Plan for Waccabuc Country Club - Beach Club Improvements.

e. Infiltration testing results: This SWPPP requirement is provided in the report titled Stormwater Pollution Prevention Plan for Waccabuc Country Club - Beach Club Improvements.

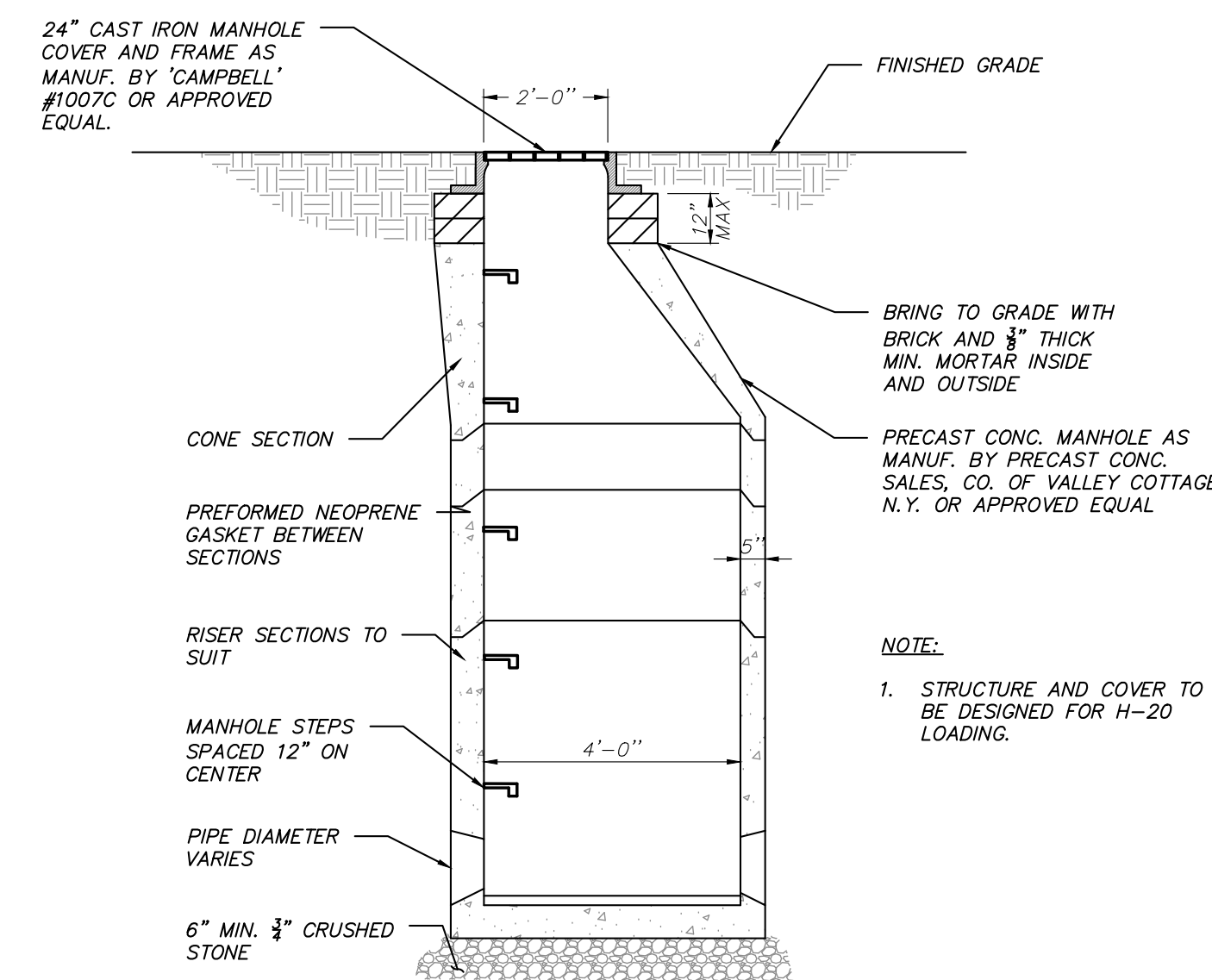
f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice: The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The Permanent Stormwater Facilities Maintenance Schedule provided on these plans serves to satisfy this requirement.

3. Enhanced Phosphorus Removal Standards - Beginning on September 30, 2008, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the most current version of the technical standard, New York Stormwater Management Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2a - 2f above. The permanent stormwater practices for this project have been sized according to chapter 10 of the Design Manual Enhanced Phosphorus Removal Standards. Please see 2a - 2f above.



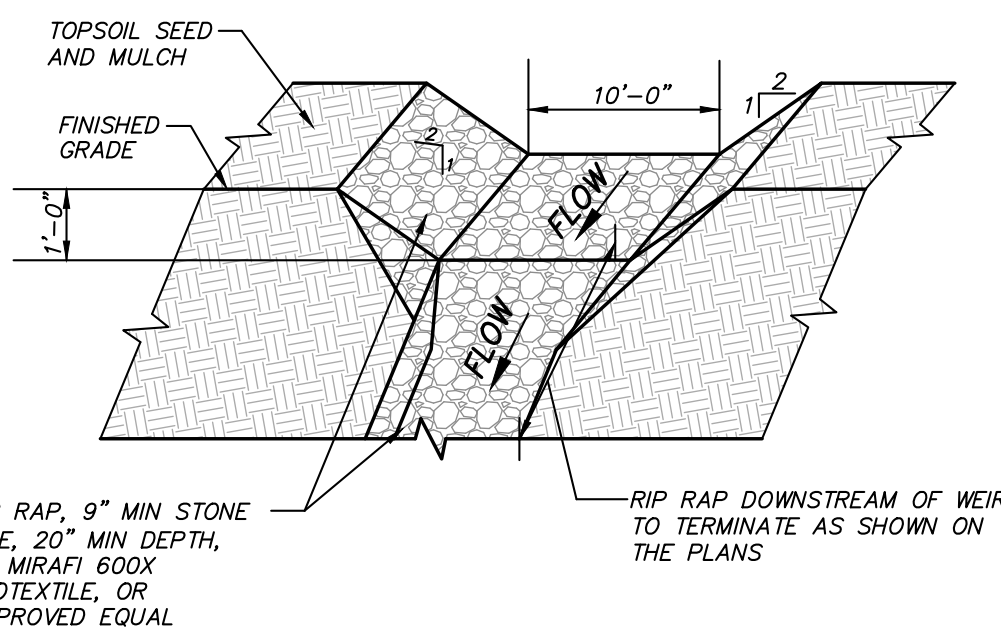
## IRRIGATION SYSTEM NOTES:

- The proposed cistern is proposed to capture stormwater runoff from the proposed boat house and snack bar. The cistern will be used regularly to ensure storage capacity is provided for future storm events and to prevent the stored runoff from becoming stagnant.
- The cistern shall be installed with a pump and distribution piping capable of servicing the onsite landscaped areas. Irrigation system to be designed by others.
- Cistern 1.2P system shall consist of two (2) concrete tanks connected together for a total storage volume of 7,000 gallons.
- Irrigation distribution and piping shall be installed prior to the installation of finished asphalt and concrete surfaces.
- Water levels in the cistern must be lowered at the beginning of winter to prevent possible ice damage and provide the needed storage in the cistern for capturing runoff from spring snow melt.
- Contractor to connect the tanks with 6" PVC SDR 35 equalization pipes. Equalization pipes shall be laid level at the bottom of the tanks.
- A 3" PVC SCH 40 vent shall be provided for each tank. The vents shall be collected with a manifold to an open vent in the adjacent lawn area.



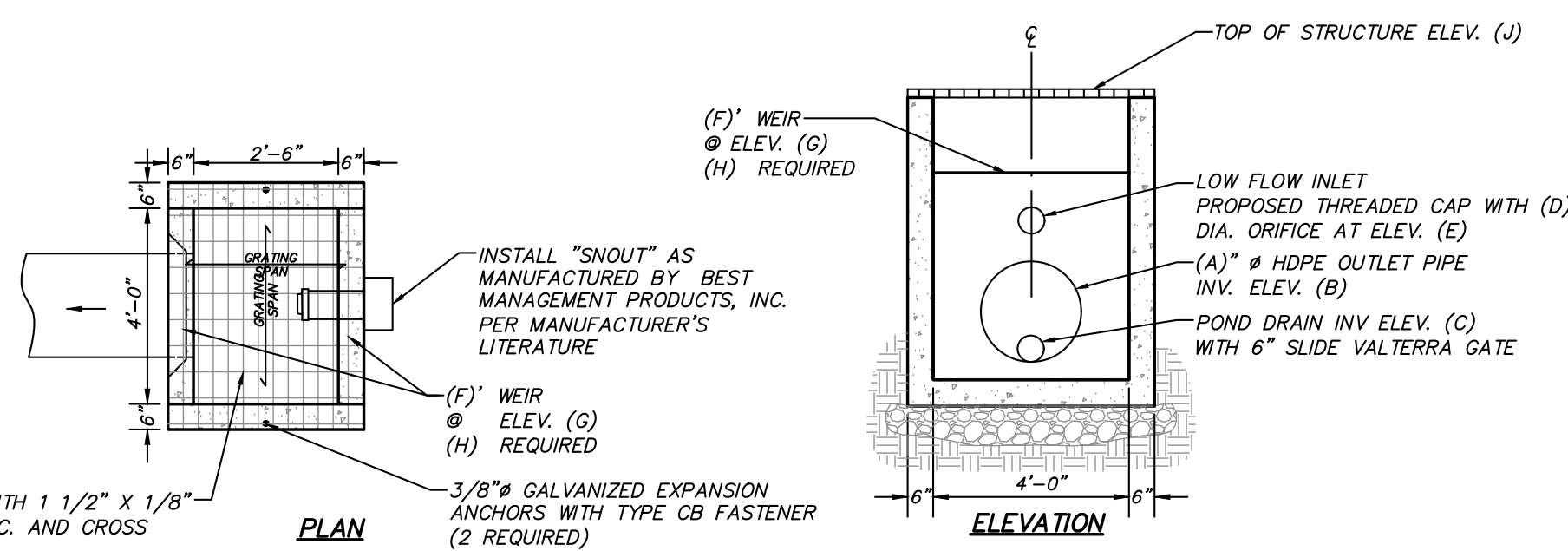
## DRAINAGE MANHOLE DETAIL

(N.T.S.)



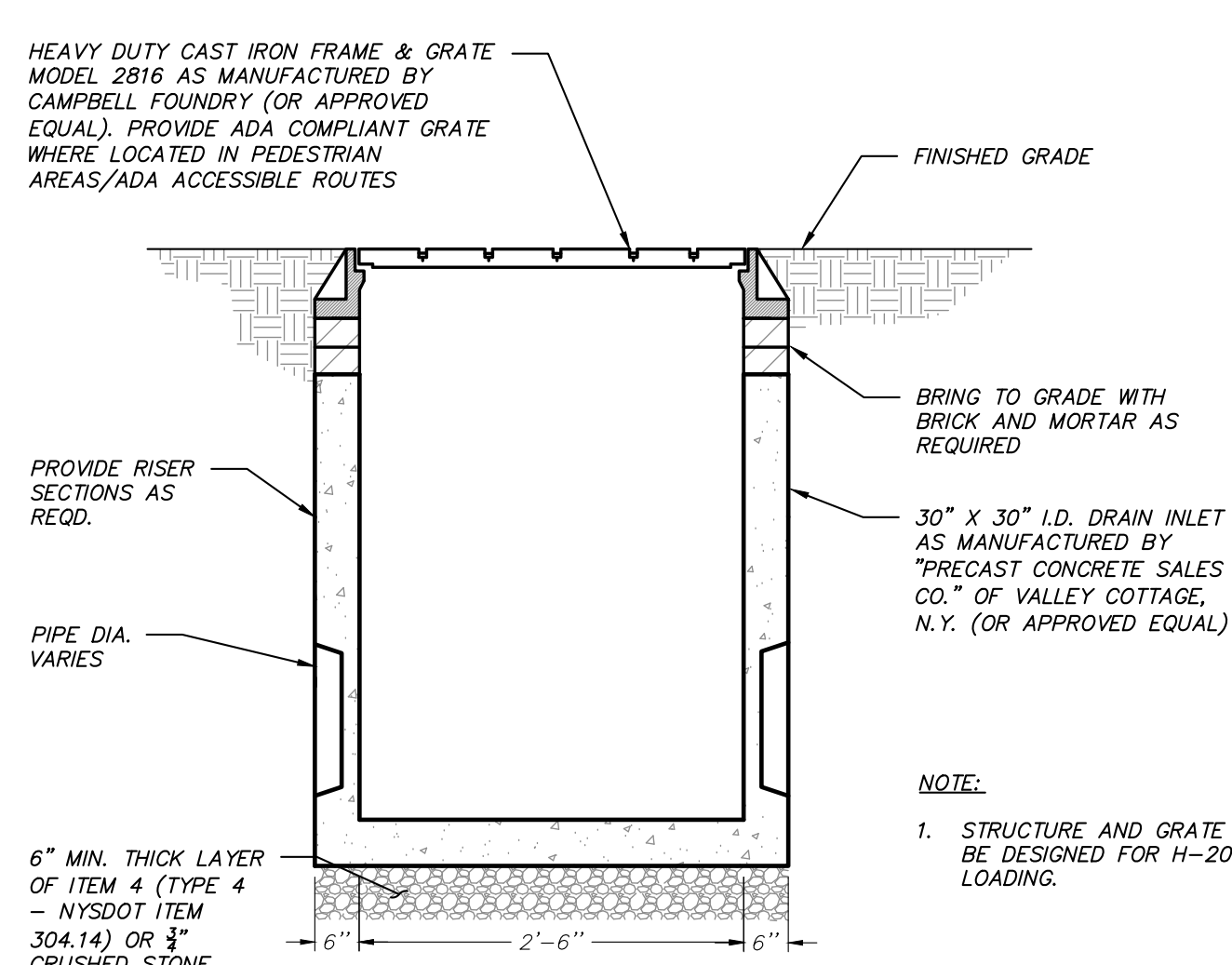
## EMERGENCY OVERFLOW SPILLWAY DETAIL

(N.T.S.)



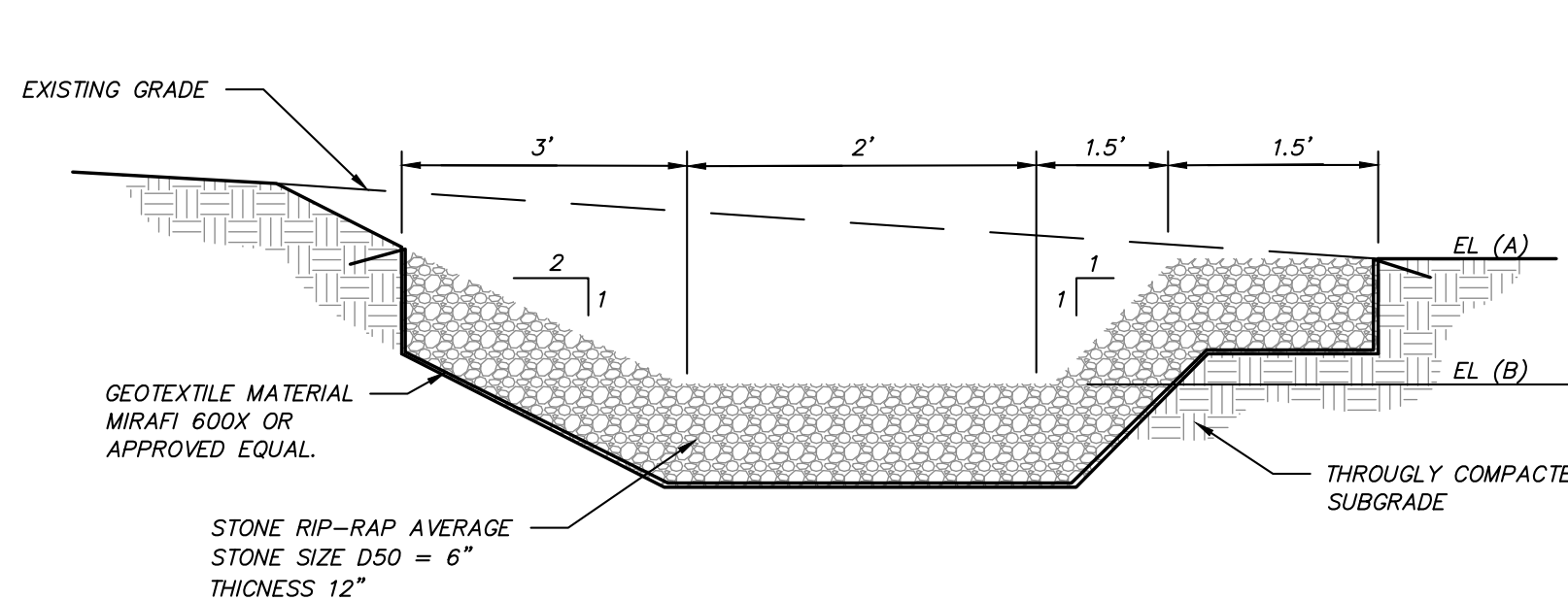
## 18" X 18" DRAIN INLET DETAIL

(N.T.S.)



## 30" X 30" DRAIN INLET DETAIL

(N.T.S.)



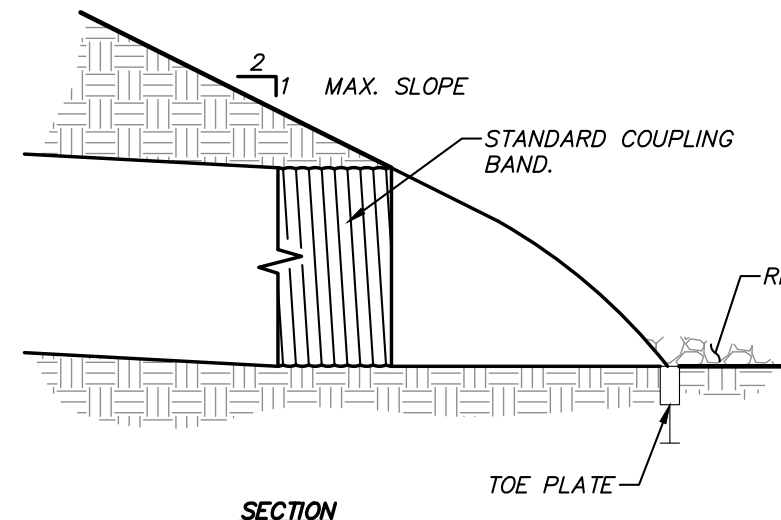
## LEVEL SPREADER DETAIL

(N.T.S.)

- NOTES:
- THE LEVEL SPREADERS HAVE BEEN SIZED TO PROVIDE LESS THAN 0.5 CFS PER LINEAR FOOT IN ACCORDANCE WITH THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", LATEST EDITION.
  - THE 100-YEAR PEAK FLOW FOR THE LEVEL SPREADER WAS TAKEN FROM THE POST-DEVELOPMENT COMPUTER DATA CONTAINED IN APPENDIX C OF THE PROJECT STORMWATER POLLUTION PREVENTION PLAN.
  - THE 100-YEAR PEAK FLOW FOR THE LEVEL SPREADER WAS CALCULATED BASED ON A CONTRIBUTING AREA OF 0.3 ACRES, TIME OF CONCENTRATION OF 10 MINUTES AND RAINFALL INTENSITY OF 7.50 IN/HR.

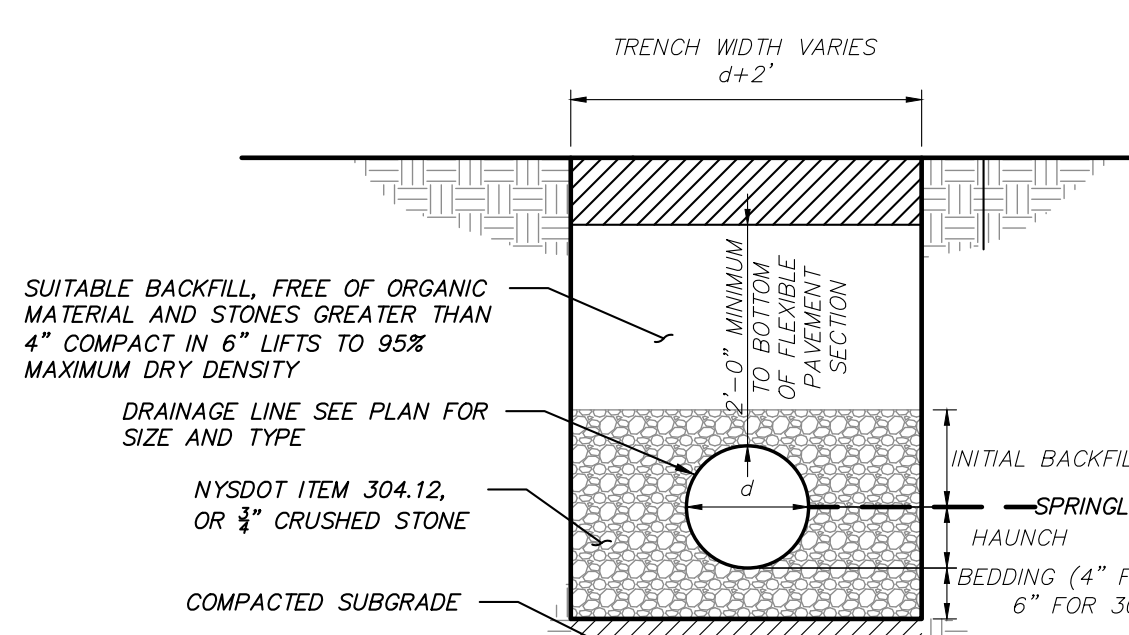
## LEVEL SPREADER DETAIL

(N.T.S.)



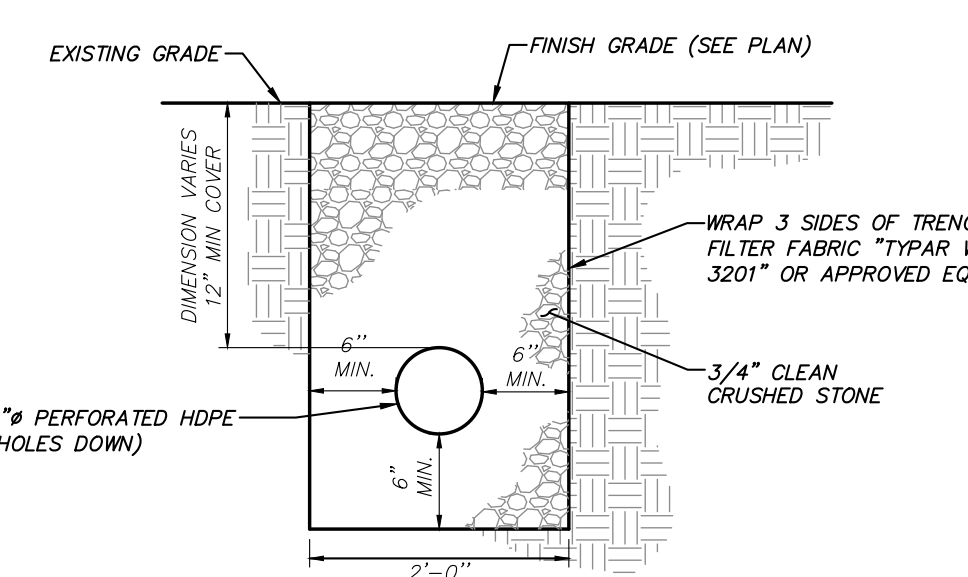
## END SECTION DETAIL

(N.T.S.)



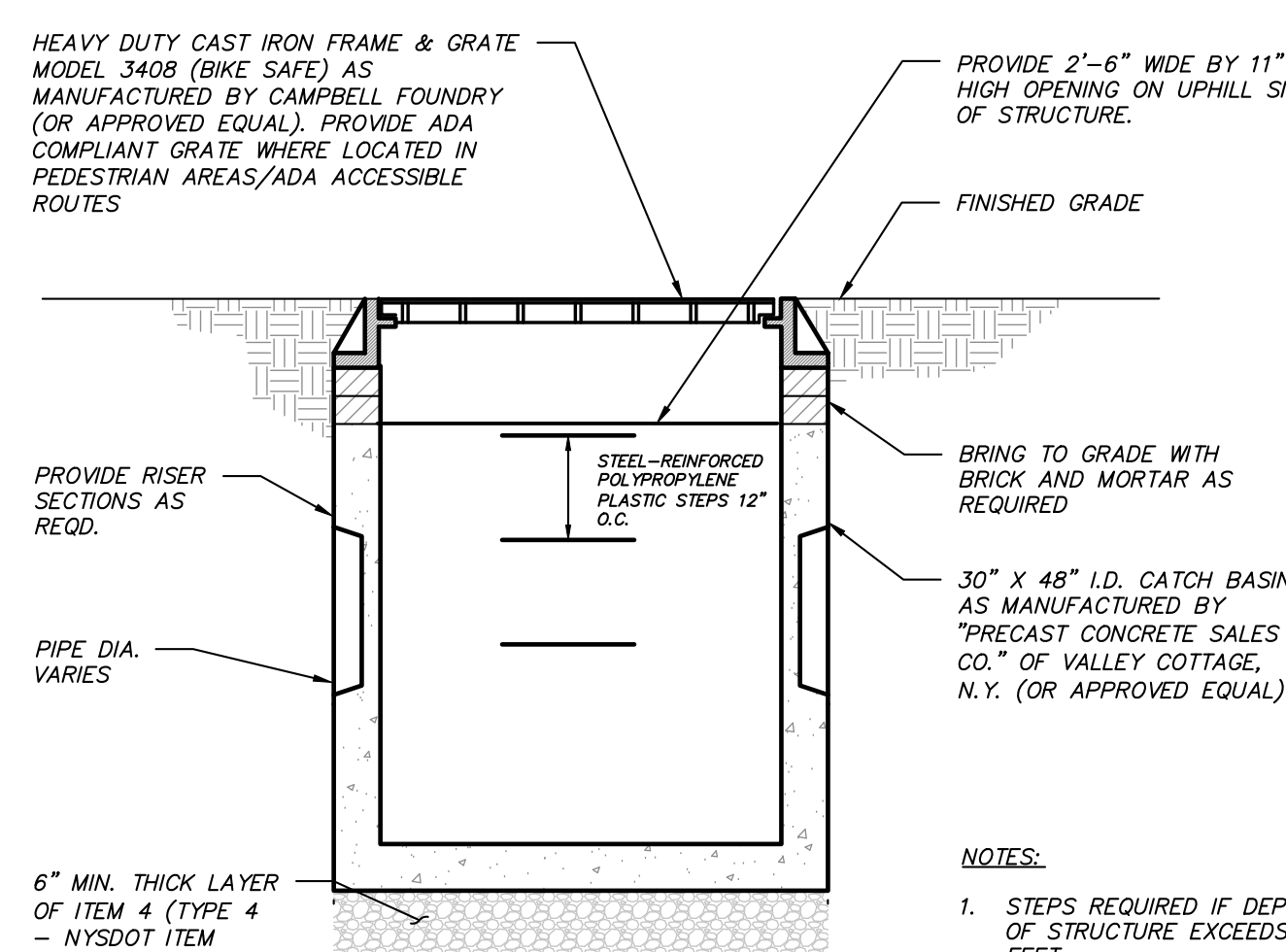
## DRAINAGE LINE TRENCH DETAIL

(N.T.S.)



## UNDERDRAIN DETAIL

(N.T.S.)



## SIDE DRAIN INLET DETAIL

(N.T.S.)

STORMWATER MANAGEMENT PRACTICE	OUTLET PIPE ELEVATION (A)	OUTLET PIPE DIAMETER (B)	LOW FLOW ORIFICE DIAMETER (C)	LOW FLOW INVERT ELEV. (D)	WEIR LENGTH (H)	WEIR ELEVATION (G)	NUMBER OF WEIRS REQUIRED (H)	TOP OF BERM ELEVATION (I)	TOP OF OUTLET STRUCTURE ELEVATION (J)	BOTTOM OF POND ELEVATION (K)	PERMANENT POOL ELEVATION (L)
1.1P	476.5	12	0.6	480.0	1.5	480.7	4	482.0	481.0	475.0	480.0

## 1.1P POND (NYSDEC DESIGN P-1) PERMANENT OUTLET STRUCTURE DETAIL

(N.T.S.)

PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE					
PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 5 TO 10 YEARS
INFILTRATION UNITS	-	Confirm infiltrators deceler within 48 hours	Inspect & clean	Inspect outlet structures & remove accumulated sediment.	Clean isolator row per manufactures recommendations
STORMWATER POND	Inspect first few months after construction for debris, erosion, & slumping & repair immediately	Inspect orifices, inlets & outlets for clogging, erosion, & slumping & repair immediately.	Mow berm and exterior windings. Remove debris & litter from berm & outlet structures	-	Inspect for & remove accumulated sediment
CISTERN	Inspect tanks and irrigation pump and provide maintenance as required	-	-	Inspect for & remove accumulated sediment	-

Note: The party responsible for implementation of the maintenance schedule during and after construction is:

WACCABUC COUNTRY CLUB  
90 MEAD STREET  
WACCABUC, NY 10597

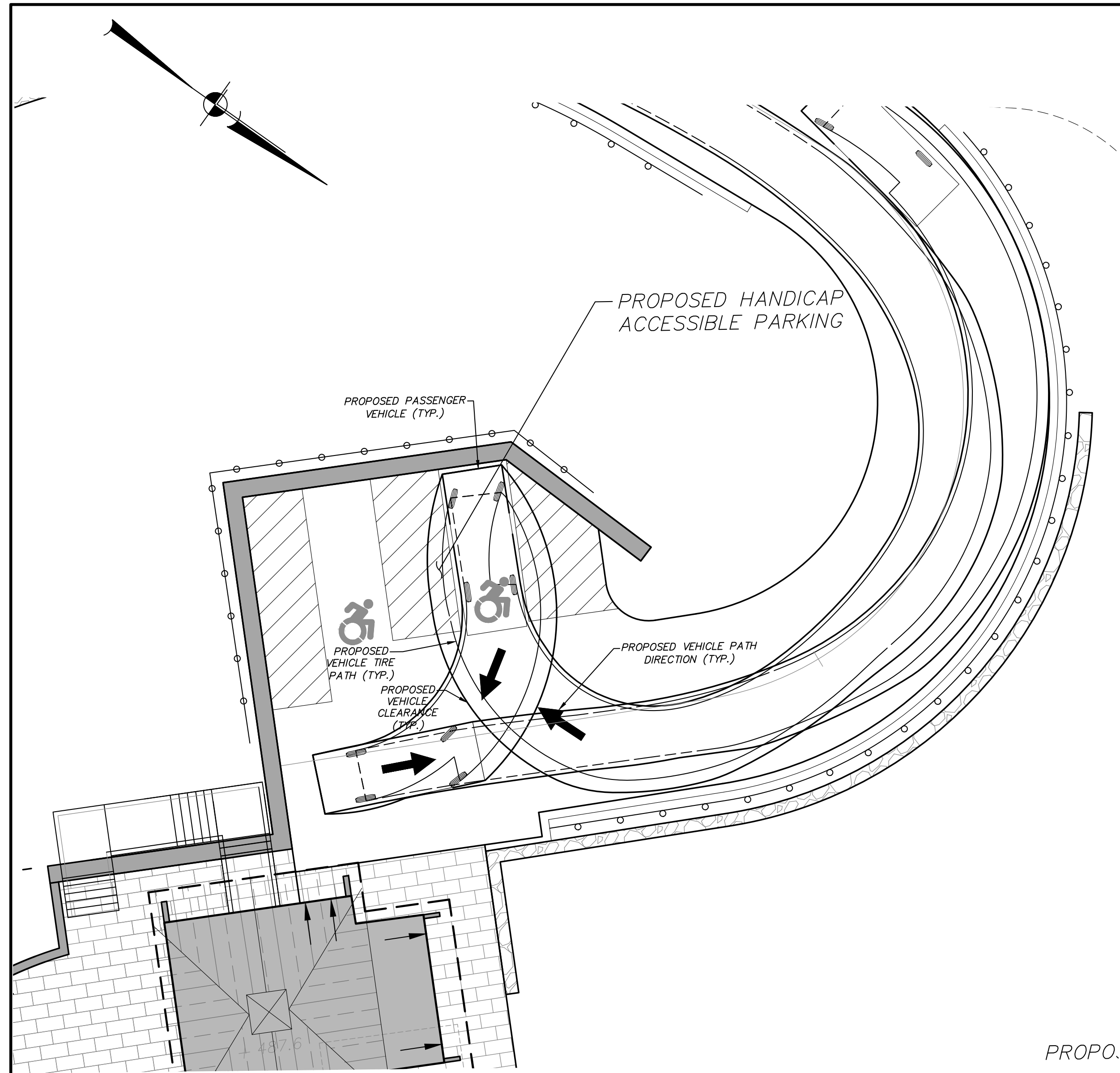
<b>TOWN ENGINEER'S CERTIFICATION</b> Reviewed for compliance with the Planning Board Resolution dated _____  Joseph Cerreto, P.E. Kellard Sessions Consulting Town Consulting Engineer Date _____	
<b>PLANNING BOARD APPROVAL</b> Approved by the Resolution of the Lewisboro Planning Board.  Chair _____ Date _____ Administrator _____ Date _____	
<b>OWNER'S / APPLICANT'S CERTIFICATIONS</b> The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves the same for filing.  Waccabuc Country Club 90 Mead Street Waccabuc, NY 10597 Date _____	

4	7-26-22	REVISED PER TOWN COMMENTS	SMR
3	6-28-22	REVISED PER TOWN COMMENTS	SMR
2	5-31-22	REVISED PER TOWN COMMENTS	SMR
1	3-29-22	REVISED PER TOWN COMMENTS	SMR
NO.	DATE	REVISION	BY

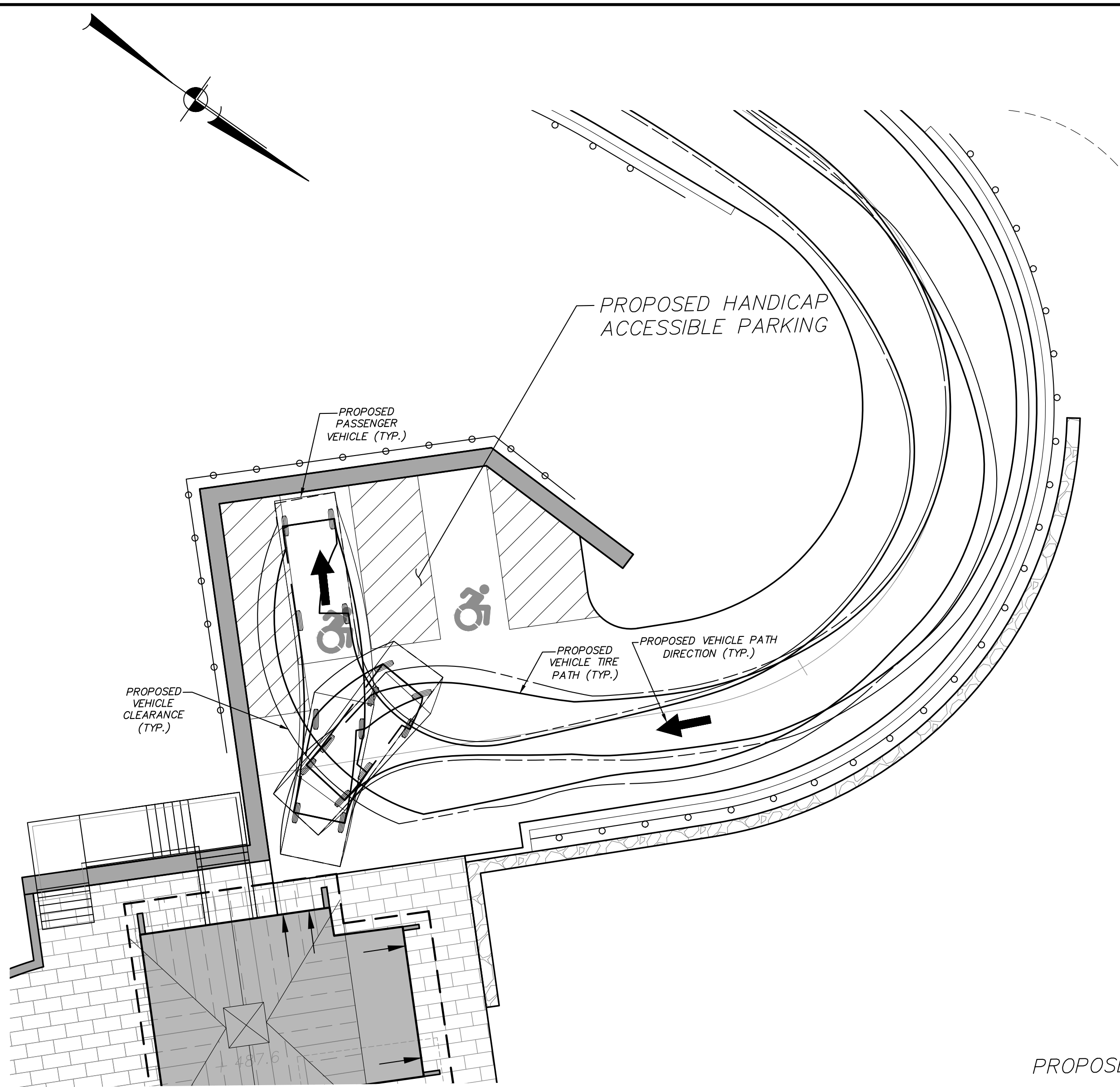
**INSITE**  
ENGINEERING, SURVEYING &  
LANDSCAPE ARCHITECTURE, P.C.  
3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

**PROJECT:**  
WACCABUC COUNTRY CLUB  
BEACH CLUB IMPROVEMENTS  
90 MEAD ST., WACCABUC, TOWN OF LEWISBORO, WESTCHESTER CITY, NY  
**DRAWING:**  
PROJECT NUMBER 20228.100  
DATE 2-8-22  
SCALE AS SHOWN  
PROJECT MANAGER Z.M.P.  
DRAWN E.R.A.  
CHECKED BY D.L.M.  
DRAWING NO. D-2  
SHEET 8

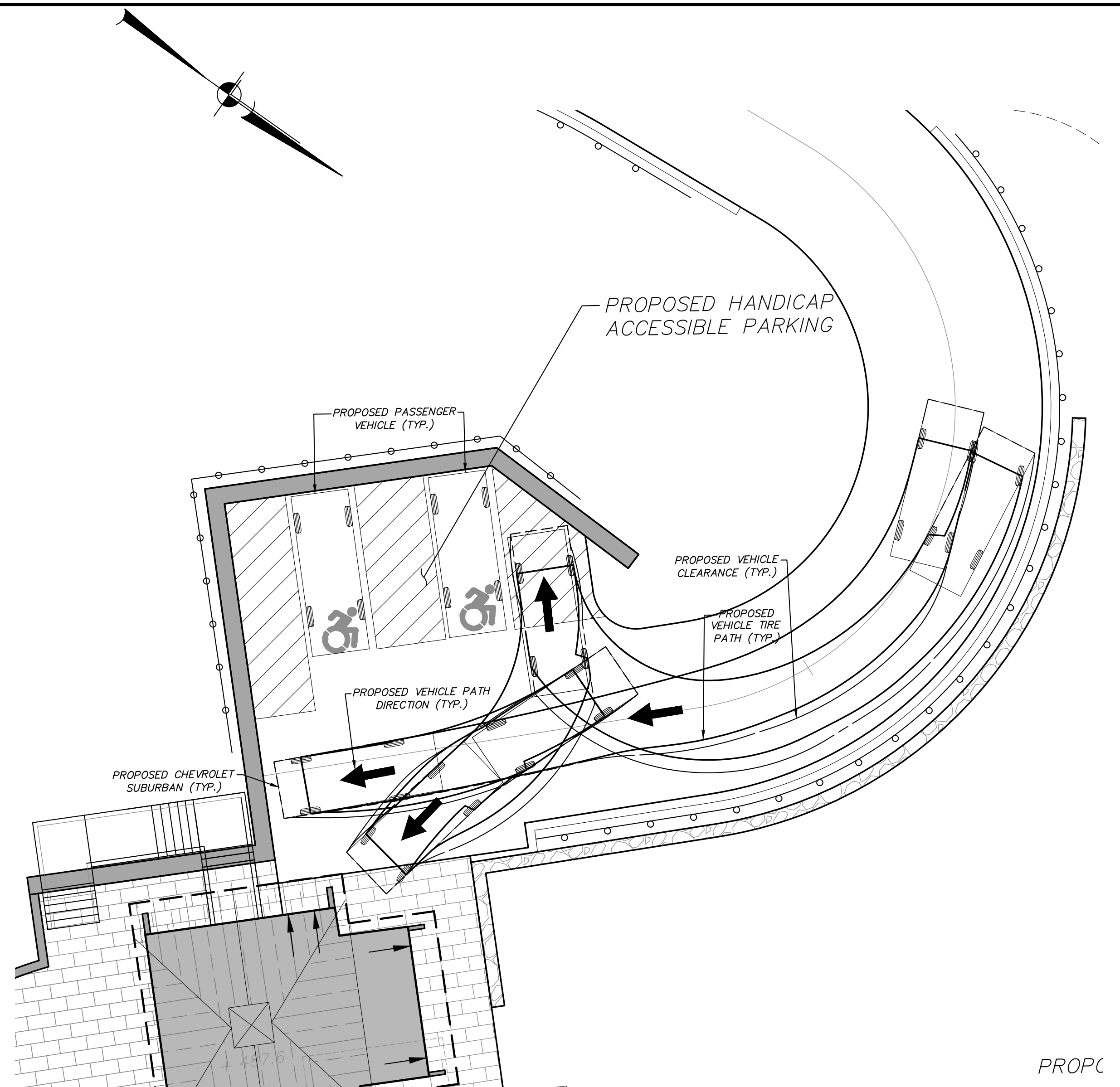




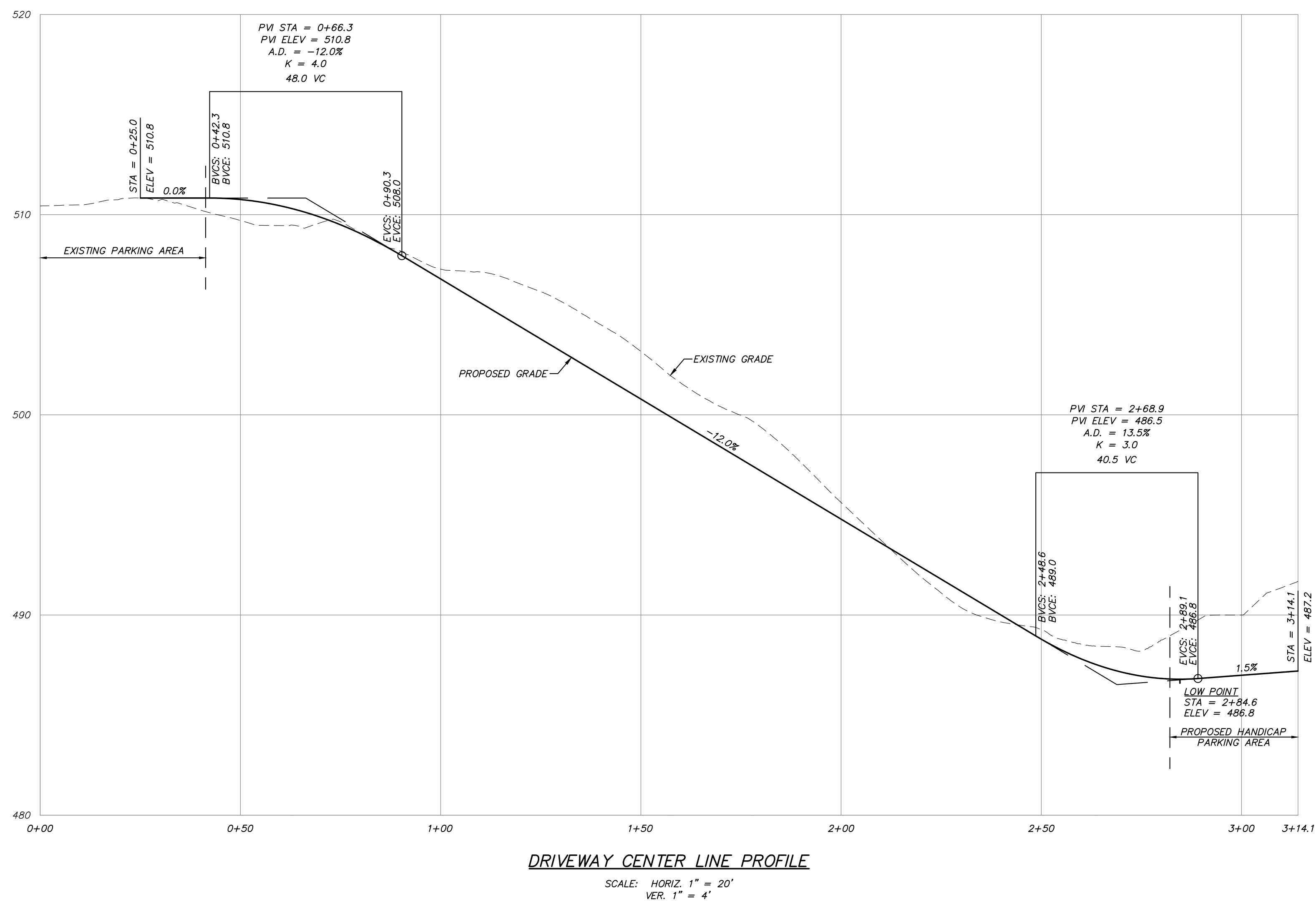
1. PASSENGER VEHICLE TURNING STUDY WITH PASSENGER CAR  
SCALE: 1" = 10'



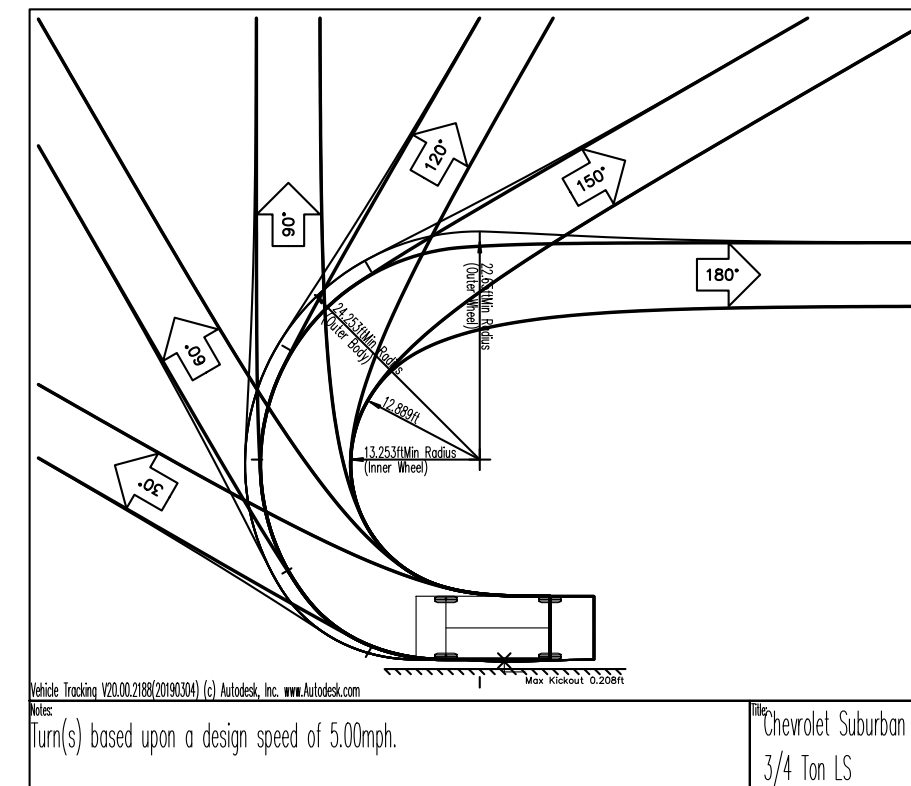
2. PASSENGER VEHICLE TURNING STUDY WITH PASSENGER CAR  
SCALE: 1" = 10'



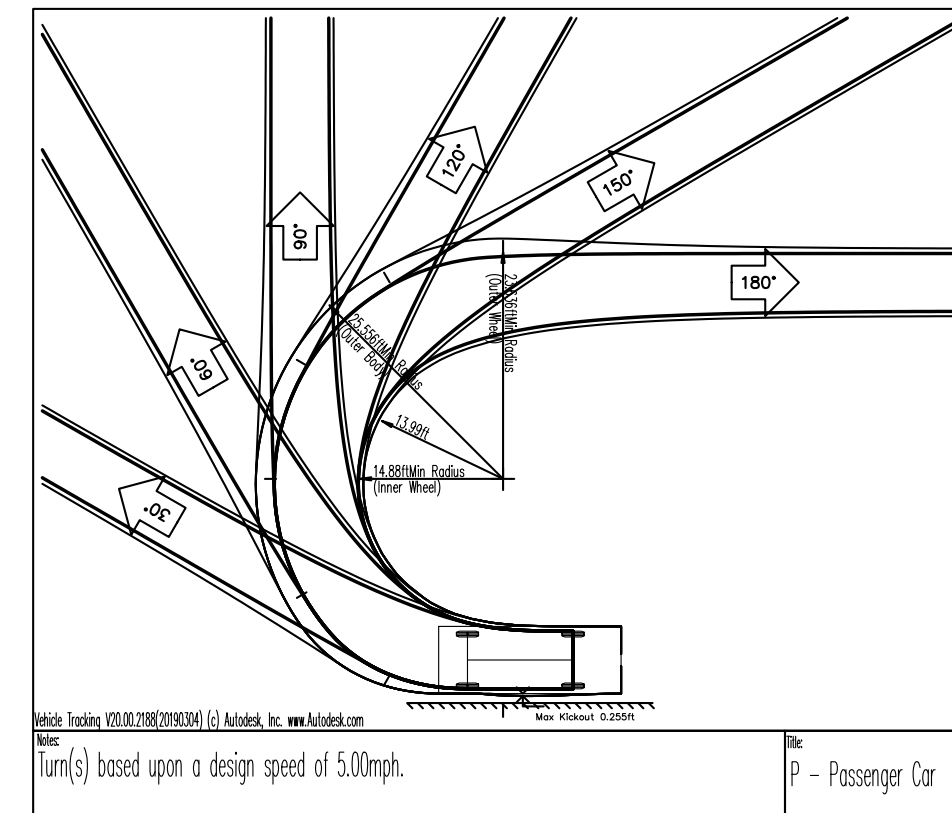
3. PASSENGER VEHICLE TURNING STUDY WITH CHEVROLET SUBURBAN  
SCALE: 1" = 10'



DRIVEWAY CENTER LINE PROFILE  
SCALE: HORIZ. 1" = 20'  
VER. 1" = 4'



CHEVROLET SUBURBAN TEMPLATE

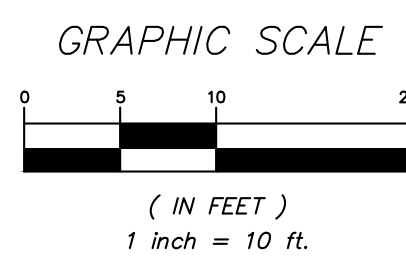


PASSENGER VEHICLE TEMPLATE

PLANNING BOARD APPROVAL	
Approved by the Resolution of the Lewisboro Planning Board.	
Chair	Date
Administrator	Date
TOWN ENGINEER'S CERTIFICATION	
Reviewed for compliance with the Planning Board Resolution dated _____	
Joseph Cermela, P.E. Kellard Sessions Consulting Town Consulting Engineer	Date
OWNER'S / APPLICANT'S CERTIFICATIONS	
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves the same for filing.	
Waccabuc Country Club 90 Mead Street Waccabuc, NY 10997	Date

NO.	DATE	REVISION	BY
3	7-26-22	REVISED PER TOWN COMMENTS	SMR
2	6-28-22	REVISED PER TOWN COMMENTS	SMR
1	5-31-22	REVISED PER TOWN COMMENTS	SMR

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.		3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com	
PROJECT: WACCABUC COUNTRY CLUB BEACH CLUB IMPROVEMENTS 90 MEAD ST., WACCABUC, TOWN OF LEWISBORO, WESTCHESTER CTY, NY		DRAWING: DETAILS	
PROJECT NUMBER 20228.100	PROJECT MANAGER Z.M.P.	DRAWING NO. D-3	SHEET 9
DATE 3-29-22	DRAWN BY S.M.R.	CHECKED BY D.L.M.	
SCALE AS SHOWN			



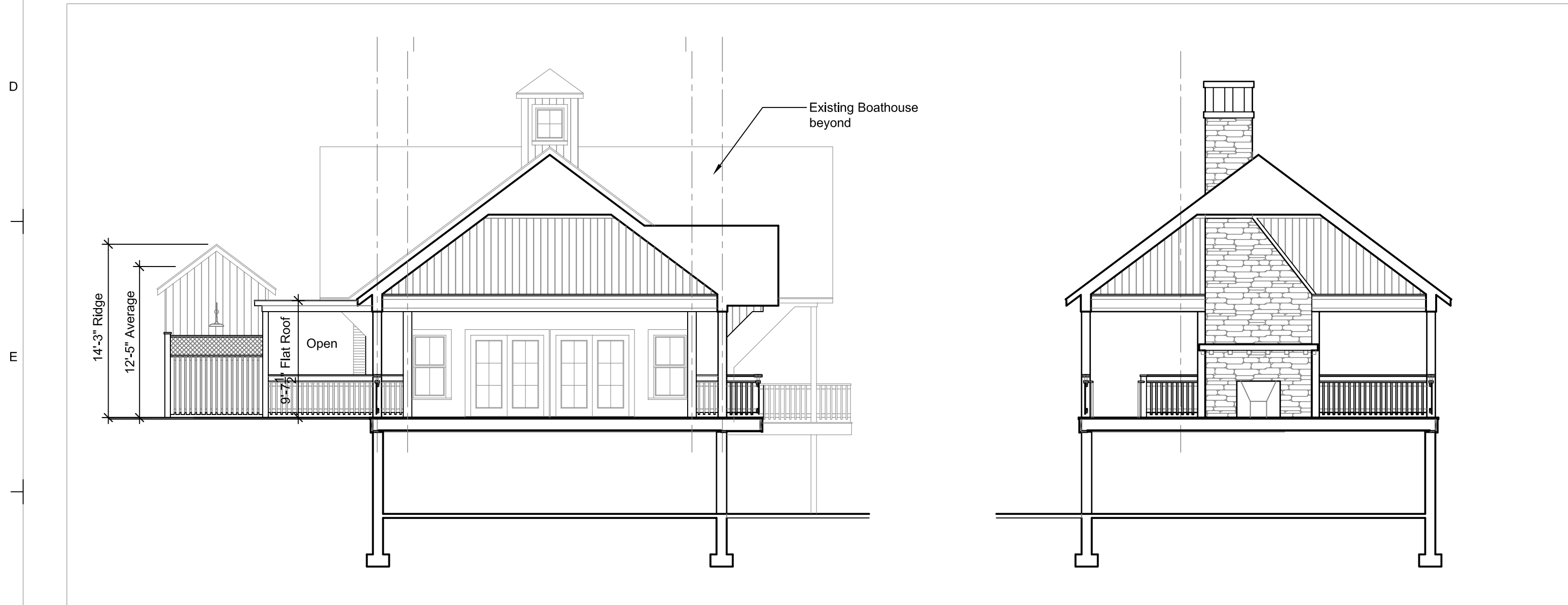




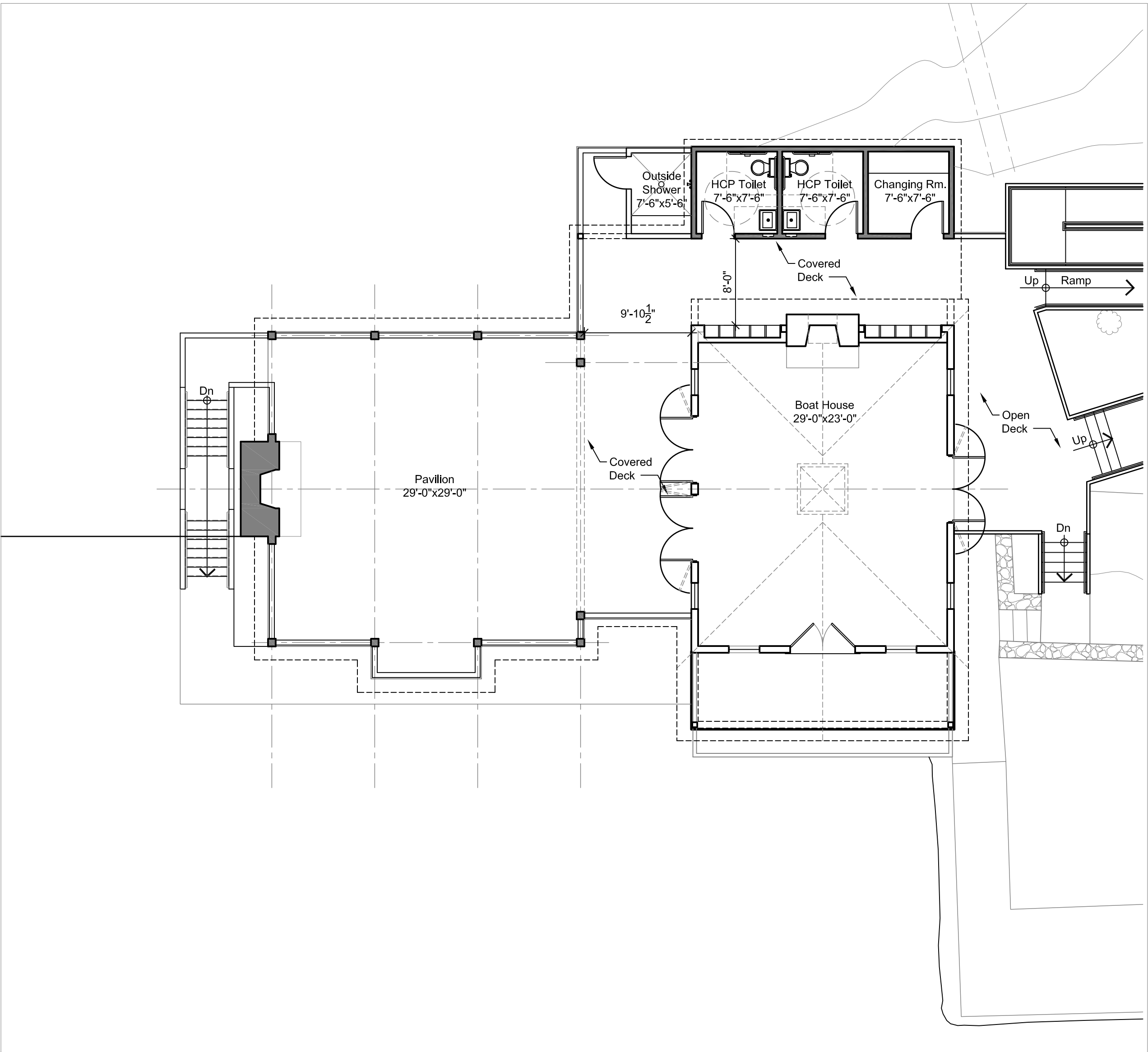
D5  
A1.0 BOATHOUSE - WEST ELEVATION  
1/8" = 1'-0"



D5  
A1.0 PAVILION / BOATHOUSE - NORTH ELEVATION  
1/8" = 1'-0"



D5  
A1.0 PAVILION - CROSS SECTIONS  
1/8" = 1'-0"



H8  
A1.0 BOATHOUSE / PAVILION / HCP BATHROOMS / CHANGING ROOM - FLOOR PLAN  
1/8" = 1'-0"



## DOYLE|COFFIN ARCHITECTURE

Doyle Coffin Architecture, LLC  
158 Danbury Road  
Ridgefield, Connecticut 06877  
203|431|6001  
203|431|9764 fax  
info@doylecoffinarchitecture.com  
doylecoffinarchitecture.com

### PRELIMINARY NOT FOR CONSTRUCTION

THIS COMPUTER FILE / DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

### NOTES

### ALTERATIONS & ADDITIONS TO WACCABUC COUNTRY CLUB WATERFRONT

### SNACK BAR

PERCH BAY ROAD  
WACCABUC, NEW YORK 10597

ISSUED	02/08/2022
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PRINCIPAL	JMD	P.A.
JOB NUMBER	969	SCALE AS NOTED

### SCHEMATIC DESIGN BOAT HOUSE, PAVILION RESTROOMS/CHANGING PLANS, ELEVATIONS & SECTION

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SHEET	A1.1
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**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

<b>Agency Use Only [If applicable]</b>
Project : Waccabuc Beach Club
Date : Updated July 19, 2022, per PB comments

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO☒ YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>



I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>4. Impact on groundwater</b> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <span style="float: right;"><input type="checkbox"/> NO <input checked="" type="checkbox"/> YES</span> <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>



e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>



d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
<p>If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property’s setting or integrity.</p> <p>iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.</p>	<p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p>	<input type="checkbox"/>   <input type="checkbox"/>   <input type="checkbox"/>   	<input type="checkbox"/>   <input type="checkbox"/>   <input type="checkbox"/>   

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.

☒ NO

☐ YES

(See Part 1. D.2.j)

*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.

☒ NO

☐ YES

(See Part 1. D.2.k)

*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO

☒ YES

(See Part 1. D.2.m., n., and o.)

*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>



d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

#### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

*If "Yes", answer questions a - m. If "No", go to Section 17.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			



**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.  
(See Part 1. C.1, C.2. and C.3.)

☐ NO☒ YES

*If "Yes", answer questions a - h. If "No", go to Section 18.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.  
(See Part 1. C.2, C.3, D.2, E.3)

☒ NO☐ YES

*If "Yes", answer questions a - g. If "No", proceed to Part 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>





## **FULL ENVIRONMENTAL ASSESSMENT FORM PART 3**

### **EVALUATION OF THE IMPORTANCE OF IMPACTS WACCABUC COUNTRY CLUB – BEACH CLUB PROJECT PERCH BAY ROAD TOWN OF LEWISBORO, NEW YORK**

**August 4, 2022**

#### **1. IMPACT ON LAND**

***Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site.***

*a. The proposed action may involve construction on land where depth to water table is less than 3 feet.*

- Onsite soil test pit data provided on the project drawings indicates groundwater was encountered in the proposed location of the stormwater basin at 20" below existing grade. The stormwater basin proposed for that location is a groundwater sourced practice and has been design based on criteria set forth by the NYSDEC. The area will undergo temporary disturbance during construction of the stormwater management basin, then will be stabilized with vegetation. The stormwater basin will maintain a permanent pool that will fluctuate based on groundwater levels and during stormwater events. The stormwater management practice is a permanent measure incorporated into the project to provide erosion and sediment control after completion of project construction. During construction activity, to mitigate the impact of construction, all erosion and sediment control measures will be implemented in accordance with guidelines set forth by the Town of Lewisboro, and NYSDEC. These measures include diverting clean water away from construction areas; containing sediment through the use of stabilized construction entrances, silt fence and temporary sediment basins; minimizing the areas of disturbance; and timely stabilization of final graded areas. In addition, all proposed slopes greater than 3H:1V will be supplemented with erosion control blankets. Refer to the project plans and the Stormwater Pollution Prevention Plan (SWPPP - plans and report).
- The project plans and SWPPP are subject to review and approval by the Town of Lewisboro and coverage under the NYSDEC GP-0-20-001. If groundwater is encountered during construction of the project improvements, and dewatering is required, dewatering will be conducted in accordance with the *New York State Standards and Specifications for Erosion and Sediment Control* and will not impact groundwater or surface water.

*b. The proposed action may involve construction on slopes of 15% or greater.*

- Portions of construction area fall within existing slopes of 15% or greater, which includes the grading associated with the handicap accessible driveway, construction of portions of the stormwater management areas and stormwater collection swales, and general site grading associated with the snack bar replacement and boathouse / pavilion. Additional disturbance to slopes of 15% or greater is associated with removal of the existing asphalt driveway currently leading down of the lakefront. The project has been designed to minimize site



disturbance, maintain existing vegetation to the greatest extent practical, and minimize impacts to steep slopes to the greatest extent practical.

- An erosion and sediment control plan has been prepared in accordance with the *New York State Standards and Specifications for Erosion and Sediment Control (Blue Book)* to assure proper management of the construction activities and to erosion.

During construction activity, to mitigate the impact of construction on slopes of 15% or greater, all erosion and sediment control measures will be implemented in accordance with the design drawings and the *Stormwater Pollution Prevention Plan* (copy attached as Appendix - SWPPP - plans and report) which will follow guidelines set forth by the Town of Lewisboro and NYSDEC. Refer to the SWPPP for additional information. These measures include diverting clean water away from construction areas; containing sediment through the use of stabilized construction entrances, silt fence and temporary sediment basins; minimizing the areas of disturbance; and timely stabilization of final graded areas. In addition, all proposed slopes greater than 3H:1V will be supplemented with erosion control blankets.

A Steep Slopes Permit is required for the project from the Town of Lewisboro Planning Board and the project will conform with the Town Steep Slopes Protection Regulations in Section 220-21 of the Village Code.

Additionally, 57 trees will be replanted, and shrubs, perennials, and native grass mixes will be replanted on all disturbed areas, further mitigating any impacts to steep slopes.

- d. *The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.*

- An earthwork analysis was conducted to determine the cut / fill volumes for the project. It is anticipated that the project will require export of approximately 1,600 c.y. of soil materials. The earthwork analysis included the cuts and fills of soil from earthwork for general site grading operations, the construction of the stormwater management areas, the new driveway down to the lakefront and handicap accessible parking area, and excavation for the construction of the pavilion and the renovation / expansion of the boathouse.

The topsoil for planting and seeded areas will be stripped from areas to be regraded and stockpiled on site for re-use for areas to be landscaped and seeded. Excess material will be hauled from the site during typical hours of construction and along the existing access driveway from Perch Bay Road. The truck traffic along this route is not anticipated to have a significant impact to the existing road network. This is the equivalent of approximately 80 trucks (assuming a 20-yard truck is used). The truck trips will be scattered throughout the duration of construction.

In addition, the project drawings contain an erosion and sediment control (E&SC) plan developed to mitigate impacts associated with performing the site excavation. The E&SC plan has been developed to mitigate the potential for erosion and construction site runoff to ensure downstream properties / environmental features are not impacted. The E&SC plan has been developed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control. Specific items cited in the erosion and sediment control plan that will mitigate impacts associated with excavation are: provision of silt fence, providing stabilized construction entrances at the site entrance, minimizing the amount of time areas can be disturbed before temporary stabilization must be provided, providing erosion control blankets on steep slopes, provision of diversion swales, and providing temporary sediment traps.

- Based upon the mitigation discussed above the potentially moderate to large impact has been mitigated, and will not result in a significant adverse environmental impact.



### 3. IMPACT ON SURFACE WATER

d. *The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other waterbody.*

- The project proposes 33,248 s.f. (approximately 0.8 ± acres) of disturbance in the regulated Town of Lewisboro Wetland and Watercourse 150' buffers. The project does not propose disturbance to the onsite wetlands or waterbodies. Because the project is a beach club, and their facilities are located generally at the waterfront, within the regulated watercourse buffer of the lake, the majority of the current project and associated site disturbance is located within the regulated wetland and watercourse buffers, in areas adjacent to the lakefront. The existing wetlands are located outside the limit of disturbance, but tree removal will take place within the buffers and impervious surfaces are proposed to provide handicap accessible parking next to the lakefront facilities, and to make beachfront improvements.

The project will not change a floodway or the 100-year floodplain. The project has a SWPPP and does not propose to alter drainage patterns resulting in water flow to adjacent properties or areas not previously flooded. As noted in the Wetland Report prepared by Ecological Analysis, the project does not propose loss of habitat to listed species.

- The project proposes the following as mitigation of potential impacts to the lake and on-site wetlands and additional buffer enhancements outside of the areas of disturbance associated with the proposed project improvements.
  - As part of mitigation, a *Stormwater Pollution Prevention Plan* (SWPPP) has been prepared based on the requirements of NYSDEC and the Town of Lewisboro code outlining measures to mitigate impacts to the on-site wetland and the lake both during construction and post-construction.
  - As required by the Town of Lewisboro Wetland Code Section 217, a wetland permit narrative was provided as a supplement to the Wetland Report Prepared by Ecological Analysis LLC, to provide a written outline of the proposed activities and the measures provided to mitigate potential impacts due to proposed construction activities within the 150' regulated buffers of Waccabuc Lake, a Town of Lewisboro regulated watercourse and two small, onsite Town regulated wetlands.
  - 10,420 s.f. of additional wetland / buffer mitigation is proposed for Wetland A, outside of the area of disturbance associated with the project elements. The portion of an existing trail that currently bisects Wetland A will be removed and relocated around the wetland. This area will be restored with native plantings and additional buffer enhancement plantings are provided adjacent to Wetland A. The proposed plantings of native vegetation, including canopy and understory trees, shrubs and herbaceous species will provide enhanced wildlife benefit and an improved condition in this area of the wetland / watercourse buffer.
  - The project site plans and SWPPP provide detailed information on erosion and sediment control during construction. Refer to the Project Drawings for further information on implementation of the Erosion Control Plan and Construction Sequence.
  - The project site plans and SWPPP provide detailed information on permanent practices / measures to provide erosion and sediment control after completion of project construction. A stormwater pond will be installed to the northwest of the developed lakefront area. It is intended to capture and treat runoff from existing and all new impervious surfaces associated with the project. The stormwater pond was designed with a boulder wall on the uphill side and sited to minimize site disturbance and tree



removal associated with the construction of this feature. The disturbed area associated with the installation of the stormwater pond will be restored with planting of native vegetation, including canopy and understory trees, shrubs and herbaceous species. It is designed with a permanent pond and an emergent vegetation zone providing enhanced wildlife benefit and an improved condition in this area of the wetland / watercourse buffer. A cistern will be installed to the east of the pavilion / storage building to capture runoff from new impervious surfaces associated with the buildings. The associated rock outlet projection is provided to prevent erosion from emergency overflow from the cistern. Refer to the project SWPPP for additional information. Disturbed areas associated with the installation of these stormwater practices will be restored with seeding of a native woodland seed mix as noted on the project plans.

- During project construction, a turbidity curtain will be provided in the lake in the location shown on the project plans where construction activities will be conducted in close proximity to the water.

k. *The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.*

- The subject project will require the construction of a new subsurface sewage treatment system (SSTS) to update the existing non-code compliant wastewater treatment for the project site. There is not an expansion of use proposed. The upgrade is to bring the system into compliance with the current regulations for the existing level of use.
- The proposed SSTS is subject to review and approval by Westchester County Department of Health and NYCDEP. Soil testing and design of the system indicates all regulatory requirements can be met. No significant impacts will be created by the new wastewater treatment facility. The new system will provide a better condition than currently exists at the site.

## 5. IMPACT FLOODING

b. *The proposed action may result in development within a 100-year floodplain.*

- A portion of the existing historic club building sits within the 100-year floodplain along Lake Waccabuc and is represented on the plan set. Although some minor disturbance is proposed within the 100-year floodplain as part of the project, no new fill material will be placed within the floodplain, therefore the impact of this project to the floodplain will be minimal and will not result in the increase of the height of the 100-year flood.
- The project is subject to review and approval of a Floodplain Development Permit Application by the Town of Lewisboro.

## 17. CONSISTENCY WITH COMMUNITY PLANS

c. *The proposed action is inconsistent with local land use plans or zoning regulations.*

- The property is located in the R-4A Zoning District and its' use as a private club is not a permitted use in this zone. The Club is an historically existing use at this location and currently has a special permit for the current use. The use will not be changing as part of this project. Under the current Town zoning, changes at the site will be subject to review / approval by the Zoning Board of Appeals and subject to site plan approval from the Planning Board. The surrounding land use consists of single-family residences, and a public recreation site. The current project will may have a short-term impact on the community during construction but will continue to operate at its' current level after construction, and it will not create any new significant demand on village services, not create any additional traffic, and will utilize the existing drive.



**Waccubuc Country Club**  
**Lake Facility**  
**Statement of Use and Operations**  
March 29, 2022

The Waterfront Facility at Lake Waccabuc, is a seasonal facility, intended for use by Members and their Guests.

The Waterfront is open from Memorial Day Weekend to Labor Day. "Fire and Ice" is every Friday and Sunday evening from 5:00 to 10:00pm starting on May 28th. Bring your own food and beverage. Fire and ice provided.

During operating hours, there is a check-in staff member located at the entrance gate. All members must register at the check-in gate and notify the staff member if they are accompanied by any guests. The entrance gate will remain locked at all times during non-operating hours.

Summer day camp for the children of Members, begins the last week of June, runs for six consecutive weeks, ending in mid-August. Day camp hours are from 10:00 am to 3:30 pm, and swim team runs from 3:30 pm to 4:30 pm. Parents are required to register their children every morning at drop off, at the sports field, and continue on in their vehicle around the lower parking area, and back up through the main gate. Parents are not permitted to park at the facility during drop off or pick up from camp.

Waccubuc, from time to time, will allow for private events at the waterfront facility. Private events are limited to fifteen per season and capped at 150 people. Staffing for these events will consist of senior staff, senior lifeguards, and wait staff, totaling ten to fifteen people. Guests, and staff, must not exceed a total of 150 people.

Due to the limited amount of parking, overflow parking will occur at the main club house, and transportation to the Waterfront is provided in the club shuttle van.

**MAY**

Fire & Ice is every Friday and Sunday 5:00 to 10:00pm starting on May 27th  
May 29, 30, 31 - Beach will be open noon-6:00pm

**JUNE**

Fire & Ice every Friday and Sunday 5:00 to 10:00pm (Unless otherwise noted)  
June 4-5, 11-12 - Beach will be open noon-6:00pm  
June 13-June 30 - Beach will be open 10:00am-6:00pm (and open until 7:30pm on Fridays and Sundays for Fire & Ice)

**JULY**

Fire & Ice every Friday and Sunday 5:00 to 10:00pm (Unless otherwise noted)  
July 1-July 31 - Beach will be open 10:00am-6:00pm (and open until 7:30pm on Fridays and Sundays for Fire & Ice)



**AUGUST**

Fire & Ice every Friday and Sunday 5:00 to 10:00pm

August 1-August 14 - Beach will be open 10:00am-6:00pm (and open until 7:30pm on Fridays and Sundays for Fire & Ice)

August 15-August 28 - Beach will be open noon-6:00pm

**SEPTEMBER**

Beach will be open noon-6:00pm (Sept 5th is last day of swimming for the season)

**Rules and Regulations:**

- The Westchester County Board of Health regulations PERMIT SWIMMING ONLY WHEN A LIFEGUARD IS ON DUTY. This rule applies year-round. Swimming capacity is limited to 120 people.
- Children are not permitted to swim after 6:00 P.M. unless accompanied by their parents.
- Children whom the Waterfront Director considers capable of taking care of themselves are welcome unattended during normal hours of operation. Members' children and their guests under 16 years old must pass a water competency test conducted by the waterfront staff member in charge to swim in deep water.
- GUESTS MUST BE ACCOMPANIED BY A MEMBER. (Guests must be signed in at the entrance gate and introduced to the waterfront staff.) Babysitters and governesses who are not permanent residents of the member's household are to be considered guests and must be signed for on the charge sheet.
- The use of cellular phones is prohibited on the beach and deck area. They may be in the parking lot only.
- During the Waterfront season (Memorial Day thru Labor Day) dogs are not allowed at the Waterfront from the time the Waterfront opens until 8 p.m. Dogs are welcome during the other time periods as long as they are leashed and do not become a nuisance or menace to other members and their guests.

**BOATING****Rules and Regulations:**

- All boats, canoes, paddle boards and kayaks must be signed out at the **RULE BOARD**.
- Boating staff members are responsible for assisting members with loading and unloading. They are also responsible for storing and securing all boats during non-operating hours.



- Members are reminded that the Club has an agreement with the Lake Waccabuc Association and the Three Lakes Council that the use of outboard motors or other powered equipment, with the exception of the Club's fleet, will not be permitted from our beach facility.
- Due to environmental concerns, the club will no longer allow members to keep boats at the lake.
- The only watercrafts permitted for use are Club owned.
- In the case of inclement weather, use of waterfront craft shall be at the sole discretion of the staff member in charge.
- The use on Lake Waccabuc of any motorboat with motor propulsion exceeding 25 horsepower, based upon the manufacturer's rating, is prohibited.
- No motorboat shall be operated or driven before 8:30 am or after ½ hour after sunset.
- No motorboat shall be used for towing a person on water skis, surfboard or similar device before 10:00 am or after 4:00 pm
- There is no trespassing on the island or Castle Rock, as per the law.





## Parks, Recreation, and Historic Preservation

KATHY HOCHUL  
Governor

ERIK KULLESEID  
Commissioner

June 30, 2022

Dawn McKenzie  
Project Landscape Architect  
Insite Engineering, Surveying, and Landscape Architecture, P.C.  
3 Garrett Place  
Carmel, NY 10512

Re: DEC  
Waccabuc Beach Club Building and Site Improvements  
22PR03580

Dear Dawn McKenzie:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We note that the Waccabuc Country Club Boathouse is a contributing resource in the Waccabuc Historic District, listed in the State and National Registers of Historic Places. We have reviewed the revised design drawing dated February 8, 2022, provided to address our prior condition. Based on that review, it is OPRHP's opinion that the proposed renovations to the boat house, the new snack bar, pavilion, decks, ramp, and small rooms behind the boathouse, along with the new paved patio and asphalt driveway extension, will have No Adverse Impact on historic or archeological resources.

If you have any questions, please feel free to reach out via email.

Sincerely,

A handwritten signature in cursive script, reading "Sara McIvor".



Sara McIvor  
Historic Preservation Technical Specialist  
E-mail: [sara.mcivor@parks.ny.gov](mailto:sara.mcivor@parks.ny.gov)

cc: C. Vandrei – NYS DEC  
J. Doyle – Doyle Coffin Architecture

**MEMORANDUM**

TO: Chairperson Janet Andersen and  
Members of Lewisboro Planning Board

CC: Ciorsdan Conran  
Judson Siebert, Esq.  
Jeff Farrell

FROM: Jan K. Johannessen, AICP   
Joseph M. Cermele, P.E., CFM   
Town Consulting Professionals

DATE: August 11, 2022

RE: Hollander/Audemard Lot Line Change  
Seth Hollander Site Plan  
Sheet 32A Block 10804 Lot 19 (Hollander)  
Sheet 32A Block 10804 Lot 91 (Audemard)

**PROJECT DESCRIPTION**

The subject property consists of two (2) parcels located at 151 and 153 Post Office Road (referred to herein as 151 and 153) both within the R-2A Zoning District. Both properties are developed with single-family homes. 151 and 153 consist of ±2.07 acres and ±5.08 acres, respectively, and the lots currently share a driveway off Post Office Road. The proposed action includes a lot line realignment and the elimination of the shared driveway. 153 is proposing a new driveway entrance onto Autumn Ridge Road, which is proposed within the wetland buffer; the connection between the two (2) driveways would be eliminated. The lot line change will result in an equal transfer of land between the two (2) parcels.

**SEQRA**

The proposed action has been preliminarily identified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA). Prior to taking action on this pending application, the Planning Board must issue a determination of significance.



**REQUIRED APPROVALS**

1. Preliminary and Final Subdivision Approval and a Wetland Activity Permit is required from the Planning Board; a public hearing is required to be held.
2. Work proposed within the Town right-of-way will require a Driveway Opening Permit from the Town Highway Superintendent.
3. The proposed subdivision requires realty subdivision approval from the Westchester County Department of Health (WCDH).

**COMMENTS**

1. In accordance with Section 195-13 of the Town's Subdivision Regulations, the Planning Board may adjust the normal 3-step subdivision application process and waive the public hearing for a line change that does not result in the formation of any new lots or result in a zoning nonconformity; the subject application appears to qualify for this waiver.
2. This office defers review of the plan for zoning compliance to the Building Inspector. It is recommended that the application be referred to the Building Inspector for review.
3. Regarding the application forms, a Town Stormwater Permit is not required, therefore, the submitted application is not necessary; the Subdivision and Wetland Permit Applications must include both lots and must be signed by both parties; please revise them accordingly.
4. The following comments pertain to the EAF:
  - a. The Project Description should include the proposed lot line realignment; the applicant should include both lot owners.
  - b. Question 2: Include the WCDH and the Town Highway Department.
  - c. Questions 17 through 17.b should be answered yes.
  - d. On behalf of the Planning Board, please complete Part 2 of the Short EAF.
5. Proposed planting within the Town right-of-way and work associated with phragmites removal will require a license agreement with the Town Board. Please identify the means and methods of phragmites removal.

Chairperson Janet Andersen

August 11, 2022

Page 3 of 4

6. The subject property is located within the NYC East of Hudson Watershed. The applicant shall coordinate with the New York City Department of Environmental Protection (NYCDEP) and provide written verification regarding their extent of jurisdiction.
7. The applicant shall submit a copy of the current property deeds for both parcels; the deed for the Audemard lot was not included.
8. Site line profiles shall be added for both directions.
9. The proposed 508 ft. contour on the relocated driveway shall be tied into the existing contour. Please depict on plan.
10. The speed limit sign shall be relocated closer to the intersection of Autumn Ridge Road and Post Office Road.
11. The plan shall clarify the drain inlet adjacent to Autumn Ridge Road and any inlet or outlet piping shall be depicted as it may interfere with the proposed curb cut.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

**PLANS, PREPARED BY CACCIO ENGINEERING, PLLC, DATED JUNE 1, 2022:**

- Title Page (Page 1 of 6)
- Existing Conditions Plan (Page 2 of 6)
- Existing Conditions Plan (Page 3 of 6)
- Removals Plan (Page 4 of 6)
- Grading Plan (Page 5 of 6)
- Site Plan/Erosion Control Plan (Sheet 6 of 6)

**PLANS, PREPARED BY F. CAPPARELLI LANDSCAPE DESIGN, DATED MAY 26, 2022:**

- Wetland Buffer Plan (L1)
- Wetland Buffer Blowup (L2)

**DOCUMENTS REVIEWED:**

- Letter from Caccio Engineering PLLC, dated May 8, 2022
- Site Development Plan & Subdivision Plat Approval Application
- Stormwater Permit Application
- Wetland Permit Application



Chairperson Janet Andersen

August 11, 2022

Page 4 of 4

- Short EAF, dated January 10, 2022
- Property Deed for Lot 19
- Wetland Delineation Report, prepared by Evans Associates, dated May 17, 2022
- Wetland Buffer Plants
- Surveys, prepared by Gabriel E. Senor, P.C.

JKJ/dc

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Lewisboro/Correspondence/2022-08-11\\_LWPB\\_Hollander Audemard - 153 Post Office Rd\\_Review Memo.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Lewisboro/Correspondence/2022-08-11_LWPB_Hollander Audemard - 153 Post Office Rd_Review Memo.docx)

Application No.: \_\_\_\_\_

Fee: \_\_\_\_\_ Date: \_\_\_\_\_

**TOWN OF LEWISBORO  
STORMWATER PERMIT APPLICATION**

79 Bouton Road, South Salem, NY 10590

Phone: (914) 763-5592

Fax: (914) 875-9148

Project Address: 153 Post Office Rd

Sheet: 43.1 Block: 2 Lot(s): 33

Project Description (describe overall project including all proposed land development activities):

1) Adjust Lot Line separating 151 and 153 Post Office Rd resulting in a net zero exchange in lot area. 2) Construction of a proposed driveway with a curb cut on Autumn Ridge Rd which will require disturbance within the wetland buffer.

Owner's Name: Seth Hollander Phone: 914-241-7430

Owner's Address: 153 Post Office Rd Email: hollander@kohlberg.com

Applicant's Name (if different): Same as owner Phone: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_ Email: \_\_\_\_\_

Agent's Name (if applicable): N/A Phone: \_\_\_\_\_

Agent's Address: \_\_\_\_\_ Email: \_\_\_\_\_

**TO BE COMPLETED BY OWNER/APPLICANT**

The approval authority is? (see §189-5 of the Town Code)

☐ Town Engineer and Stormwater Management Officer ☒ Planning Board


Is the project located within the NYCDEP Watershed? ☒ Yes ☐ No

Total area of proposed disturbance: ☒ 5,000 s.f. - < 1 acre ☐ ≥1 acre

Will the project require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity? ☒ Yes ☐ No ☐ Requires post-construction stormwater practice

Does the proposed action require any other permits/approvals from other agencies/departments? (Wetland Inspector, Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: ZBA, Building Dept., Town Wetland & Stormwater, Town Highway

Note: The applicant, owner and/or agent is responsible for reviewing and complying with Chapter 189, "Stormwater Management and Erosion and Sediment Control," of the Town Code. This application must be submitted with all applicable plans, reports and documentation specified under §189-8, "SWPPP requirements," of the Town Code; all SWPPP's shall be prepared in conformance with Chapter 189 and shall be prepared by a qualified professional, as defined therein. The provision for obtaining a Town Stormwater Permit is in addition to the requirement of obtaining coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity, if applicable.

Owner Signature: 

Date: 9/22/21



# TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)

Tel: (914) 763-5592

Fax: (914) 875-9148

## Affidavit of Ownership

State of: New York

County of: Westchester

Seth Hollander \_\_\_\_\_, being duly sworn, deposes and says that he/she  
resides at 153 Post Office Rd, South Salem, NY 10590, Town of Lewisboro  
in the County of Westchester, State of New York  
and that he/she is (check one) ☒ the owner, or ☐ the \_\_\_\_\_  
of the property at 153 Post Office Rd, South Salem, NY 10590, Town of Lewisboro  
*Name of corporation, partnership, or other legal entity*

which is the owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the  
Town of Lewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of  
Lewisboro as:

Block 2, Lot 33, on Sheet 43.1.

  
Owner's Signature

Sworn to before me this

22<sup>ND</sup> day of SEPTEMBER, 2021

  
Notary Public - affix stamp

**Mary-Ann Sievert**  
Notary Public, State of New York  
**No. 01SI6045090**  
Qualified in Putnam County  
Certified in Westchester County  
Commission Expires July 24, 2022

Application No.: \_\_\_\_\_

Fee: \_\_\_\_\_ Date: \_\_\_\_\_

**TOWN OF LEWISBORO  
WETLAND PERMIT APPLICATION**

79 Bouton Road, South Salem, NY 10590

Phone: (914) 763-5592

Fax: (914) 875-9148

Project Address: 153 Post Office Rd

Sheet: 43.1 Block: 2 Lot(s): 33

Project Description (Identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): \_\_\_\_\_

Construction of a proposed driveway within a wetland buffer with approx. 3277 SF of disturbance.

Owner's Name: Seth Hollander Phone: 914-241-7430

Owner's Address: 153 Post Office Rd Email: hollander@kohlberg.com

Applicant's Name (if different): Same as owner Phone: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_ Email: \_\_\_\_\_

Agent's Name (if applicable): N/A Phone: \_\_\_\_\_

Agent's Address: \_\_\_\_\_ Email: \_\_\_\_\_

**TO BE COMPLETED BY OWNER/APPLICANT**

What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)

☐ Administrative

☒ Planning Board


Is the project located within the NYCDEP Watershed? ☒ Yes ☐ No

Total area of proposed disturbance: ☒ < 5,000 s.f. ☐ 5,000 s.f. - < 1 acre ☐ ≥ 1 acre

Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: \_\_\_\_\_  
ZBA, Building Dept., Town Wetland & Stormwater, Town Highway

Note: Initially, all applications shall be submitted with a plan that illustrates the existing conditions and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). The Planning Board and/or Town Wetland Inspector may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. If the proposed action requires a Planning Board Wetland Permit, the application materials outlined under §217-7 of the Town Code must be submitted, unless waived by the Planning Board. The Planning Board may establish an initial escrow deposit to cover the cost of application/plan review and inspections conducted by the Town's consultants.

**For administrative wetland permits, see attached Administrative Wetland Permit Fee Schedule.**

Owner Signature: 

Date: 9/22/21



# TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590 Tel: (914) 763-5592 Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)

## Site Development Plan/Subdivision Plat Application - Check all that apply:

Waiver of Site Development Plan Procedures ☐  
Site Development Plan Approval ☐  
Special Use Permit Approval ☐  
Subdivision Plat Approval ☐

☐

Step I

☒

Step II

☐

Step II

☐

Step II

☐

Step III

☐

### Project Information

Project Name: 153 Post Office Rd - Lot Line Adjustment and Proposed Driveway

Project Address: 153 Post Office Rd, South Salem, NY 10590 - Town of Lewisboro

Gross Parcel Area: 5.81 AC Zoning District: R-2A Sheet(s): 43.1 Block (s): 2 Lot(s): 33

Project Description: 1) Adjust Lot Line separating 151 and 153 Post Office Rd resulting in a net zero exchange in lot area. 2) Construction of a proposed driveway with a curb cut on Autumn Ridge Rd which will require disturbance within the wetland buffer. No New Lot being Created.

Is the site located within 500 feet of any Town boundary?

YES

☐

NO

☒

Is the site located within the New York City Watershed?

YES

☒

NO

☐

Is the site located on a State or County Highway?

YES

☐

NO

☒

Does the proposed action require any other permits/approvals from other agencies/departments?

Town Board

☐

ZBA

☒

Building Dept.

☒

Town Highway

☒

ACARC

☐

NYSDEC

☐

NYCDEP

☐

WCDH

☐

NYSDOT

☐

Town Wetland

☒

Town Stormwater

☒

Other The project involves less than 5000 SF Disturbance

### Owner's Information

Name: Seth Hollander

Email: hollander@kohlberg.com

Address: 153 Post Office Rd, South Salem, NY 10590

Phone: 914-241-7430

### Applicant's Information (if different)

Name: Same as Owner

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

### Authorized Agent's Information

Name: N/A

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

THE APPLICANT understands that any application is considered complete only when all information and documents required have been submitted and received by the Planning Board. The applicant further understands that the applicant is responsible for the payment of all application and review fees incurred by the Planning Board.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief, and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

APPLICANT'S SIGNATURE

Seth Hollander

DATE

9/22/21

OWNER'S SIGNATURE

Seth Hollander

DATE

9/22/21



\*523243576DED0031\*

## Westchester County Recording & Endorsement Page

### Submitter Information

Name: CHICAGO TITLE INSURANCE COMPANY (PICK UP) Phone: 2128801440  
Address 1: 711 THIRD AVENUE Fax: 2128801400  
Address 2: 5TH FLOOR Email: Rita.maroney@ctt.com  
City/State/Zip: NEW YORK NY 10017 Reference for Submitter: 3712-00563

### Document Details

Control Number: **523243576** Document Type: **Deed (DED)**  
Package ID: 2012111900251001001 Document Page Count: **4** Total Page Count: **5**

### Parties

☐ Additional Parties on Continuation page

#### 1st PARTY

#### 2nd PARTY

1: PINPAT ACQUISITION CORP - Other 1: HOLLANDER SETH H - Individual  
2: 2: HOLLANDER CASSIE B - Individual

### Property

☐ Additional Properties on Continuation page

Street Address: 153 POST OFFICE ROAD Tax Designation: 032A-10804-019  
City/Town: LEWISBORO Village:

### Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

### Supporting Documents

1: RP-5217 2: TP-584

### Recording Fees

Statutory Recording Fee: \$40.00  
Page Fee: \$25.00  
Cross-Reference Fee: \$0.00  
Mortgage Affidavit Filing Fee: \$0.00  
RP-5217 Filing Fee: \$125.00  
TP-584 Filing Fee: \$5.00  
Total Recording Fees Paid: **\$195.00**

### Mortgage Taxes

Document Date:  
Mortgage Amount:  
  
Basic: \$0.00  
Westchester: \$0.00  
Additional: \$0.00  
MTA: \$0.00  
Special: \$0.00  
Yonkers: \$0.00  
Total Mortgage Tax: **\$0.00**

### Transfer Taxes

Consideration: \$1,300,000.00  
Transfer Tax: \$5,200.00  
Mansion Tax: \$13,000.00  
Transfer Tax Number: 5386

Dwelling Type: Exempt: ☐  
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 12/24/2012 at 03:00 PM  
Control Number: **523243576**  
Witness my hand and official seal

Timothy C. Idoni  
Westchester County Clerk

### Record and Return To

☐ Pick-up at County Clerk's office

Frank J. Veith, Esq.  
135 Katonah Avenue

Katonah, NY 10536



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

As of 6<sup>th</sup> December  
THIS INDENTURE, made the 27<sup>th</sup> day of November, in the year 2012

32A  
10804  
19  
Lewisboro

BETWEEN PinPat Acquisition Corporation, 1177 Summer Street, Stamford, Ct. 06905

party of the first part, and Seth H. Hollander and Cassie B. Hollander, 20 Hunt Farm Road, Waccabuc, New York 10597.  
party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Lewisboro, County of Westchester, as more particularly described on Schedule A attached hereto

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Glenda S. Loop  
Glenda S. Loop  
1177 Summer St.  
Stamford, Ct 06905

PinPat Acquisition Corporation

Gary Hett  
By Gary Hett, Vice President

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of Westchester, ss:

On the 17th day of October in the year 20012, before me, the undersigned, personally appeared ~~Toni Maida Lochner~~

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said


execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

## Bargain and Sale Deed With Covenants

Title No.

PINPAT ACQUISITION CORPOEATION  
TO

SETH H. HOLLANDER and CASSIE B. HOLLANDER.

DISTRIBUTED BY  
  
YOUR TITLE EXPERTS  
The Judicial Title Insurance Agency LLC  
800-281-TITLE (8485) FAX: 800-FAX-9396

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

\*State of CONNECTICUT, County of FAIRFIELD, ss:

\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the 29th day of November in the year 2012, before me the undersigned personally appeared

*GARY S. HERR*

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the City of Stamford, Connecticut.

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**GLEND A. S. LOOP**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES OCT. 31, 2017

*[Signature]*

(848485)

SECTION: 32A

BLOCK: 10804

LOT: 19

COUNTY OR TOWN: Lewisboro

**RETURN BY MAIL TO:**

Frank J. Veith, Esq.  
135 Katonah, Avenue  
Katonah, New York 10536



**CHICAGO TITLE INSURANCE COMPANY**  
**SCHEDULE A DESCRIPTION**

Title No.: 3712-00563

ALL that certain plot, piece, or parcel of land, situate, lying, and being in the Town of Lewisboro, County of Westchester and State of New York, shown and designated as Lot No. 1 on a certain map entitled, "Final Subdivision Plat of Property known as Oak Pastures", made by Bibbo Associates, dated August 16, 2001, last revised April 4, 2002, and filed in the Office of the Westchester County Clerk, Division of Land Records as Map No. 26995 on June 21, 2002, and as more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Autumn Ridge Road, distant 128.04 feet, as measured along the southerly side of Autumn Ridge Road, East of intersection of the southerly side of Autumn Ridge Road and the easterly side of Post Office Road;

RUNNING THENCE North 69° 24' 00" East along said southerly side of Autumn Ridge Road, 22.03 feet;

THENCE North 78° 38' 50" East again along said southerly side of Autumn Ridge Road, 60.32 feet;

THENCE North 88° 22' 10" East 35.79 feet,

THENCE South 83° 42' 20" East 24.30 feet,

THENCE South 73° 15' 10" East 49.49 feet,

THENCE South 80° 23' 30" East 9.11 feet,

THENCE North 76° 22' 00" East 90.86 feet,

THENCE North 74° 22' 50" East 74.56 feet,

THENCE North 71° 50' 50" East 48.09 feet,

THENCE North 75° 10' 10" East 93.66 feet,

THENCE North 88° 37' 50" East 128.28 feet,

THENCE North 80° 31' 10" East 145.54 feet,

THENCE North 83° 21' 00" East 46.95 feet,

THENCE North 81° 00' 50" East 138.72 feet,

THENCE North 81° 32' 00" East 55.21 feet,

THENCE South 18° 43' 40" East 265.65 feet,

THENCE South 70° 00' 50" West 30.17 feet,

THENCE South 12° 28' 40" West 35.00 feet,

# CHICAGO TITLE INSURANCE COMPANY

Title No.: 3712-00563

## LEGAL DESCRIPTION

THENCE South 80° 44' 00" West 780.56 feet,

THENCE North 09° 16' 00" West 146.99 feet,

THENCE North 34° 56' 00" West 136.07 feet,

THENCE North 73° 15' 10" West 47.20 feet,

THENCE North 83° 42' 20" West 20.28 feet,

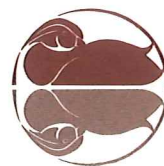
THENCE South 88° 22' 10" West 31.93 feet,

THENCE South 78° 38' 50" West 46.18 feet,

THENCE North 68° 54' 30" West 40.00 feet to a point on the southerly side of Autumn Ridge Road and the point or place of BEGINNING.

TOGETHER with the benefits of that certain Post Office Road Common Driveway Oak Pastures Lots 1 and 2 Utility and Maintenance Agreement and Easements dated 5/4/02 and recorded 8/21/02 in Control #422220146.





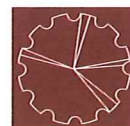
**Evans** Associates  
Environmental Consulting, Incorporated

## WETLAND DELINEATION REPORT

**DATE:** May 17, 2022

**PROPERTY:** Hollander Property at 153 Post Office Road  
Town of Lewisboro (Hamlet of South Salem)  
Westchester County, New York

**REPORT BY:** Evans Associates Environmental Consulting, Inc.



### INTRODUCTION

Wetlands adjacent to the driveway of the above-captioned property were delineated in accordance with Chapter 217, Wetlands and Watercourses, of the Code of the Town of Lewisboro. The wetland is located in a depressional area between Autumn Ridge Road and the driveway of 153 Post Office Road. The field delineation was conducted on May 3, 2022, by a Certified Professional Wetland Scientist and a Certified Professional Soil Scientist of Evans Associates Environmental Consulting, Inc. The temperature on the day of the site visit was ~56°F and skies were cloudy.

### WETLAND DESCRIPTION

The wetland represents a low point in the topography into which surface water runoff from catch basins in Autumn Ridge Road discharge. Groundwater also contributes to the hydrology of this area. The wetland/upland boundary adjacent to the road and driveway was flagged (to be survey located) using sequentially numbered, orange ribbon flagging depicting the words "Wetland Boundary." Wetland flags were numbered A-1 through A-8.

Vegetation in this area is dominated by Japanese barberry (*Berberis thunbergii*) shrubs. Other vegetation in and near the wetland includes red maple (*Acer rubrum*), tulip poplar (*Liriodendron tulipifera*), and American elm (*Ulmus americana*) trees and saplings, Tartarian honeysuckle (*Lonicera tatarica*), multiflora rose (*Rosa multiflora*), and willow (*Salix sp.*) shrubs, Asiatic bittersweet (*Celastrus orbiculatus*) and poison ivy (*Toxicodendron radicans*) vines, along with skunk cabbage (*Symplocarpus foetidus*), sensitive fern (*Onoclea sensibilis*), and jewelweed (*Impatiens capensis*).

162 Falls Road  
Bethany, CT 06524  
Tel: 203.393.0690



## WETLANDS REGULATORY JURISDICTIONS

The wetland is regulated locally by the Town of Lewisboro. In addition, the Town regulates a 150' wetland buffer. The property is located within the Croton River Basin, which is part of the New York City Watershed. Therefore, the property is also subject to regulation by the NYC Department of Environmental Protection (DEP).

## PHOTOS



**Wetland (above), Autumn Ridge Road in background; catch basins in road (below).**





# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

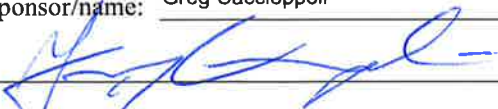
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
153 Post Office Rd			
Name of Action or Project: 153 Post Office Rd			
Project Location (describe, and attach a location map): 153 Post Office Rd, South Salem NY 10590			
Brief Description of Proposed Action: Construction of a new curb cut.			
Name of Applicant or Sponsor: Seth Hollander		Telephone: 914-241-7430 E-Mail: hollander@kohlberg.com	
Address: 153 Post Office Rd			
City/PO: South Salem		State: NY	Zip Code: 10590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.78 acres	
b. Total acreage to be physically disturbed?		.08 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.78 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	N/A  <input type="checkbox"/>  <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ The total disturbance in the wetland area including buffer is 3,277 SF _____ _____	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;">           a. Will storm water discharges flow to adjacent properties?            b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?         </div> If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Greg Caccioppoli</u> Date: <u>01/10/2022</u>  Signature:  Title: <u>Engineer</u>		

Project:

Date:

## ***Short Environmental Assessment Form***

### ***Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		



Project:

Date:

## ***Short Environmental Assessment Form***

### ***Part 3 Determination of Significance***

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

---

Name of Lead Agency

---

Date

---

Print or Type Name of Responsible Officer in Lead Agency

---

Title of Responsible Officer

---

Signature of Responsible Officer in Lead Agency

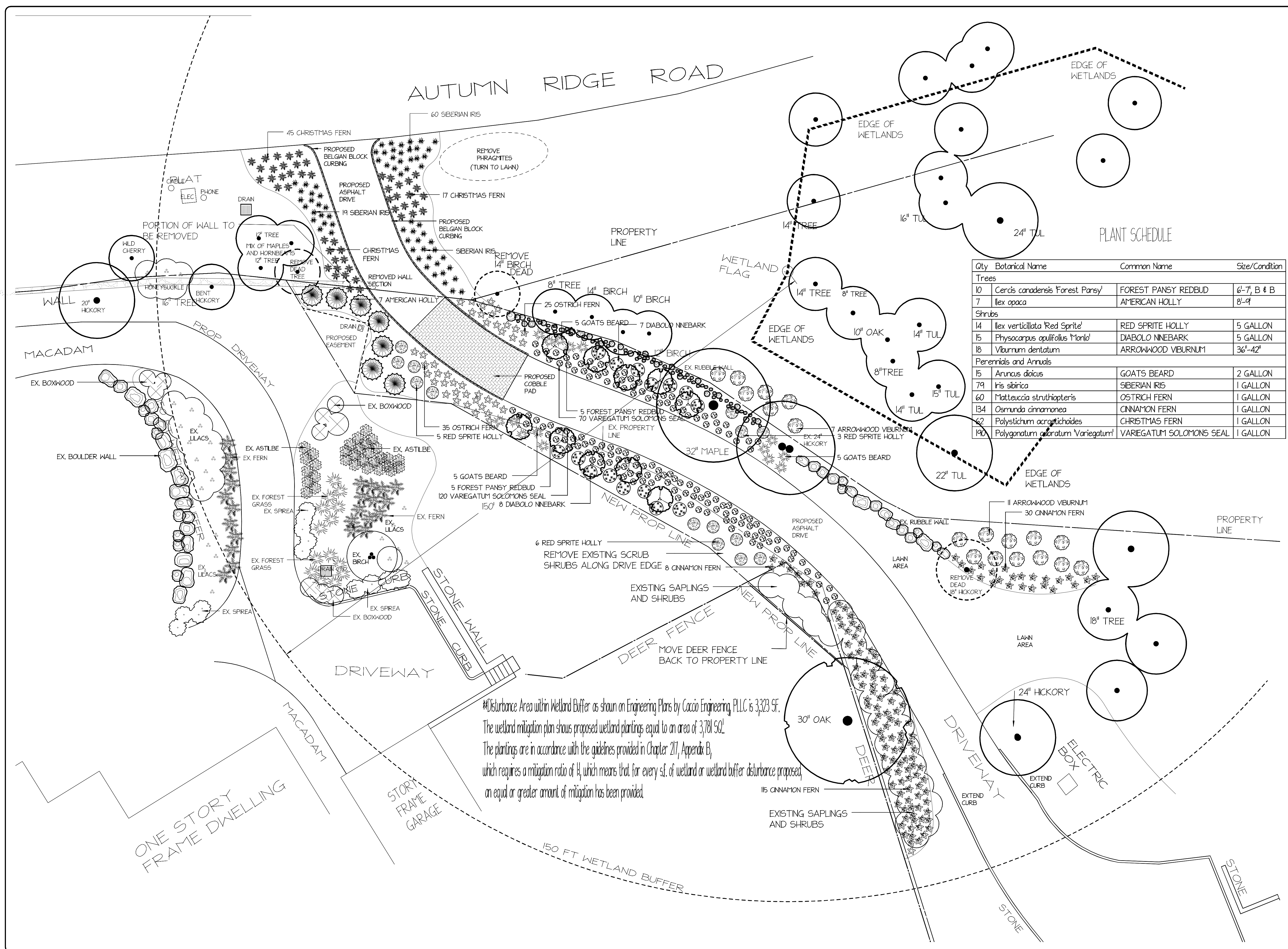
---

Signature of Preparer (if different from Responsible Officer)









NOTES

F. CAPPARELLI  
LANDSCAPE DESIGN

635 Holstead Ave.  
Mamaroneck, NY 10543  
914.698.6144 - 914.630.4647  
fclandscapedesign.com

WILLIAM HARRIS EINHORN, P.L.A.

No.	Date	Description

SCALE IN FEET  
0 10 20

DRIVEWAY  
REALIGNMENT  
WETLAND BUFFER BLOWUP

HOLLANDER  
RESIDENCE  
153 POST OFFICE ROAD  
SOUTH SALEM, NY 10590

SCALE	1"=10'-0"
DRAWN BY	WHE
CHECKED BY	
DATE	5/26/2022
DATE OF PRINT	

PROJECT NO.	
SHEET NO.	L2

Powered by DynaCAD®







## HOLLANDER DRIVEWAY WETLAND BUFFER PLANTS



©2016 Horticipia, Inc.

GOATS BEARD  
*Aruncus dioicus*



FOREST PANSY REDBUD  
*Cercis canadensis* 'Forest Pansy'



©2016 Horticipia, Inc.

AMERICAN HOLLY  
*Ilex opaca*



RED SPRITE HOLLY  
*Ilex verticillata* 'Red Sprite'



SIBERIAN IRIS  
*Iris sibirica*



©2016 Horticipia, Inc.

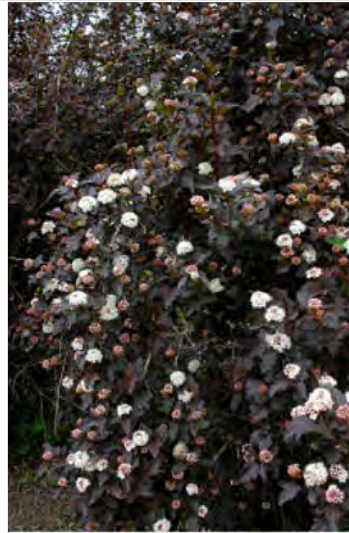
OSTRICH FERN  
*Matteuccia struthiopteris*





©2016 Horticipia, Inc.

CINNAMON FERN  
*Osmunda cinnamomea*



©2016 Horticipia, Inc.

DIABLO NINEBARK  
*Physocarpus opulifolius* 'Monlo'



©2016 Horticipia, Inc.

VARIEGATUM SOLOMONS SEAL  
*Polygonatum odoratum* 'Variegatum'



©2016 Horticipia, Inc.

CHRISTMAS FERN  
*Polystichum acrostichoides*



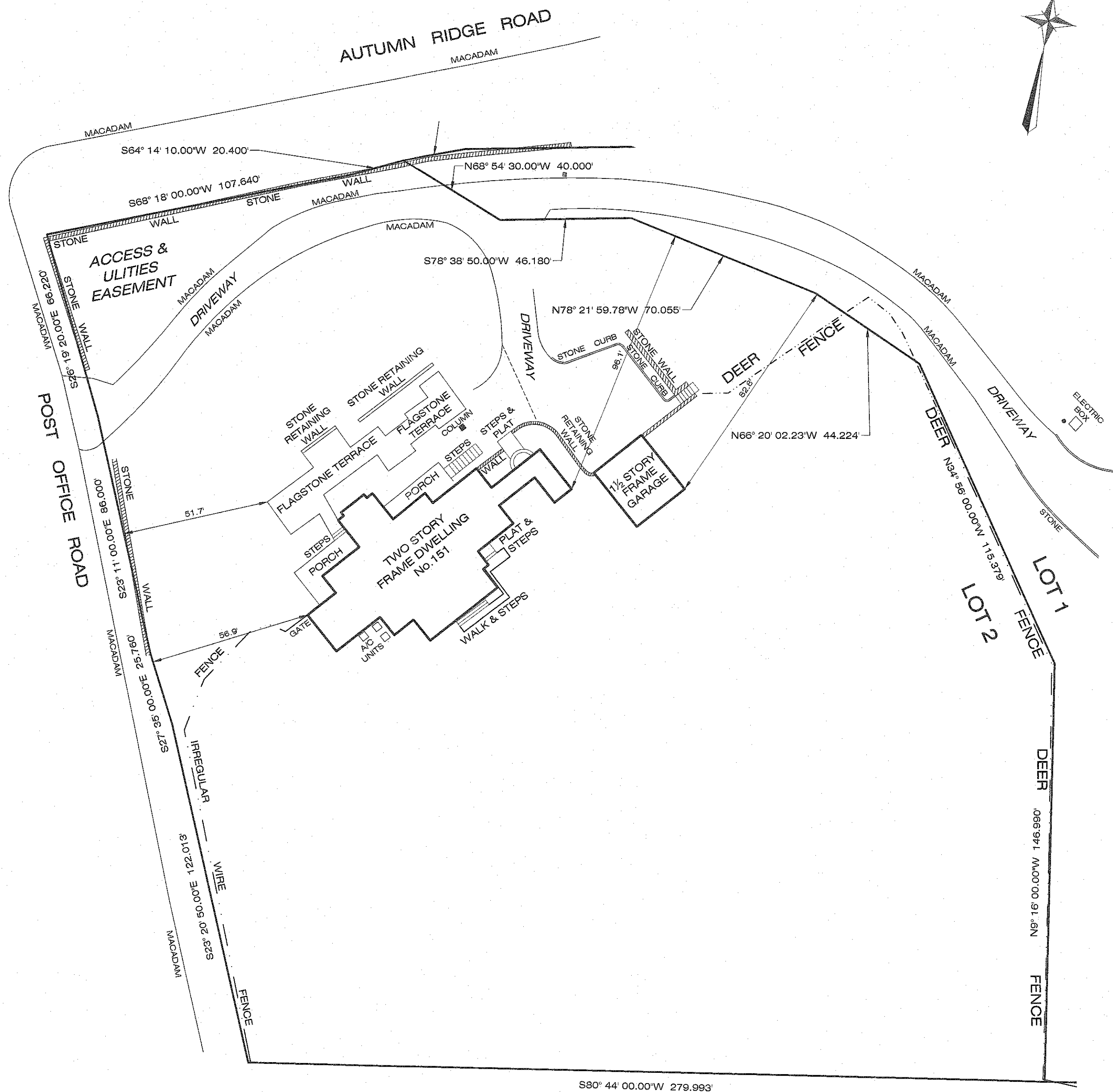
©2016 Horticipia, Inc.

ARROWWOOD VIBURNUM  
*Viburnum dentatum*



# LEGEND

- CATCH BASIN
- DRAIN INLET
- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- TRAFFIC POLE
- TELE. MANHOLE
- ELECTRIC BOX
- SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- MONITORING WELL
- VALVE



JOB NUMBER: RO.26995-2

Possession NOT indicated

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for New York State Association of Land Surveyors. This Survey is a representation of the property as surveyed on April 2, 2021, the date that the field work was performed. Any subsequent revision dates do not constitute an updated survey.

Eliot Senor, L.S. New York State Lic. No. 049822

Copies of the survey map not bearing the land surveyor's original signature and embossed seal shall not be considered to be a true and valid copy. Copyright Gabriel E. Senor, P.C., 2021. ALL RIGHTS RESERVED.

A Title report lists easements and restrictions if the report was not provided these easements and or restrictions may not be shown. A copy of the title report was not provided. A copy of the deed was provided. Survey may be subject to easements not shown.

Surface elevations and underground appurtenances, if any, whether or not shown are not guaranteed. Fences or possession lines generally do not follow a straight line. The survey shows straight lines between located points. Any dimensions shown are to the surveyed point only. Labeled dimensions cannot be used for any other point along the line.

Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law

NOT FOR TITLE TRANSFER

## SURVEY OF LOT No.2

AS SHOWN ON FINAL SUBDIVISION PLAT  
KNOWN AS  
OAK PASTURE  
SITUATE IN THE  
TOWN OF LEWISBORD  
WESTCHESTER COUNTY, NEW YORK

Said "Map" is filed in the Westchester County Clerk's office, Division of Land Records, on June 21, 2002 as R.O. Map number 26995

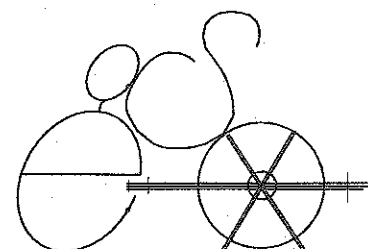
## GABRIEL E. SENOR, P.C.

CONSULTING ENGINEER & LAND SURVEYORS  
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530  
(914) 422-0070 FAX 422-3009

SCALE: 1" = 30'

DATE: APRIL 2, 2021

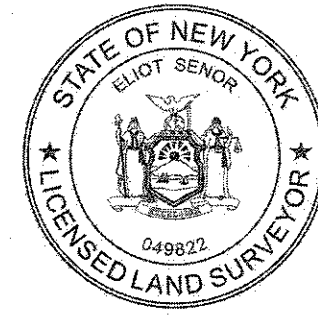
DRAWN BY: MON. CHECKED BY: ES.



GABRIEL E. SENOR, P.C.  
Engineer & Surveyor

90 NORTH CENTRAL AVE, HARTSDALE, NEW YORK 10530  
(914) 422-0070

- LEGEND
- CATCH BASIN
  - DRAIN INLET
  - UTILITY POLE
  - SIGN POST
  - HYDRANT
  - WATER VALVE
  - GAS VALVE
  - LIGHT POLE
  - TRAFFIC POLE
  - TELE. MANHOLE
  - ELECTRIC BOX
  - SEWER MANHOLE
  - WATER MANHOLE
  - ELECTRIC MANHOLE
  - DRAIN MANHOLE
  - MANHOLE
  - MONITORING WELL
  - VALVE
  - 14 TREE
  - SIZE



Possession NOT indicated

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for New York State Association of Land Surveyors. This Survey is a representation of the property as surveyed on April 4, 2021, the date that the field work was performed. Subsequent revision dates do not constitute an updated survey.

Eliot Senor, L.S., New York State Lic. No. 049822

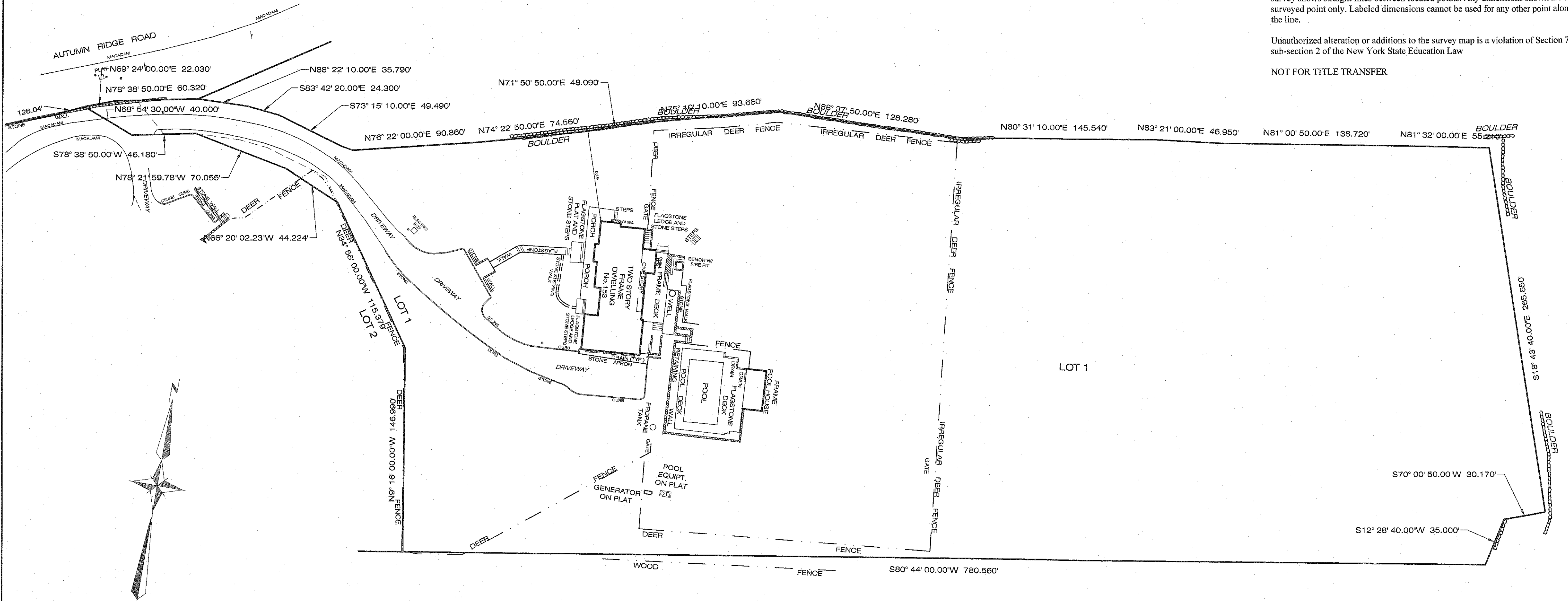
Copies of the survey map not bearing the land surveyor's original blue signature and embossed seal shall not be considered to be a true and valid copy. Copyright Gabriel E. Senor, P.C., 2021. ALL RIGHTS RESERVED.

A Title report lists easements and restrictions if the report was not provided these easements and or restrictions may not be shown. A copy of the title report was not provided. A copy of the deed was provided. Survey may be subject to easements not shown.

Surface elevations and underground appurtenances, if any, whether or not shown are not guaranteed. Fences or possession lines generally do not follow a straight line. The survey shows straight lines between located points. Any dimensions shown are to the surveyed point only. Labeled dimensions cannot be used for any other point along the line.

Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law

NOT FOR TITLE TRANSFER



**GABRIEL E. SENOR, P.C.**

CONSULTING ENGINEER & LAND SURVEYORS  
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530  
(914) 422-0070 FAX 422-3009

**SURVEY OF  
LOT No.1**

AS SHOWN ON FINAL SUBDIVISION PLAT  
KNOWN AS  
**OAK PASTURE**  
SITUATE IN THE  
**TOWN OF LEWISBORD**  
WESTCHESTER COUNTY, NEW YORK

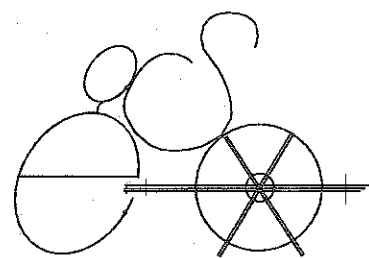
Said "Map" is filed in the Westchester County Clerk's  
office, Division of Land Records, on June 21, 2002  
as R.O. Map number 26995

SCALE: 1" = 50'

DATE: APRIL 4, 2021

DRAWN BY:  
MCN.

CHECKED BY:  
ES.



**GABRIEL E. SENOR, P.C.**  
Engineer & Surveyor

90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK 10530  
(914) 422-0070



# PROPOSED LOT LINE RE-ALIGNMENT & NEW DRIVEWAY ENTRANCE

SURVEY PERFORMED BY:

GABRIEL E. SENOR, P.C.

CONSULTING ENGINEER LAND SURVEYORS  
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530  
• (914) 422-0070 FAX 422-3009

SURVEY NOTES:

-ALL SURVEY AND TOPOGRAPHY DATA WAS PROVIDED BY GABRIEL E. SENOR, P.C.

-WETLAND FLAGS WERE LOCATED BY GABRIEL E. SENOR, P.C. ON MAY 13, 2022

WETLAND ANALYSIS PERFORMED BY:



WETLAND NOTES:

- FIELD DELINEATION WAS CONDUCTED ON MAY, 03, 2022. WETLAND REPORT ATTACHED.



## NEW DRIVEWAY ENTRANCE & LOT LINE RE-ALIGNMENT

OWNER: SETH & CASSIE HOLLANDER  
153 POST OFFICE ROAD  
SOUTH SALEM, NY 10590

TAX MAP PARCEL ID: 43.1-2-33

COUNTY INDEX ID: SHEET 32A BLOCK 10804 LOT 1 ,  
ACCORDING TO THE PLAT TITLED  
"OAK PASTURE" FILED JUNE 21,  
2002.

LOT SIZE: 252,942.9 SF, ACRES= 5.81+-

ZONING: (R-2A)

## LOT LINE RE-ALIGNMENT

OWNER: OLIVIER & REBECCA AUDEMARD  
151 POST OFFICE ROAD  
SOUTH SALEM, NY 10590

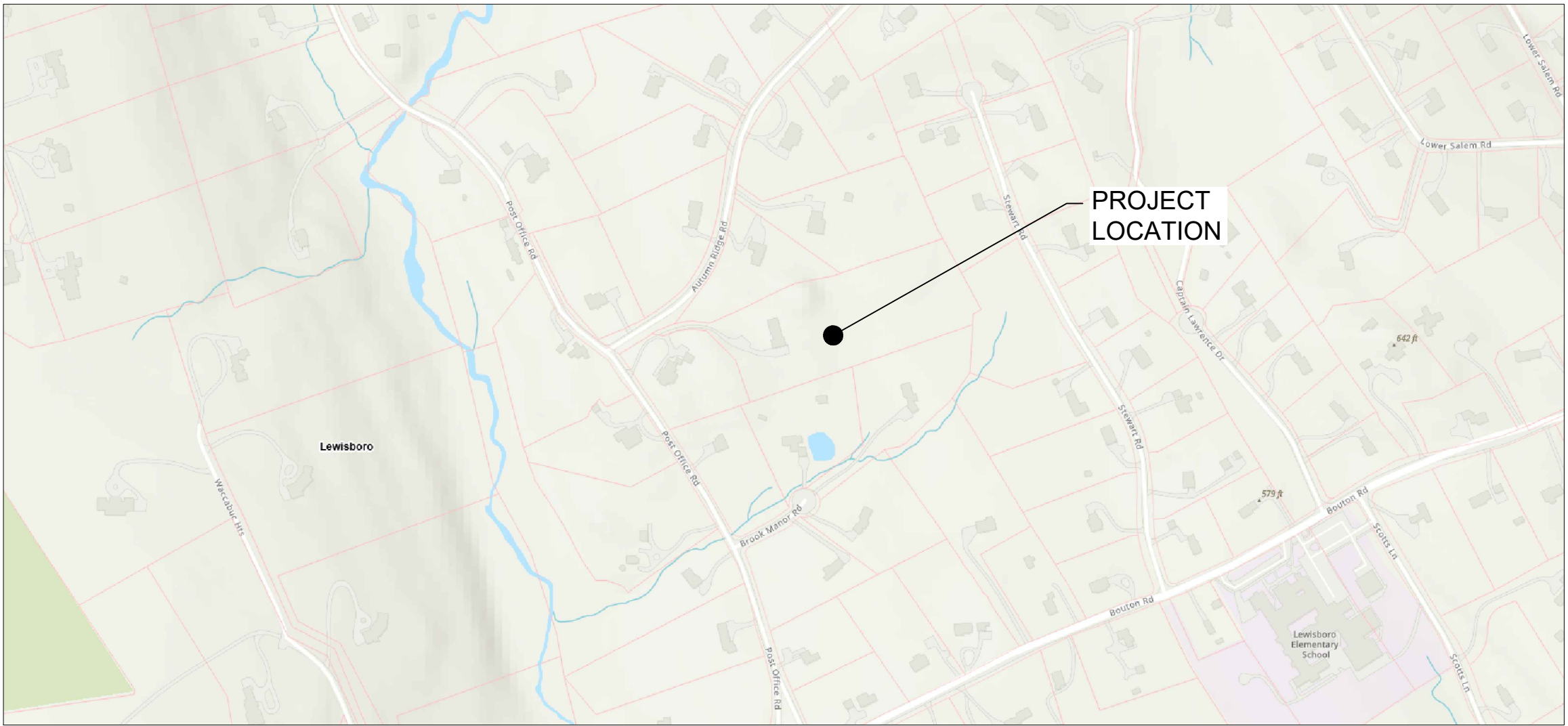
TAX MAP PARCEL ID: 43.1-2-28

COUNTY INDEX ID: SHEET 32A BLOCK 10804 LOT 2 ,  
ACCORDING TO THE PLAT TITLED  
"OAK PASTURE" FILED JUNE 21,  
2002.

LOT SIZE: 89,951.5 SF, ACRES= 2.06+-

ZONING: (R-2A)

VICINITY MAP



rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

### TITLE PAGE

DRAWING TITLE: PROPOSED LOT LINE RE-ALIGNMENT & NEW  
DRIVEWAY ENTRANCE AT 151 & 153 POST  
OFFICE ROAD

DRAWN BY:

GC.

CHECKED BY:

GC.

APPROVED BY:

-

DATE:

6/1/2022

PROFESSIONAL SEAL AND SIGNATURE



GREGORY CACCIOPPOLI, P.E.  
N.Y. LIC. #105839  
100 S. BEDFORD RD., SUITE 350  
MOUNT KISCO, NY 10573

CONTACT: 917-309-5410  
EMAIL: greg@caccioeng.com

PROJECT NO:  
1001

SCALE:  
1:20

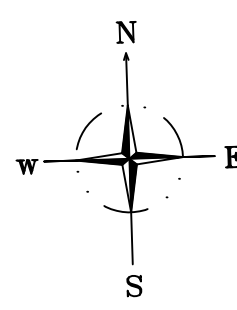
SHEET SIZE:  
D

DRAWING NO:  
LEW-1001

SHEET NO:  
1 OF 6

REVISION:  
-

UNIT:  
-





I, ELIOT SENOR, THE SURVEYOR WHO MADE THIS MAP DO  
HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON  
WAS COMPLETED APRIL 21, 2021 AND THAT THIS MAP WAS COMPLETED  
JUNE 08, 2022

ELIOT SENOR, L.S. LICENSE # 049822

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE  
DIVISION OF LAND RECORDS.

SETH HOLLANDER  
153 POST OFFICE RD  
SOUTH SALEM, NEW YORK 10590 (TOWN OF LEWISBORO)

REBECCA AUDEMARD  
151 POST OFFICE RD  
SOUTH SALEM, NEW YORK 10590 (TOWN OF LEWISBORO)

ALL EXISTING LOTS ARE SERVED BY EXISTING SEPTIC AND WELL WHICH WILL NOT BE ALTERED.  
APPROVED PURSUANT TO CHAPTER 873, OF THE WESTCHESTER COUNTY SANITARY CODE  
SUBJECT TO WESTCHESTER COUNTY DEPARTMENT OF HEALTH APPROVAL OF PROPOSED SEPTIC.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A  
TRUE COPY OF THIS PLAT SHOWING THIS ENDORSMENT. ANY ERASURES,  
CHANGES, ADDITIONS OR ALERATIONS OF ANY KIND, EXCEPT THE ADDITION  
OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF  
MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS  
APPROVAL.

APPROVED BY THE ASSISTANT COMMISSIONER  
OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH  
APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED  
BY THE PLANNING BOARD OF THE TOWN OF LEWISBORO, N.Y.

TOWN OF LEWISBORO PLANNING BOARD APPLICATION #  
APPROVAL:  
CLERK TO PLANNING BOARD

ALL CONDITIONS OF APPROVAL AS NOTED IN FORMAL LETTERS OF  
APPROVAL OR FINDINGS ARE A PART OF THE APPROVED SITE PLAN,  
SUBDIVISION OR VARIANCE PLATS, DRAWINGS OR PLANS, AND ARE  
HEREBY REFERENCED FOR ADDITIONAL APPROVAL DETAILS.

APPROVED BY RESOLUTION OF THE  
LEWISBORO PLANNING BOARD

Janet Andersen, Chair  
Cleridan Conran, Administrator

TOWN ENGINEER'S CERTIFICATION  
Reviewed for compliance with the Planning Board Resolution dated

Joseph M. Cerniele, P.E.  
Kellard Seniors Consulting  
Town Consulting Engineer

OWNER'S CERTIFICATION  
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and  
its contents, and hereby approves same for filing.

Owners Name: Seth Hollander  
Owners Address: 153 Post Office Rd.  
South Salem, NY 10590

Owners Name: Rebecca Audemard  
Owners Address: 151 Post Office Rd.  
South Salem, NY 10590

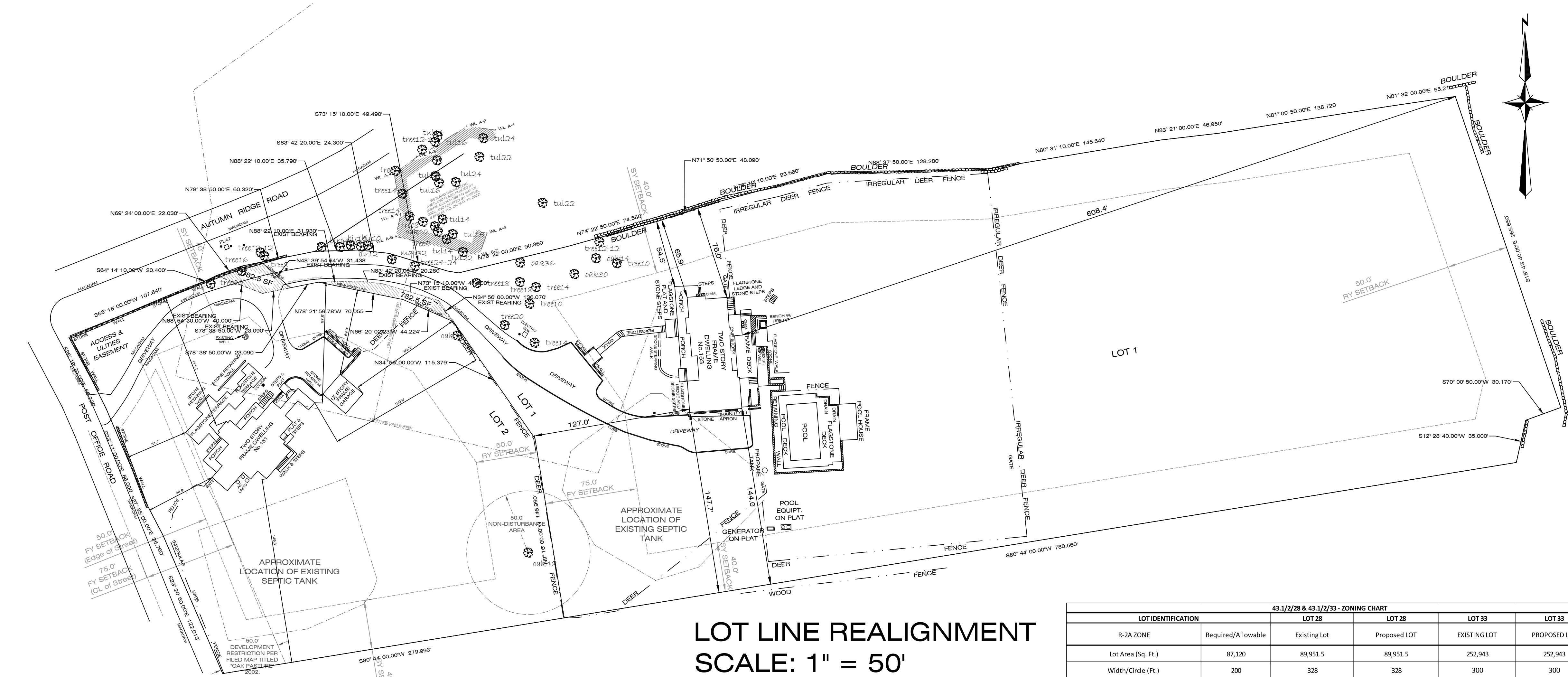
151 & 153 POST OFFICE ROAD  
LOT LINE RE-ALIGNMENT  
LOT Nos. 1 & 2  
AS SHOWN ON MAP TITLED  
FINAL SUBDIVISION PLAT  
KNOWN AS  
OAK PASTURE  
SITUATED IN THE  
TOWN OF LEWISBORO  
WESTCHESTER COUNTY, NEW YORK

WESTCHESTER COUNTY INDEX SYSTEM  
SHEET 271 BLOCK 10804

TOWN OF LEWISBORO TAX MAP DESIGNATION  
153 POST OFFICE ROAD  
SECTION 43.1 BLOCK 2 LOT 33

151 POST OFFICE ROAD  
SECTION 43.1 BLOCK 2 LOT 28

SCALE: AS SHOWN DATE: JUNE 08, 2022

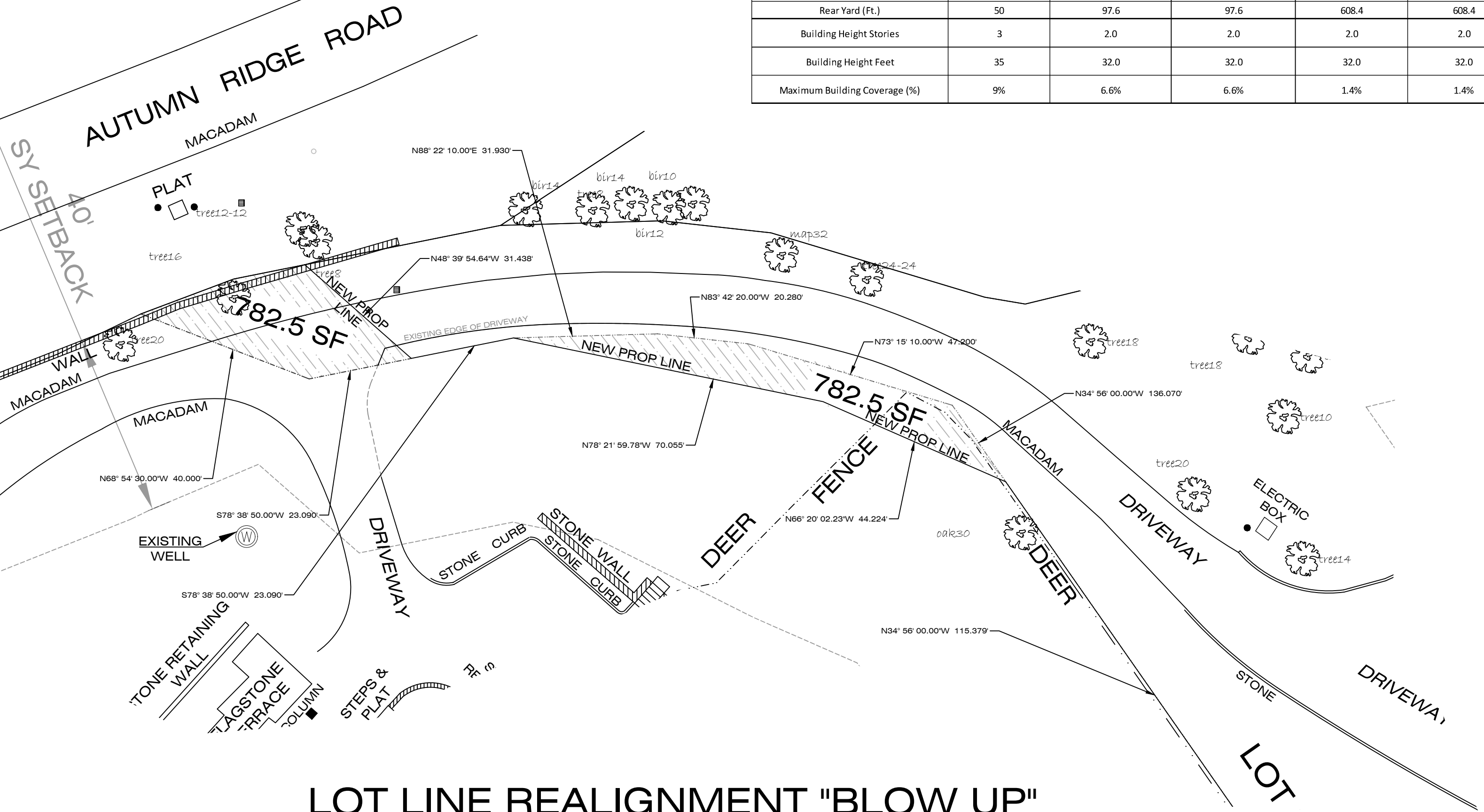


LOT LINE REALIGNMENT  
SCALE: 1" = 50'

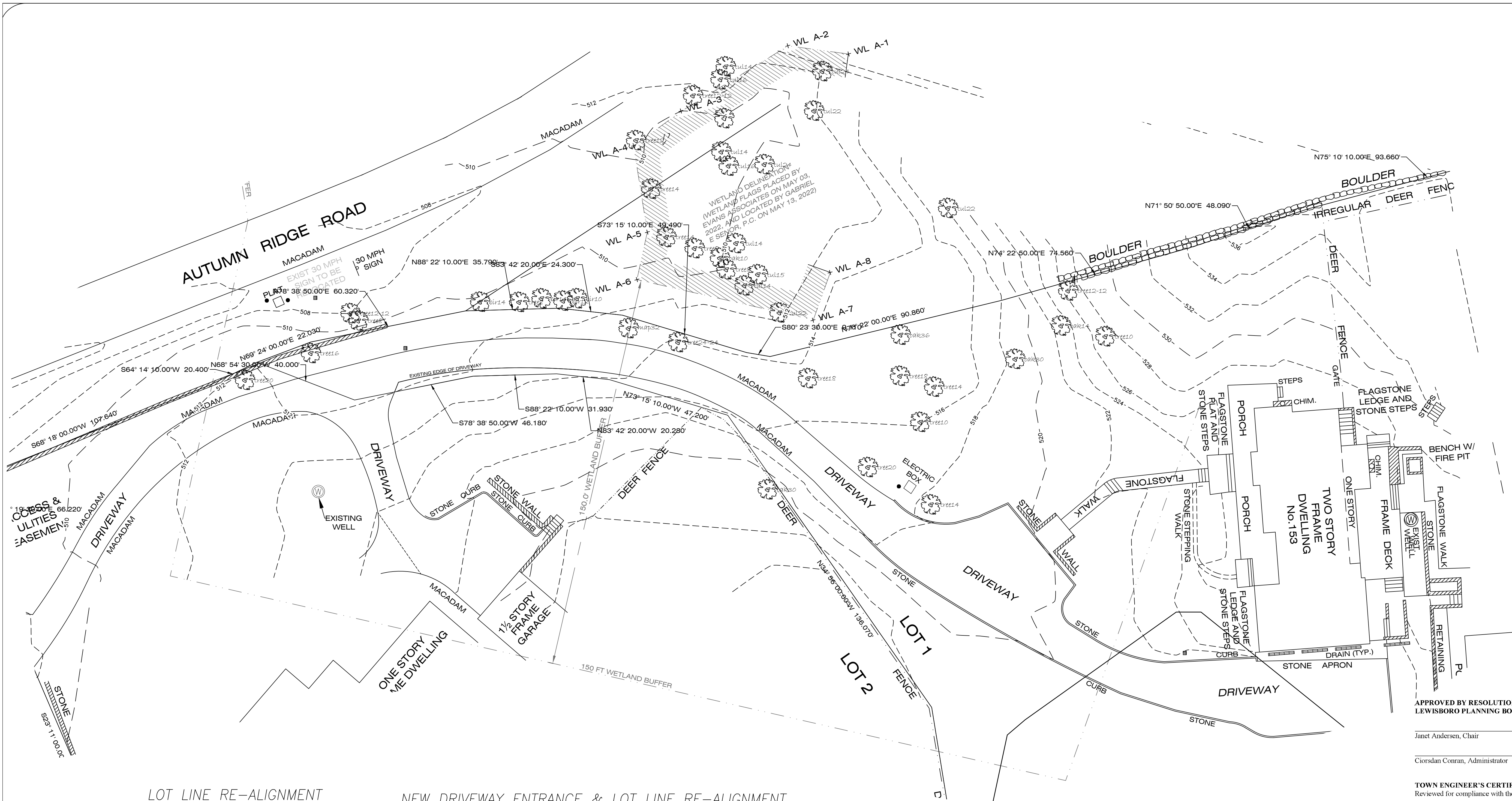
43.1/27/28 & 43.1/27/33 - ZONING CHART					
LOT IDENTIFICATION		LOT 28	LOT 28	LOT 33	LOT 33
R-2A ZONE	Required/Allowable	Existing Lot	Proposed LOT	EXISTING LOT	PROPOSED LOT
Lot Area (Sq. Ft.)	87,120	89,951.5	89,951.5	252,943	252,943
Width/Circle (Ft.)	200	328	328	300	300
Front Yard Setback (Ft.) "Center street"	75	56.9	56.9	127 (FLAG LOT)	127 (FLAG LOT)
Front Yard Set (Ft.) "Lot Line"	50	56.9	56.9	127.0	127
Side Yard (Ft.)	40	111.1	111.1	65.9	65.9
Rear Yard (Ft.)	50	97.6	97.6	608.4	608.4
Building Height Stories	3	2.0	2.0	2.0	2.0
Building Height Feet	35	32.0	32.0	32.0	32.0
Maximum Building Coverage (%)	9%	6.6%	6.6%	1.4%	1.4%

- NOTES:**
1. NO CLEARING IN DEVELOPMENT RESTRICTION AREA EXCEPT ROUTINE MAINTENANCE AND REMOVAL OF DEAD TREES. DECLARATIONS OF 50' DEVELOPMENT RESTRICTION AREA, ZONE OF NON-DISTURBANCE AROUND 48" OAK TREE AND ACCESS AND UTILITY EASEMENT TO BE RECORDED IN THE WESTCHESTER COUNTY CLERKS OFFICE , DIVISION OF LAND RECORDS.
  2. WETLAND DESIGNATION BY EVANS ASSOCIATES, ENVIRONMENTAL CONSULTANTS, INC., COMPLETED MAY 03, 2022.
  3. ANY FUTURE OIL STORAGE TANK FACILITIES, IF UTILIZED, SHALL BE RESTRICTED TO THE CONFINES OF THE PRINCIPAL RESIDENCE BUILDING BASEMENT OR A FOUNDATION VAULT.
  4. REFERENCE IS HEREBY MADE TO THE TITLE SHEET, EXISTING CONDITIONS PLAN, REMOVALS PLAN, EROSION CONTROL PLAN, GRADING PLAN, SITE PLAN, WETLAND BUFFER PLANS (1 THRU 5).

LOT LINE REALIGNMENT "BLOW UP"  
SCALE: 1" = 20'







LEGEND

UTILITY POLE

SIGN POST

HYDRANT

WATER VALVE

GAS VALVE

LIGHT POLE

GUY WIRES

TELE. MANHOLE

SEWER MANHOLE

WATER MANHOLE

ELECTRIC MANHOLE

DRAIN MANHOLE

MANHOLE

ELECTRIC BOX

EXISTING GRADE (102)

PROPOSED GRADE

14" TREE

SIZE

TREE TO BE REMOVED

SILT FENCE / AREA OF DISTURBANCE & CHAIN LINK FENCE (AS REQ'D BY MUNICIPALITY)

LOT LINE RE-ALIGNMENT		NEW DRIVEWAY ENTRANCE & LOT LINE RE-ALIGNMENT	
OWNER:	OLIVIER & REBECCA AUDEMARD 151 POST OFFICE ROAD SOUTH SALEM, NY 10590	OWNER:	SETH & CASSIE HOLLANDER 153 POST OFFICE ROAD SOUTH SALEM, NY 10590
TAX MAP PARCEL ID:	43.1-2-28	TAX MAP PARCEL ID:	43.1-2-33
COUNTY INDEX ID:	SHEET 32A BLOCK 10804 LOT 2, ACCORDING TO THE PLAT TITLED "OAK PASTURE" FILED JUNE 21, 2002.	COUNTY INDEX ID:	SHEET 32A BLOCK 10804 LOT 1, ACCORDING TO THE PLAT TITLED "OAK PASTURE" FILED JUNE 21, 2002.
LOT SIZE:	89,951.5 SF, ACRES= 2.06+-	LOT SIZE:	252,942.9 SF, ACRES= 5.81+-
ZONING:	(R-2A)	ZONING:	(R-2A)

APPROVED BY RESOLUTION OF THE  
LEWISBORO PLANNING BOARD

Janet Andersen, Chair \_\_\_\_\_ Date \_\_\_\_\_

Ciorsdan Conran, Administrator \_\_\_\_\_ Date \_\_\_\_\_

**TOWN ENGINEER'S CERTIFICATION**  
Reviewed for compliance with the Planning Board Resolution dated \_\_\_\_\_.

Joseph M. Cermele, P.E. \_\_\_\_\_ Date \_\_\_\_\_  
Kellard Sessions Consulting  
Town Consulting Engineer

**OWNER'S CERTIFICATION**  
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owners Name: Seth Hollander \_\_\_\_\_ Date \_\_\_\_\_  
Owners Address: 153 Post Office Rd.  
South Salem, NY 10590

Owners Name: Rebecca Audemard \_\_\_\_\_ Date \_\_\_\_\_  
Owners Address: 151 Post Office Rd.  
South Salem, NY 10590

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

EXISTING CONDITIONS PLAN

DRAWING TITLE: PROPOSED LOT LINE RE-ALIGNMENT AND NEW DRIVEWAY ENTRANCE AT 151 & 153 POST OFFICE RD.

DRAWN BY:  
MC.

CHECKED BY:  
GC.

APPROVED BY:  
-

DATE:  
06/01/2022

PROJECT ADDRESS

151 & 153 POST OFFICE ROAD  
SOUTH SALEM, NY 10590  
TOWN OF LEWISBORO  
WESTCHESTER COUNTY, NY

PROFESSIONAL SEAL AND SIGNATURE

GREGORY CACCIOPPOLI, P.E.  
N.Y. LIC. #105839  
100 S. BEDFORD RD., SUITE 350  
MOUNT KISCO, NY 10573

CONTACT: 914-514-2340  
EMAIL: greg@caccioeng.com

PROJECT NO: -	SCALE: 1:20	SHEET SIZE: D
DRAWING NO: -	SHEET NO: 3 OF 6	
REVISION: -		
UNIT: -		

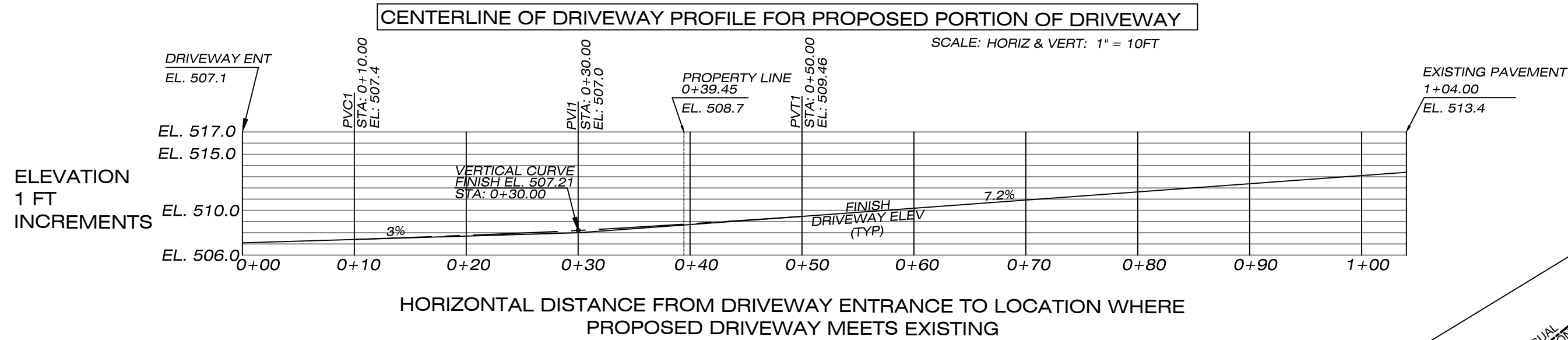






CONTRACTORS NOTES:

- ALL CONSTRUCTION CONTRACTS SHALL BE BETWEEN HOMEOWNER AND CONTRACTOR EXCLUSIVELY. ARCHITECT/PROJECT MANAGER, ACTS AS AGENT FOR OWNER AND IS NOT RESPONSIBLE FOR PAYMENT TO CONTRACTORS.
- CONTRACTOR OR OWNER MUST VERIFY ON SITE DIMENSIONS PRIOR TO PURCHASE OF MATERIALS OR CONSTRUCTION, AND INFORM OWNER OR LANDSCAPE ARCHITECT OF DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES AND SHALL ACCEPT FULL RESPONSIBILITY DUE TO NEGLIGENCE.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR STRUCTURAL INTEGRITY AND DURABILITY OF ALL ARCHITECTURAL AND LANDSCAPE CONSTRUCTION.
- CONTRACTOR MUST FLAG THE LIMITS OF DISTURBANCE PRIOR TO CONSTRUCTION.
- BASE MAP/TOPOGRAPHY PROVIDED BY GABRIEL E SENOR, P.C. CACCIO ENGINEERING, PLLC, CANNOT BE HELD LIABLE FOR ACCURACY OF ANY SURVEY DATA. CONTRACTORS SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AS/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT CACCIO ENGINEERING, PLLC PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION SHALL MEET BUILDING CODES AS THEY APPLY.
- OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL PERMIT FEES. DESIGN PROFESSIONAL WILL ASSUME OWNER HAS OBTAINED ALL PERMITS UNLESS SPECIFICALLY INSTRUCTED BY OWNERS TO OBTAIN PERMITS ON THEIR BEHALF.
- ROUGH GRADING SHALL BE INSPECTED PRIOR TO COMPLETION.
- ALL SALVAGEABLE MATERIALS AND ITEMS SHALL REMAIN PROPERTY OF OWNER.
- PROVIDE 48 HOUR NOTICE FOR INSPECTIONS.

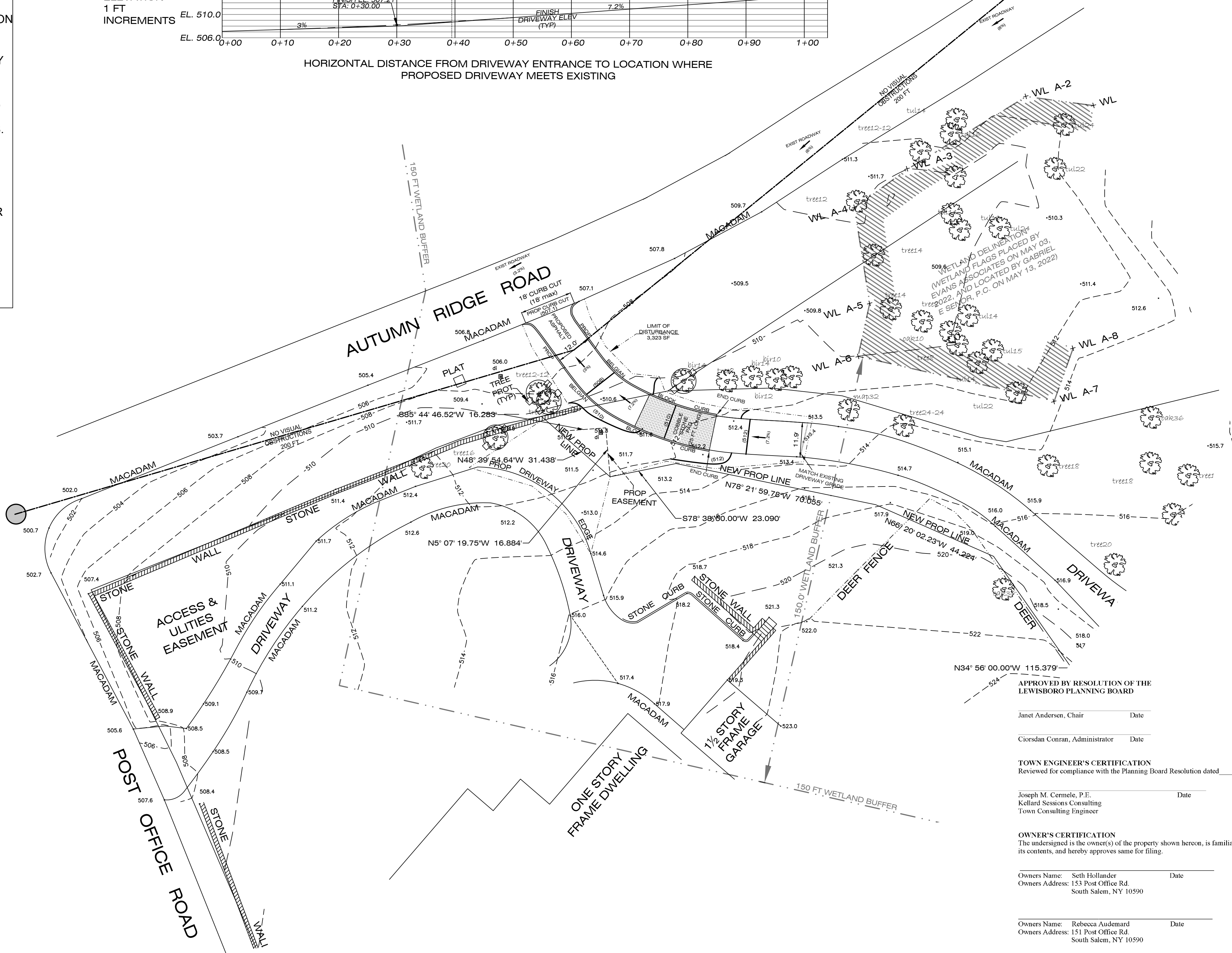


NEW DRIVEWAY ENTRANCE & LOT LINE RE-ALIGNMENT

OWNER:	SETH & CASSIE HOLLANDER 153 POST OFFICE ROAD SOUTH SALEM, NY 10590
TAX MAP PARCEL ID:	43.1-2-33
COUNTY INDEX ID:	SHEET 32A BLOCK 10804 LOT 1, ACCORDING TO THE PLAT TITLED "OAK PASTURE" FILED JUNE 21, 2002.
LOT SIZE:	252,942.9 SF, ACRES= 5.81+-
ZONING:	(R-2A)

LOT LINE RE-ALIGNMENT

OWNER:	OLIVIER & REBECCA AUDEMARD 151 POST OFFICE ROAD SOUTH SALEM, NY 10590
TAX MAP PARCEL ID:	43.1-2-28
COUNTY INDEX ID:	SHEET 32A BLOCK 10804 LOT 2, ACCORDING TO THE PLAT TITLED "OAK PASTURE" FILED JUNE 21, 2002.
LOT SIZE:	89,951.5 SF, ACRES= 2.06+-
ZONING:	(R-2A)



APPROVED BY RESOLUTION OF THE  
LEWISBORO PLANNING BOARD

Janet Andersen, Chair \_\_\_\_\_ Date \_\_\_\_\_

Ciorsdan Conran, Administrator \_\_\_\_\_ Date \_\_\_\_\_

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated \_\_\_\_\_

Joseph M. Cernele, P.E.  
Kellard Sessions Consulting  
Town Consulting Engineer

OWNER'S CERTIFICATION  
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owners Name: Seth Hollander \_\_\_\_\_ Date \_\_\_\_\_  
Owners Address: 153 Post Office Rd.  
South Salem, NY 10590

Owners Name: Rebecca Audemard \_\_\_\_\_ Date \_\_\_\_\_  
Owners Address: 151 Post Office Rd.  
South Salem, NY 10590

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

GRADING PLAN

DRAWING TITLE: PROPOSED LOT LINE RE-ALIGNMENT & NEW DRIVEWAY ENTRANCE AT 151 & 153 POST OFFICE ROAD

DRAWN BY:  
MC.

CHECKED BY:  
GC.

APPROVED BY:  
-

DATE:  
6/1/2022

PROJECT ADDRESS:

151 & 153 POST OFFICE  
SOUTH SALEM, NY 10590  
TOWN OF LEWISBORO  
WESTCHESTER COUNTY, NY

PROFESSIONAL SEAL AND SIGNATURE



GREGORY CACCIOPPOLI, P.E.  
N.Y. LIC. #105839  
100 S. BEDFORD RD., SUITE 350  
MOUNT KISCO, NY 10573

CONTACT: 914-514-2340  
EMAIL: greg@caccioeng.com

PROJECT NO:  
1001

SCALE:  
1:20

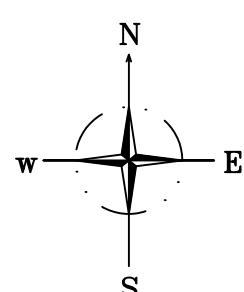
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DRAWING NO:  
LEW-1001

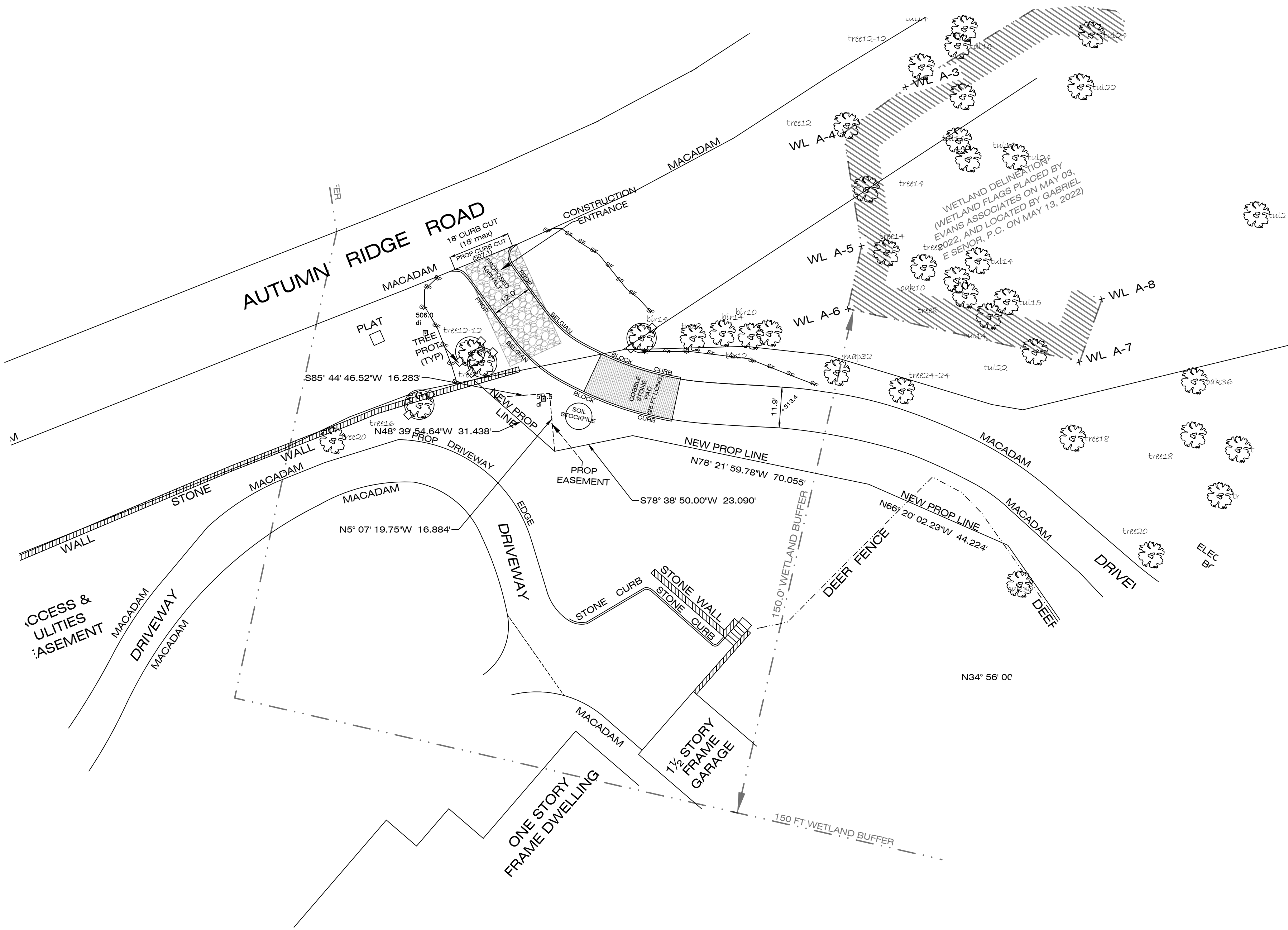
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5 OF 6

REVISION:  
-

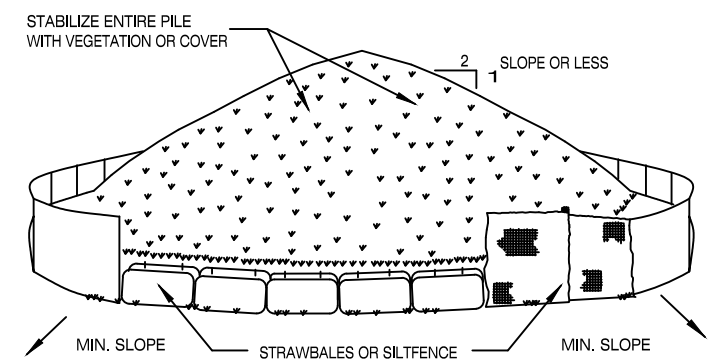
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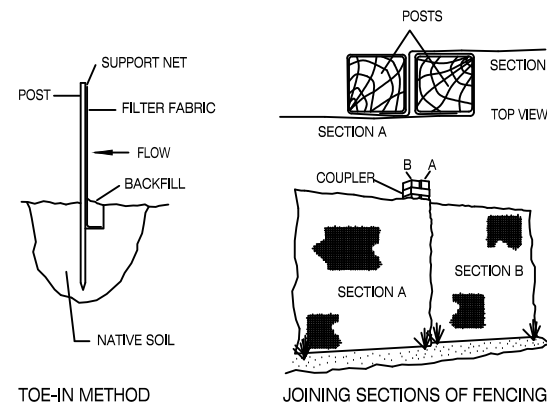
SOIL STOCKPILING (SS)



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

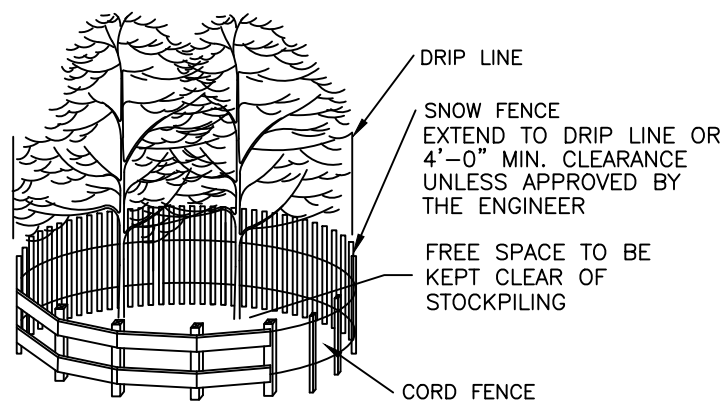
SILT FENCE (SF)



INSTALLATION NOTES

1. EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND HOLD THE WALL OF THE TRENCH (NET SIDE AWAY FROM THE TRENCH BOTTOM).
3. DRIVE THE POST INTO THE GROUND UNTIL THE TOE-IN METHOD.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE BACKSIDE OF THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.

TREE PROTECTION

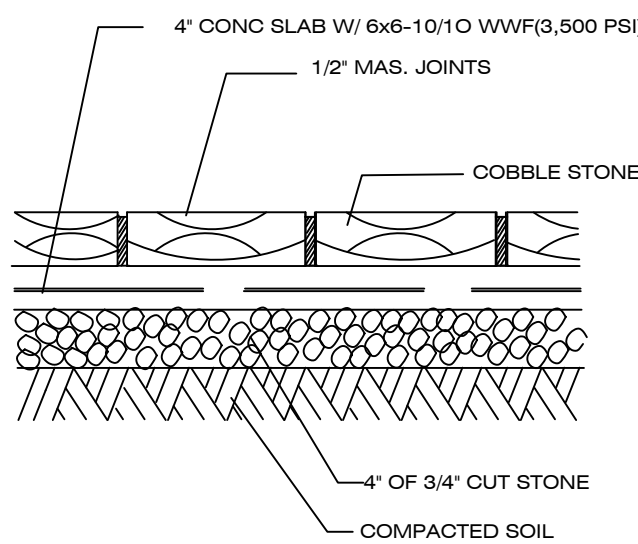


CORRECT METHOD OF TREE FENCING

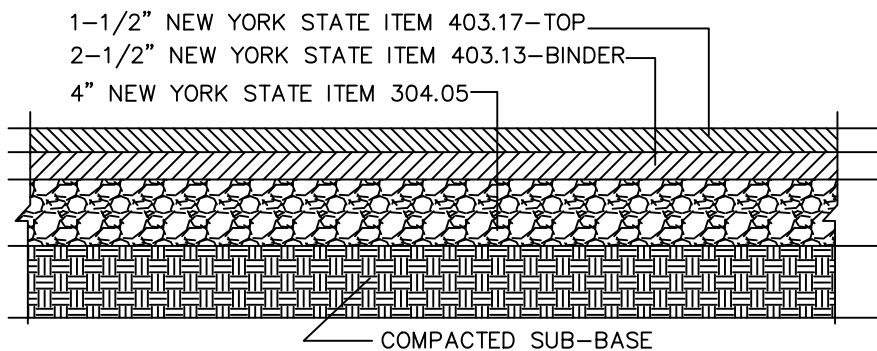
TREE PROTECTION NOTES:

1. THE CONTRACTOR SHALL INSTALL TEMPORARY WOODEN TREE GUARDS AROUND EXISTING TREES WHERE INDICATED. PRIOR TO COMMENCING WORK (SEE DETAIL), THE CONTRACTOR SHALL TAKE SPECIAL CARE TO PROTECT ALL EXISTING TREES AND THEIR SYSTEMS. ANY EXCAVATION WITHIN DRIPLINES SHALL BE KEPT TO A MINIMUM AND MUST BE COMPLETED BY HAND, ONLY IN THE PRESENCE OF THE CONSTRUCTION INSPECTOR AND AT NO ADDITIONAL CHARGE TO THE COUNTY. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REMEDIAL WORK SUCH AS ROOT AND TOP PRUNING REQUIRED AND NECESSARY TO PREVENT LOSS OF PLANT MATERIAL. ALL CORRECTIVE WORK SHALL BE ACCORDING TO STANDARD ACCEPTED HORTICULTURAL PRACTICES AND PERFORMED BY A NEW YORK STATE LICENSED ARBORIST, AS DIRECTED BY DPW DESIGNATED CONSTRUCTION INSPECTOR.
2. STOCKPILING OR STORAGE OF EQUIPMENT WILL NOT BE PERMITTED WITHIN THE DRIPLINE OF ANY TREE.
3. ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION WILL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL REPLACE SUCH DAMAGED TREES TO THE SATISFACTION OF DPW AT THE CONTRACTOR'S EXPENSE.
4. THE TREE PROTECTION SHALL BE INSTALLED PRIOR TO ANY WORK AND SHALL REMAIN UNTIL THE END OF ALL WORK.

COBBLE PAD DETAIL



DRIVEWAY DETAIL



APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Janet Andersen, Chair Date

Ciorsdan Conran, Administrator Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated \_\_\_\_\_.

Joseph M. Cermele, P.E. Date  
Kellard Sessions Consulting  
Town Consulting Engineer

OWNER'S CERTIFICATION

The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owners Name: Seth Hollander Date  
Owners Address: 153 Post Office Rd.  
South Salem, NY 10590

Owners Name: Rebecca Audemard Date  
Owners Address: 151 Post Office Rd.  
South Salem, NY 10590

LEGEND

- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- GUY WIRES
- TELE. MANHOLE
- SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- ELECTRIC BOX
- EXISTING GRADE (102)
- PROPOSED GRADE
- 14 TREE
- SILT FENCE / AREA OF DISTURBANCE & CHAIN LINK FENCE (AS REQ'D BY MUNICIPALITY)

LOT LINE RE-ALIGNMENT

OWNER: OLIVIER & REBECCA AUDEMARD  
151 POST OFFICE ROAD  
SOUTH SALEM, NY 10590

TAX MAP PARCEL ID: 43.1-2-28

COUNTY INDEX ID: SHEET 32A BLOCK 10804 LOT 2,  
ACCORDING TO THE PLAT TITLED  
"OAK PASTURE" FILED JUNE 21,  
2002.

LOT SIZE: 89,951.5 SF, ACRES= 2.06+-

ZONING: (R-2A)

NEW DRIVEWAY ENTRANCE & LOT LINE RE-ALIGNMENT

OWNER: SETH & CASSIE HOLLANDER  
153 POST OFFICE ROAD  
SOUTH SALEM, NY 10590

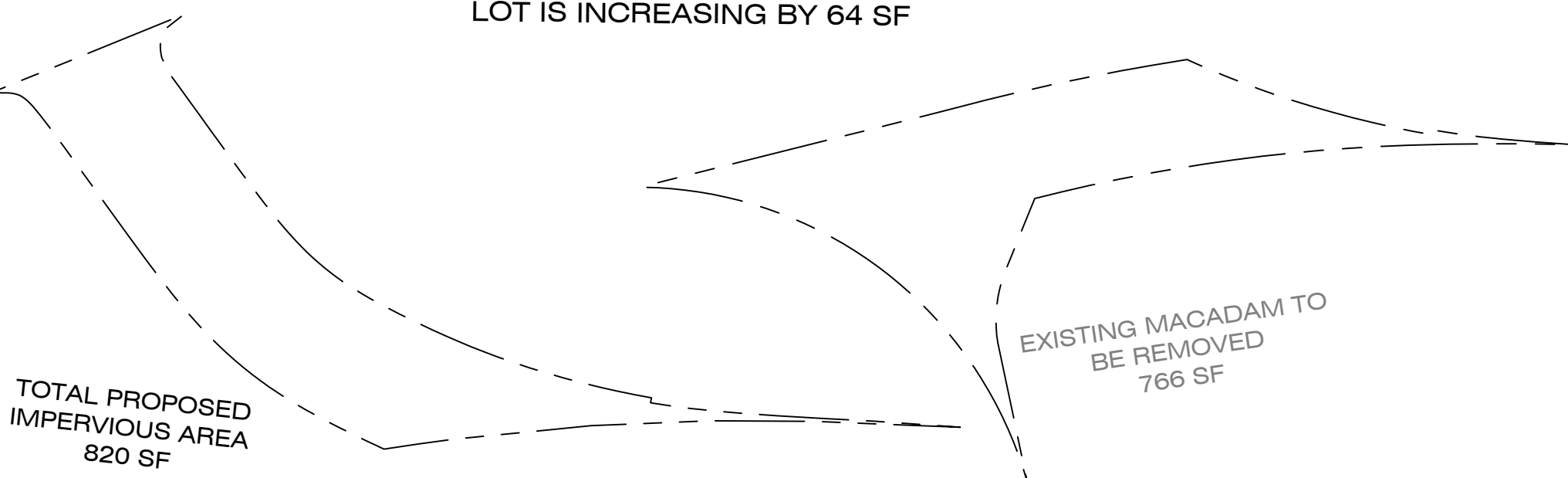
TAX MAP PARCEL ID: 43.1-2-33

COUNTY INDEX ID: SHEET 32A BLOCK 10804 LOT 1,  
ACCORDING TO THE PLAT TITLED  
"OAK PASTURE" FILED JUNE 21,  
2002.

LOT SIZE: 252,942.9 SF, ACRES= 5.81+-

ZONING: (R-2A)

NET IMPERVIOUS AREA ON THE LOT IS INCREASING BY 64 SF



rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

SITE PLAN/EROSION CONTROL PLAN

DRAWING TITLE: PROPOSED LOT LINE RE-ALIGNMENT AND NEW DRIVEWAY ENTRANCE AT 151 & 153 POST OFFICE RD.

DRAWN BY:

MC.

CHECKED BY:

GC.

APPROVED BY:

-

DATE:

06/01/2022

PROJECT ADDRESS:

151 & 153 POST OFFICE ROAD  
SOUTH SALEM, NY 10590  
TOWN OF LEWISBORO  
WESTCHESTER COUNTY, NY

PROFESSIONAL SEAL AND SIGNATURE



GREGORY CACCIOPPOLI, P.E.  
N.Y. LIC. # 105839  
100 S. BEDFORD RD., SUITE 350  
MOUNT KISCO, NY 10573

CONTACT: 914-514-2340  
EMAIL: greg@caccioeng.com

PROJECT NO:  
1001

SCALE:  
1:20

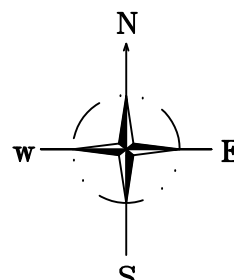
SHEET SIZE:  
D

DRAWING NO:  
LEW-1001

SHEET NO:  
6 OF 6

REVISION:  
-

UNIT:  
-








---

Gregory Caccioppoli, P.E. • 914.514.2340 • 100 S Bedford Road, Suite 350 • Mount Kisco, NY 10549 • greg@caccioeng.com

---

05/08/2022

**To:** Chairperson Janet Andersen and Members of Lewisboro Planning Board  
Lewisboro Conservation Advisory Council

**CC:** Ciorsdan Conran  
Judson Siebert, Esq.  
Joseph Angiello

**Re:** Hollander/Audemard Lot Line Change  
153 Post Office Rd - Sheet 271 Block 10804 Lot 1 (Hollander)  
151 Post Office Rd - Sheet 271 Block 10804 Lot 2 (Audemard)

**Project Description:** The subject property consists of two (2) parcels located at 151 and 153 Post Office Road (referred to herein as 151 and 153) both within the R-2A Zoning District. Both properties currently have single-family homes on them. 151 and 153 consist of  $\pm 2.06$  acres and  $\pm 5.81$  acres, respectively, and the lots currently share a driveway with an entrance coming off Post Office Road. The proposed action includes a lot line realignment, resulting in a net zero exchange of property area, and the elimination of the shared driveway, giving the owners of 153 their own driveway entrance off Autumn Ridge Road. According to a recent wetland report done by Evans Associates, Environmental Consulting, Inc., the proposed driveway entrance for 153, will not be encroaching on any wetlands, however there will be work within the wetland buffer proposed as part of the driveway entrance. The connection between the two (2) driveways would be eliminated and the lot line change will result in an equal transfer of land between the two (2) parcels, leaving the lot areas unchanged.

**Dear Chairperson Janet Andersen, Members of Lewisboro Planning Board and Lewisboro Conservation Advisory Council,**

Below are responses and corresponding revisions to the comments received 02/08/2022 from the Lewisboro Conservation Advisory Council, as well as the comments received from Kellard Sessions on 02/11/2022.

**Comments Received from Lewisboro Conservation Advisory Council**

- Although the extension of the driveway to Autumn Ridge is small, it does cross the wetland. The CAC would like to see more definition of the wetland itself and a wetland mitigation plan. With all driveway construction, the CAC would also like to know the materials being used.

Gregory Caccioppoli, P.E.  
Professional Engineer  
NYS Lic. No. 105839

**CACCIO ENGINEERING PLLC**

- As part of the revised submittal, we have retained a wetland specialist, Beth Evans, from Evans Associates, Environmental Consulting, Inc. Following her site visit, she has identified the delineation of the wetland within the vicinity of the proposed work. The information previously obtained regarding the wetland delineation within the vicinity of the property, was done by Richard Jacobson, 22 years ago, and is incorrect. According to Beth Evans delineation of the current wetland, the proposed driveway entrance will not be going through the wetlands, and the work remains in the buffer. Following the last submission, the wetland delineation has been flagged, located by the surveyor, Gabriel E. Senor, P.C., and shown accurately on the plans attached to this submittal. In addition, Beth Evans has provided a report on her findings, and we have provided a Wetland Mitigation Plan as part of this submittal which is titled "Wetland Buffer Plan" done by William Harris Einhorn, RLA. The materials proposed for the driveway are asphalt up to the property line, and a 22 ft long by 12 ft wide cobblestone pad that begins just inside the property line off Autumn Ridge Rd.

### **Comments Received from Kellard Sessions**

- In accordance with Section 195-13 of the Town's Subdivision Regulations, the Planning Board may adjust the normal 3-step subdivision application process and waive the public hearing for a line change that does not result in the formation of any new lots or result in a zoning nonconformity; the subject application appears to qualify for this waiver.
  - No revisions necessary for this comment
- This office defers review of the plan for zoning compliance to the Building Inspector. It is recommended that the application be referred to the Building Inspector for review.
  - No revisions necessary for this comment
- The applicant shall prepare and submit Parts 1 and 2 of the Short Environmental Assessment Form (EAF) for review.
  - Parts 1 and 2 of the Short Environmental Assessment Form are now included as part of the application.
- Provide an update existing conditions survey, including 2-foot topography, wetland boundary, and trees ( $\geq 8$ " dbh) within the vicinity of the work area.
  - Attached are the surveys for each lot and the existing conditions / topographical survey showing the 2-foot topography, wetland boundary, and trees within the vicinity of the work area as requested.
- The site plan shall illustrate existing topography (2-foot contours) and any proposed grading, including spot grades, as appropriate.
  - Please see attached "Grading Plan" for information on the existing topography and proposed grading, including spot elevations.

Gregory Caccioppoli, P.E.  
Professional Engineer  
NYS Lic. No. 105839

**CACCIO ENGINEERING PLLC**



- The plat and site plan shall be revised to illustrate and dimension all required minimum zoning setbacks lines (front, rear, side yard setbacks) on the plan.
  - The plat now shows all zoning setback lines. Please see attached "Site Plan" now showing all minimum zoning setback lines.
- The plat and site plan shall illustrate the location of the existing utilities (well, septic, etc.).
  - The plat now shows all existing utilities.
- The width of the driveway shall be dimensioned on the site plan. Further, in accordance with Section 195-24A of the Subdivision Regulations, the applicant shall demonstrate that the driveway grade does not exceed 3% within 30 feet of the edge of street pavement; provide a driveway profile.
  - The width of the driveway is now dimensioned, and the driveway profile is shown for the proposed portion, to demonstrate that the grade does not exceed the 3% maximum slope, within 30 ft of the edge of the existing pavement on Autumn Ridge Rd.
- Provide sight distances looking both directions onto Autumn Ridge Road.
  - Sight Distance is shown in each direction on the plan titled "Grading Plan."
- The wetland boundary shall be delineated in accordance with Chapter 217, Wetlands and Watercourse, of the Town Code. Wetland flags shall be survey located and shall appear on the plan along with the Town's 150-foot regulated wetland buffer line.
  - The wetland boundary is delineated on all plans, and is in accordance with Chapter 217, Wetlands and Watercourse, of the Town Code. Wetland flags have been placed by a wetland specialist and survey located and are now shown on the plans along with the Town's 150-foot regulated wetland buffer line
- The new driveway appears to cross the existing wetland; alternatives should be considered which do not result in a direct wetland disturbance.
  - Updated information on the wetland has been gathered and the new driveway no longer crosses the existing wetland. See wetland report and surveyed wetland locations.
- The applicant shall develop a Wetland Mitigation Plan, which provides, at a minimum, mitigation at a ratio of 1:1 (for every s.f. of wetland or wetland buffer disturbance proposed, an equal or greater amount of mitigation shall be provided). Reference is made to the Town's mitigation guidelines provided in Chapter 217, Appendix B.
  - Please see attached "Wetland Buffer Plan" which shows the square footage of disturbance within the wetland buffer and mitigation plantings at a ratio of 1:1 with the disturbance within the buffer.
- The subject property is located within the NYC East of Hudson Watershed. The applicant shall coordinate with the New York City Department of Environmental Protection (NYCDEP) and provide written verification regarding their extent of jurisdiction.

Gregory Caccioppoli, P.E.  
 Professional Engineer  
 NYS Lic. No. 105839

**CACCIO ENGINEERING PLLC**

- We are in contact with the NYCDEP and will provide written verification regarding the extent of their jurisdiction as soon as we receive it.
- The site plan shall note that the limit of disturbance line shall be staked in the field prior to construction.
  - The attached “Grading Plan” notes and delineates the area of disturbance. In addition, a note has been added requiring the limit of disturbance to be flagged in the field prior to construction.
- Please demonstrate how stormwater runoff from the new driveway connection to Autumn Ridge Road will be handled.
  - The net increase in impervious area due to the proposed driveway entrance is 64 SF. Due to the minimal increase in impervious surface, we are not proposing any stormwater detention as part of this application.
- The applicant should coordinate with the Highway Department regarding the new curb cut.
  - We have already been in contact with the highway department prior to submitting this application and the applicant will be working with the Highway Department to obtain a Driveway Opening Permit and any additional permits or actions required by the Highway Department will be accommodated.
- It is not clear which section of the existing wall will be removed; please clarify.
  - Please see the attached “Removals Plan” for clarification on all removals.
- The subdivision plat shall be revised for clarity. It would be helpful if different line types/weights were used to identify various features. It would also be helpful to have an inset plan on the plat which is focused on the area of the lot line realignment.
  - The plat has been revised to clarify the intent of the application. In addition, there has been a “blow up” of the lot line re-alignment added to the plat.
- The filed map from 2002 which created the subject parcel illustrates a large 48” oak tree with a “zone of non-disturbance”; this tree and protection zone should be carried over onto the proposed plat and should any other applicable notes.
  - The plat has been revised to include all applicable notes and features that were demonstrated on the filed map from 2002.
- The Bulk Zoning Table on the Plat should be revised to reference each parcel by lot number and not address.
  - The plat has been revised to include a bulk zoning table that references each parcel by lot number / Tax ID.

Gregory Caccioppoli, P.E.  
Professional Engineer  
NYS Lic. No. 105839

**CACCIO ENGINEERING PLLC**



- Autumn Ridge Road should be labeled on the plat and site plan; the full paved width of the road should be illustrated on the site plan for clarity.
  - Autumn Ridge Rd. is now clearly identified on the plat and the site plan.
- The site plan is prepared at a scale of 1" = 15'; please revise to either 1" = 10' or 1" = 20'; provide a north arrow.
  - The scale has been revised at your request, and a north arrow is included on each page at the bottom right corner of the sheet.
- The Tax Parcel identification numbers and parcel ownership, for both parcels, shall appear on all plans.
  - All plans now identify the Tax Parcel ID's and the owners associated with each parcel.
- The vicinity map on both the subdivision and site plan are not legible; provide a smaller scale.
  - The vicinity map has now been provided at a more legible scale.
- Please ensure all notes are applicable to the proposed action and jurisdiction.
  - All notes have been reviewed and revised as necessary so they are applicable to the proposed action and jurisdiction.
- The Planning Board's standard signature blocks shall appear on all sheets (available upon request); the receiver of taxes blocks can be removed from the plat.
  - The standard signature block has been requested. Upon receipt, all plans will be updated with the Planning Boards standard signature block. In addition, the receiver of taxes block has been removed from the plat.
- The applicant shall submit a copy the current property deed for both parcels.
  - The deed associated with each property is now included as part of the submittal.

If any further clarification is needed, please feel free to contact me.

Sincerely,

Gregory Caccioppoli P.E.  
(917) 309-5410





Gregory Caccioppoli, P.E.  
Professional Engineer  
NYS Lic. No. 105839

**CACCIO ENGINEERING PLLC**

## **MEMORANDUM**

TO: Chairperson Janet Andersen and  
Members of Lewisboro Planning Board

CC: Ciorsdan Conran  
Judson Siebert, Esq.  
Jeff Farrell

FROM: Jan K. Johannessen, AICP   
Joseph M. Cermele, P.E., CFM   
Town Consulting Professionals

DATE: August 11, 2022

RE: McGuire – Lot Line Chane  
801 Route 35 (Old Post Road), Cross River  
Sheet 18, Block 10535, Lots 5 & 6

---

### **PROJECT DESCRIPTION**

The subject property consists of  $\pm 2.79$  acres of land and is located at 801 Route 35, Cross River, within the R-1A Zoning District. The subject property consists of two (2) parcels referred to herein as Lots 5 and 6. Lot 5 consists of  $\pm 1.488$  acres of land and is developed with a single-family residence, garage, driveway off Route 35, well, and septic system. Lot 6 consists of  $\pm 1.302$  acres of land and is currently vacant. The applicant is planning to construct an addition on the east side of the residence on Lot 5 and is proposing a new septic system. The applicant, who owns both lots, is proposing to modify the common lot line separating Lots 5 and 6 to provide a compliant side yard setback for the proposed addition. The lot line realignment will result in  $\pm 0.107$  acre of land being conveyed from Lot 6 to Lot 5. While the applicant is illustrating a hypothetical buildout on Lot 6, the development of Lot 6 is not proposed at this time and is provided for zoning purposes only.

### **SEQRA**

The proposed action has been preliminarily identified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). Prior to taking action on this pending application, a Determination of Significance must be issued.



**REQUIRED APPROVALS**

1. Preliminary and Final Subdivision Plat Approval is required from the Planning Board; a public hearing is required to be held on the Preliminary Subdivision Plat.
2. The proposed subdivision requires Realty Subdivision Approval from the Westchester County Department of Health (WCDH).
3. The proposed addition and septic system on Lot 5 may require a Town Stormwater Permit and coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001); this will depend on the total area of proposed land disturbance which has not been provided to date.

**COMMENTS**

1. This office defers review of the plan for zoning compliance to the Building Inspector. It is recommended that the application be referred to the Building Inspector for review.
2. In accordance with Section 195-13 of the Town's Subdivision Regulations, the Planning Board may adjust the normal 3-step subdivision application process and waive the public hearing for a line change that does not result in the formation of any new lots or result in a zoning nonconformity; the subject application appears to qualify for this waiver.
3. The applicant shall submit the current property deeds for both lots; an existing conditions survey shall also be provided.
4. The applicant shall prepare and submit Parts 1 and 2 of the Short Environmental Assessment Form (EAF) for review.
5. Provide a note on the plan that there are no known wetlands or watercourses on or within 200 feet of the subject property (please verify).
6. The Plat shall be prepared by a Licensed Land Surveyor and should include all relevant information required by the Town Subdivision Regulations and by the County Clerk for filing; the plat shall also include all relevant signature blocks. It is recommended that the proposed addition on Lot 5 and the hypothetical buildout of Lot 6 not be shown on the Plat but rather on an integrated plot plan to be reviewed by the Planning Board but not filed with the County. It is recommended that the existing and proposed wells and septic systems remain on the Plat; however, the feasibility of these systems will likely need to be evaluated with the WCDH; provide soils test locations and results, if required. The Plat should continue to illustrate zoning setback lines, bulk zoning and parcel information. The Integrated Plot Plan shall illustrate all proposed improvements on Lot 5,

including the proposed addition, grading, septic, stormwater, tree removal, erosion controls, limits of disturbance, etc. The Integrated Plot Plan can also illustrate a hypothetical development on Lot 6 to demonstrate buildability; however, a note shall be provided on the plan stating that the improvements are being illustrated for zoning purposed only and are being proposed or considered by the Planning Board as part of the application. The hypothetical buildout of Lot 6 should also consider stormwater mitigation (in concept).

7. The Zoning Table should be revised to include a buildable area calculation for Lot 6, per Section 220-10 of the Zoning Code.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

**PLAN REVIEWED, PREPARED BY DTS PROVIDENT, DATED JUNE 13, 2022:**

- Preliminary Plat (C-101)

**DOCUMENT REVIEWED:**

- Subdivision Plat Planning Board Application

JKJ/dc



# TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590 Tel: (914) 763-5592 Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)

## Site Development Plan/Subdivision Plat Application - Check all that apply:

Waiver of Site Development Plan Procedures  
Site Development Plan Approval  
Special Use Permit Approval  
Subdivision Plat Approval

☐

Step I

Step I

Step I

☐☐☒

Step II

Step II

Step II

☐☐☐

Step III

☐

RECEIVED  
LEWISBORO  
MAR 3 2022  
PLANNING BOARD

### Project Information

Project Name: Moving Property Line

Project Address: 801 Route 35, Cross River NY 10518

Gross Parcel Area: \_\_\_\_\_ Zoning District: SCR-1/2A Sheet(s): 18 Block(s): 10535 Lot(s): 5+6

Project Description: We are planning an addition on the current house that will extend beyond the lot line. We are not at this time planning to build anything on the other lot but want to preserve the right to

Is the site located within 500 feet of any Town boundary? build since our engineering study shows that it is YES ☐ NO ☒

Is the site located within the New York City Watershed? Still a buildable lot after the lot line is moved. YES ☐ NO ☒

Is the site located on a State or County Highway? YES ☐ NO ☒

Does the proposed action require any other permits/approvals from other agencies/departments?

Town Board ☐  
ACARC ☐  
NYSDOT ☐

ZBA ☐  
NYSDEC ☐  
Town Wetland ☐

Building Dept. ☐  
NYCDEP ☐  
Town Stormwater ☐

Town Highway ☐  
WCDH ☐

Other \_\_\_\_\_

### Owner's Information

Name: Michelle and Denis McGuire Email: troestmcguire@gmail.com

Address: 801 Route 35, Cross River NY 10518 Phone: 914 629 4875

### Applicant's Information (if different)

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

### Authorized Agent's Information

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

THE APPLICANT understands that any application is considered complete only when all information and documents required have been submitted and received by the Planning Board. The applicant further understands that the applicant is responsible for the payment of all application and review fees incurred by the Planning Board.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief, and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

APPLICANT'S SIGNATURE Michelle Troest McGuire

DATE 2/22/2022

OWNER'S SIGNATURE Denis McGuire

DATE 2/22/2022

# TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)

Tel: (914) 763-5592

Fax: (914) 875-9148

## Affidavit of Ownership

State of: New York

County of: Westchester

Michelle T. McGuire, being duly sworn, deposes and says that he/she  
resides at 801 Route 35, Cross River NY 10518  
in the County of Westchester, State of New York  
and that he/she is (check one) ☒ the owner, or ☐ the \_\_\_\_\_  
of 801 Route 35, Cross River NY 10518 <sup>Title</sup>  
*Name of corporation, partnership, or other legal entity*

which is the owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the  
Town of Lewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of  
Lewisboro as:

Block 10535, Lot 5 + 6, on Sheet 18.

Michelle T. McGuire  
Owner's Signature

Sworn to before me this

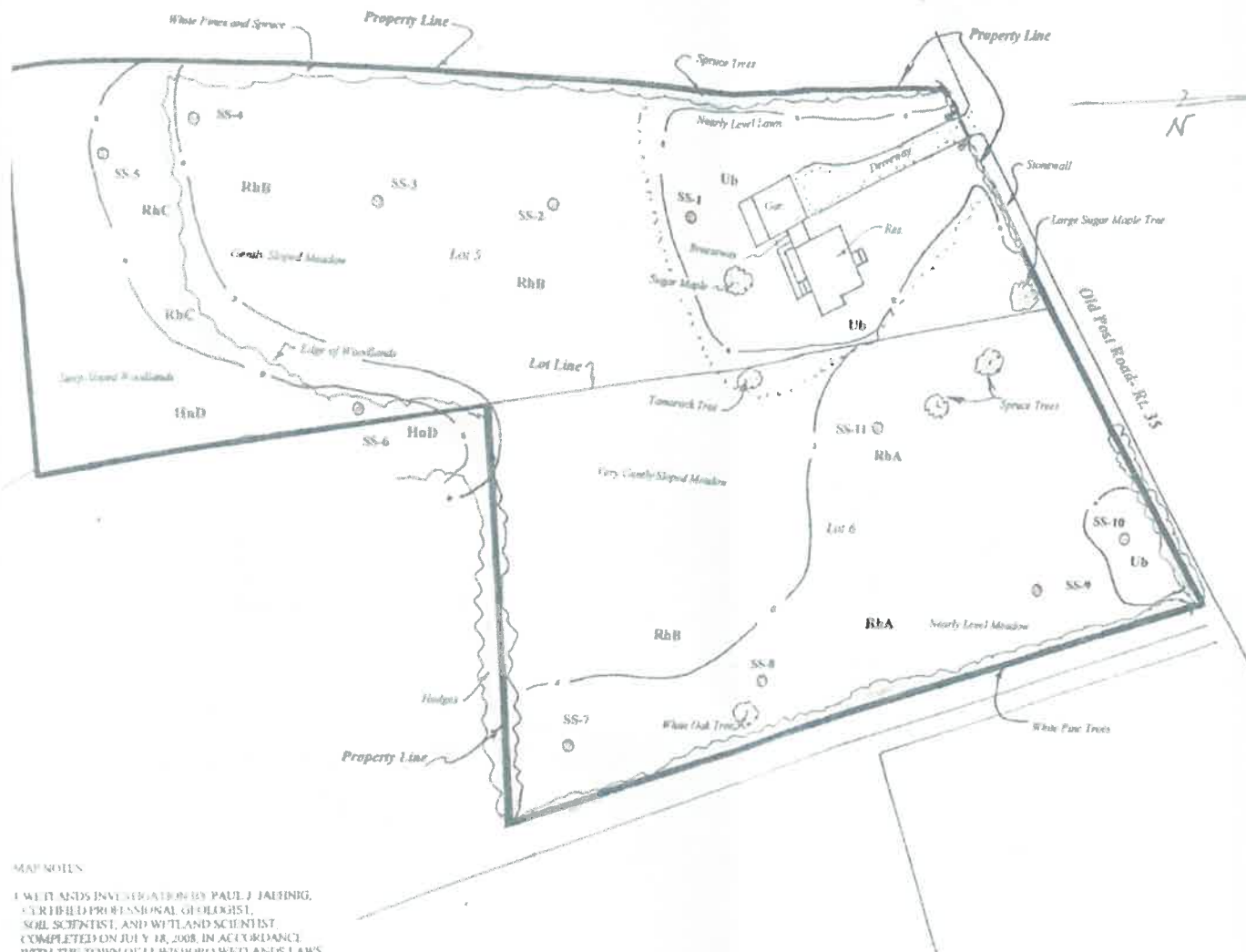
3 day of March, 3, 2022



[Signature]  
Notary Public - affix stamp







#### KEY TO MAP

- SS-1 SOIL BORING LOCATION
- WL-A-1 FLAGGED WETLAND BOUNDARY
- WL-A-2 No wetlands found on the site
- WL-A-3

#### SOILS INFORMATION

##### NON-WETLAND SOILS

- HdD Heavy gray sandy loam and sandy loam, extremely well-drained, slopes 1 to 2 %
- RhA Riverbank loam and fine sandy loam, well-drained, slopes 0 to 1 %
- RhB Riverbank loam and fine sandy loam, well-drained, slopes 1 to 2 %
- RhC Riverbank loam and fine sandy loam, well-drained, slopes 0 to 1 %
- Ub Udicorthents, cut, till, and graded soils, well-drained, drained

##### WETLAND SOILS

No wetland soils found on the site!

- Ub SOILS BOUNDARY
- RhB

#### Wetland Map The Mathes Site

80 Old Post Road - Rt. 35  
Tax ID Sheet 18 - Block 10535 - Lots 5 & 6

Lewisham, NY

Approx. 2.8-Acres Total Study Area

Prepared for  
Marie E. Mathes

July 18, 2008

Prepared by  
Paul J. Jaehrig - Wetland and Soils Consulting  
P.O. Box 1071 Ridgefield, CT 06877

Map Scale: 1 inch = 50 ft

#### MAP NOTES

1. WETLANDS INVESTIGATION BY PAUL J. JAEHRIG, CERTIFIED PROFESSIONAL GEOLOGIST, SOIL SCIENTIST, AND WETLAND SCIENTIST, COMPLETED ON JULY 18, 2008, IN ACCORDANCE WITH THE TOWN OF LEWISHAM WETLANDS LAWS. THE WETLAND BOUNDARY, AS PLOTTED ON THIS MAP, IS APPROX.

2. PROPERTY LINE AND LOT LINE INFORMATION FROM AND LOT LINE INFORMATION FROM TAX MAPS OF LEWISHAM.

3. LOCATION OF RESIDENCE, DRIVEWAY, AND LARGE TREES APPROX., DEVELOPED FROM FIELD SKETCHES TAKEN BY THIS OFFICE, DURING THE WETLAND INVESTIGATION. SKETCHES ARE FOR PICTORIAL REFERENCE ONLY.





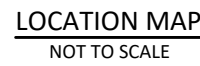
554°15'40"W 159.13  
 OLD POST ROAD  
 (ROUTE 35)

**JOHN J. MULDOON**  
 77 TAPPAN LANDING ROAD  
 TARRYTOWN, N.Y. 10591  
 JOHNJ.MULDOON@HOTMAIL.COM  
 (914) 631-4232



# **TOPOGRAPHIC SURVEY OF PROPERTY**

PREPARED FOR  
**DENIS MCGUIRE & MICHELLE T. MCGUIRE**  
 PROPERTY BEING  
 SECTION 18-BLOCK 10535-LOTS 546  
 ON MAP ENTITLED  
 "THE OFFICIAL TAX MAP OF THE TOWN OF LEWISBORO"  
 SITUATE AT  
**TOWN OF LEWISBORO**  
**WESTCHESTER COUNTY, NEW YORK**  
 SURVEYED MARCH 31, 2015  
 SCALE 1" = 50'



1. PROJECT SITE ADDRESS:

801 ROUTE 35  
CROSS RIVER, NEW YORK 10518  
(T) LEWISBORO

## 2. TOWN OF LEWISBORO TAX MAP INFORMATION:

SECTION: 18, BLOCK: 10535, LOTS: 5 & 6  
AREA OF PARCEL 5 = 64,827.71 S.F. (1.488 ACRES)  
AREA OF PARCEL 6 = 56,733.22 S.F. (1.302 ACRES)  
ZONING DISTRICT - R1/2 A RESIDENTIAL ZONING DISTRICT

### 3. WATERSHED BASIN:

NEW YORK CITY - CROTON - CROSS RIVER BASIN

General Notes:

- 1) Premises shown hereon located in the R-1/2A One-Family Residence District (1/2 acres), in the Town of Lewisboro.
- 2) Premises shown hereon known and designated as Section 18 Block 10535 Lots 5 and 6 on the Town of Lewisboro Tax Maps.
- 3) All new utility service connections including lines and equipment for providing power and/or communication, including cable television, are to be installed underground.
- 4) Additional underground easements, utilities, or structures, etc. other than those shown hereon may be encountered.
- 5) The subsurface information shown hereon, if any, is not guaranteed as to the accuracy or completeness and should be verified by the contractor before any excavation.

ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE 'R-1A'					
	PERMITTED /REQUIRED	PARCEL 5		PARCEL 6	
		EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT SIZE					
AREA	1/2ACRE	1.488	1.595	1.302	1.195
WIDTH/CIRCLE (FEET)	100		100		100
MINIMUM YARD (FEET)					
FRONT					
FROM STREET CENTERLINE	55				
FROM FRONT LOT LINE	30	67.75	67.75	-	68.08
SIDE	15	30.00	18.00	-	25.08
REAR	30	324.01	339.23	-	215.82
MAXIMUM BUILDING HEIGHT					
STORIES	2 1/2	2	2	-	2
FEET	35				Less Than 35
MAXIMUM BUILDING COVERAGE (PERCENT OF LOT AREA)	15	2.39	3.51	-	6.13

BASE LOT DEPTH CALCULATION			
DISTRICT R-1/2 ACRE - BASE LOT DEPTH = 225 FEET			
18-10535-5	442.25/225 = 1.97	1.97(0.5) = 0.985 REQUIRED	1.595 PROVIDED
18-10535-6	326.21/225 = 1.45	1.45(0.5) = 0.725 REQUIRED	1.195 PROVIDED

[illegible]

Surveyor  
John J. Muldoon  
77 Tappan Landing Road  
Tarrytown, NY 10591  
Tel: (914) 631-4232  
johnjmuldoon@hotmail.com

Owner Denis McGuire & Michelle T. McGuire  
801 Route 35  
Cross River, NY 10518

**DTS • PROVIDENT**  
**Intelligent Land Use**

DTS Provident Design Engineering, LLP  
One North Broadway  
White Plains, NY 10601

P: 914.428.0010  
F: 914.428.0017

Under New York State Education Law Article 145 (Engineering), Section 7209 (2), It is A Violation Of This Law For Any Person, Unless Acting Under The Direction Of A Licensed Professional Engineer, To Alter This Document

© DTS Provident Design Engineering, LLP

LOT LINE ADJUSTMENT  
801 Route 35  
Town of Lewisboro  
Westchester County, New York

TITLE: PRELIMINARY PLAT															
Seal	<table border="1"> <tr> <td>Scale:</td> <td>1"=40'</td> </tr> <tr> <td>Date:</td> <td>June 13, 2022</td> </tr> <tr> <td>Drawn By:</td> <td>BMH</td> </tr> <tr> <td>Checked By:</td> <td>PJG</td> </tr> <tr> <td>Project No.:</td> <td>0885</td> </tr> <tr> <td>Sheet No.:</td> <td>1 of 1</td> </tr> <tr> <td>Dwg. No.:</td> <td>C-101</td> </tr> </table>	Scale:	1"=40'	Date:	June 13, 2022	Drawn By:	BMH	Checked By:	PJG	Project No.:	0885	Sheet No.:	1 of 1	Dwg. No.:	C-101
Scale:	1"=40'														
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Drawn By:	BMH														
Checked By:	PJG														
Project No.:	0885														
Sheet No.:	1 of 1														
Dwg. No.:	C-101														



CROSS  
RIVER  
ARCHITECTS,  
LLC

ROBERT J. EBERTS, R.A.  
PRINCIPAL ARCHITECT

DATE: 27 June 2022  
TO: Janet Andersen and Planning Board Members  
Lewisboro Planning Board  
FROM: Bob Eberts  
CROSS RIVER ARCHITECTS, LLC  
RE: Villas at Vista  
450 Oakridge Common, South Salem, NY

Planning Board Members,

We are submitting the enclosed for an informal discussion with the planning board as to the feasibility of proposal. This is not a full submission.

As you may recall the Owner, Phil Pine of Smith Ridge Associates, received approval from the planning board to construct 4 multifamily apartments in Building 9B at Oakridge Common. In this application, the Owner would like to discuss the feasibility of converting Building 9A to six multifamily residential units and the Lower Level of Building 9B to two multifamily residential units, as well as adding 10 new townhouses on the western portion of the site. The total number of residential units on the site would be 22, include those 4 previously approved.

Four parking areas are proposed to be modified as part of this proposal keeping the open space in roughly the same proportion as currently exists on site. The Fire Dept access road is also proposed to be modified slightly.

The Owner would like to discuss the zoning, including open space requirements, the general configuration of the proposed units, parking requirements and water use with the Planning Board at the next available meeting.

Thanks, as always, for your time and consideration of this proposal.

CC: Phil Pine, Smith Ridge Associates, LLC

Attached – 4 copies of drawings SP1 and SP2  
Application to Planning Board  
CD of digital submission items.

110 PINESBRIDGE RD.  
KATONAH, NY 10536  
914-494-7692  
914.763.5887  
Email RJE@CRARCH.com

# TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590 Tel: (914) 763-5592 Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)

## Site Development Plan/Subdivision Plat Application - Check all that apply:

Waiver of Site Development Plan Procedures ☐  
Site Development Plan Approval ☐  
Special Use Permit Approval ☐  
Subdivision Plat Approval ☐

☐

Step I

☐

Step II

☐

Step I

☐

Step II

☐

Step I

☐

Step II

☐

Step III

☐

### Project Information

Project Name: Villas at Vista

Project Address: 450 Oakridge Commons, South Salem, NY 10590

Gross Parcel Area: 10.059 AC Zoning District: RB Sheet(s): 49D- Block(s): 9829 Lot(s): 10

Project Description: Modify buildings 9A and 9B to add 8 additional multifamily residential apts. and add buildings 9C and 9D to add 10 townhouse residential units. The total number of residential units proposed is 22, including the 4 previously approved.

Is the site located within 500 feet of any Town boundary?

YES

☐

NO

☒

Is the site located within the New York City Watershed?

YES

☐

NO

☐

Is the site located on a State or County Highway?

YES

☒

NO

☐

Does the proposed action require any other permits/approvals from other agencies/departments?

Town Board

☒

ZBA

☒

Building Dept.

☒

Town Highway

☐

ACARC

☐

NYSDEC

☐

NYCDEP

☐

WCDH

☒

NYSDOT

☐

Town Wetland

☒

Town Stormwater

☒

Other

### Owner's Information

Name: Smith Ridge Associates, LLC, Phil Pine, MP Email: pgp2557@aol.com

Address: 450 Oakridge Common, South Salem, NY 10590

Phone: 914-815-5887

### Applicant's Information (if different)

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

### Authorized Agent's Information

Name: Bob Eberts, Cross River Architects, LLC Email: rje@crarch.com

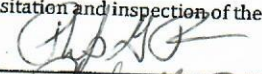
Address: 110 Pinesbridge Rd. Katonah, NY 10536

Phone: 914-763-5887

THE APPLICANT understands that any application is considered complete only when all information and documents required have been submitted and received by the Planning Board. The applicant further understands that the applicant is responsible for the payment of all application and review fees incurred by the Planning Board.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief, and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

APPLICANT'S SIGNATURE



DATE

6/30/22

OWNER'S SIGNATURE



DATE

6/30/22



# TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)

Tel: (914) 763-5592

Fax: (914) 875-9148

## Affidavit of Ownership

State of: New York

County of: Westchester

Phil Pine, being duly sworn, deposes and says that he/she

resides at 610 Pinebrook Blvd. New Rochelle, NY

in the County of Westchester, State of New York

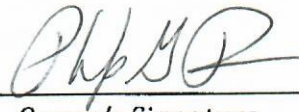
and that he/she is (check one) ☐ the owner, or ☒ the Managing Partner

of Smith Ridge Associates, LLC Title

*Name of corporation, partnership, or other legal entity*

which is the owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the  
Town of Lewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of  
Lewisboro as:

Block 9829, Lot 10, on Sheet 49D



*Owner's Signature*

Sworn to before me this

30<sup>th</sup> day of June, 2022

SOLLEVELD MARIETTE E  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01SO6243888  
Qualified in Westchester County  
Commission Expires July 05, 2023



*Notary Public - affix stamp*

## TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590  
Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)  
Tel: (914) 763-5592 Fax: (914) 875-9148

### Tax Payment Affidavit Requirement

*This form must accompany all applications to the Planning Board.*

*Under regulations adopted by the Town of Lewisboro, the Planning Board may not accept any application unless an affidavit from the Town of Lewisboro Receiver of Taxes is on file in the Planning Board office. The affidavit must show that all amounts due to the Town of Lewisboro as real estate taxes and special assessments on the total area encompassed by the application, together with all penalties and interest thereon, have been paid.*

*Under New York State law, the Westchester County Clerk may not accept any subdivision map for filing unless the same type of affidavit from the Town of Lewisboro Receiver of Taxes is submitted by the applicant at the time of filing.*

This form must be completed by the applicant and must accompany all applications to the Planning Board. Upon receipt, the Planning Board Secretary will send the form to the Receiver of Taxes for signature and notarization. If preferred, the applicant may directly obtain the signature of the Receiver of Taxes and notarization prior to submission.

#### To Be Completed by Applicant (Please type or print)

Phil Pine

Villas at Vista

Name of Applicant

Project Name

#### Property Description

#### Property Assessed to:

Tax Block(s): 9829

Smith Ridge Associates, LLC

Tax Lot(s): 10

Name 450 Oakridge Commons

Tax Sheet(s): 49D

Address South Salem, NY 10518

City

State

Zip

The undersigned, being duly sworn deposes and says that a search of the tax records in the office of the Receiver of Taxes, Town of Lewisboro, reveals that all amounts due to the Town of Lewisboro as real estate taxes and special assessments, together with all penalties and interest thereon, affecting the premises described below, have been paid.

Signature - Receiver of Taxes: \_\_\_\_\_

Date

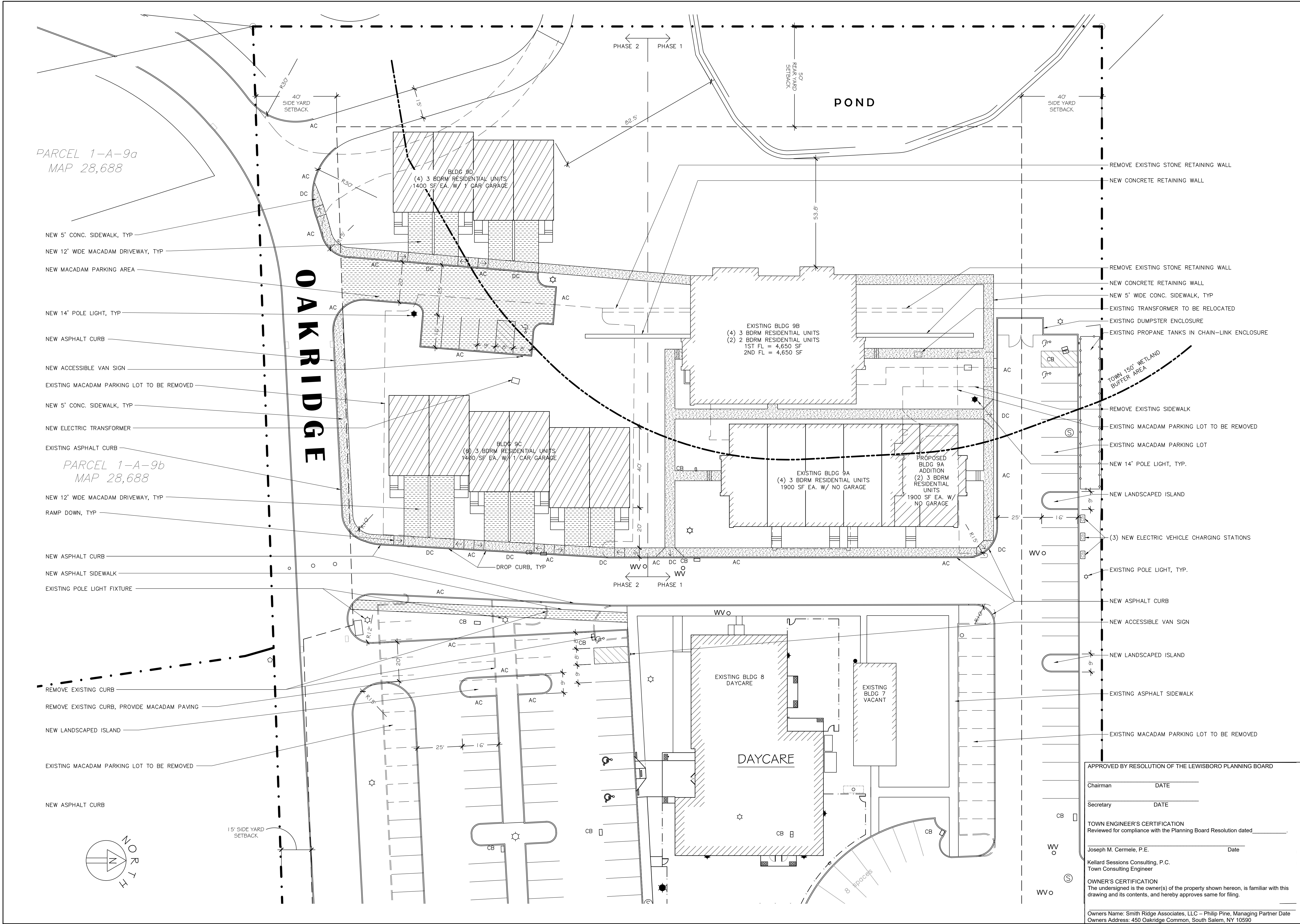
Sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature - Notary Public (affix stamp)







REVISIONS	
No.	Date

SEAL

**CROSS RIVER ARCHITECTS, LLC**  
ROBERT J. EBERTS R.A., PRINCIPAL

110 PINESBRIDGE RD.  
KATONAH, N.Y. 10536

914.494.7691

PROJECT: **VILLAS AT VISTA**  
OAKRIDGE DRIVE  
SOUTH SALEM, NY

TITLE: **ENLARGED SITE PLAN**  
SCALE: 1" = 40'

DATE: **JUNE 27, 2022**

PROJ. #

DRAWING

**SP/2**

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chairman \_\_\_\_\_ DATE \_\_\_\_\_

Secretary \_\_\_\_\_ DATE \_\_\_\_\_

TOWN ENGINEER'S CERTIFICATION  
Reviewed for compliance with the Planning Board Resolution dated \_\_\_\_\_.

Joseph M. Cermele, P.E. \_\_\_\_\_ Date \_\_\_\_\_

Kellard Sessions Consulting, P.C.  
Town Consulting Engineer

OWNER'S CERTIFICATION  
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owners Name: Smith Ridge Associates, LLC – Philip Pine, Managing Partner Date \_\_\_\_\_  
Owners Address: 450 Oakridge Common, South Salem, NY 10590



OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

RECEIVED BY

JUL 28 2022

Town Clerk  
Town of Lewisboro

## Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice was Sent: JULY 25, 2022

1a. Delivered by:

CERTIFIED

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

- ☒ New Application  
 ☐ Renewal  
 ☐ Alteration  
 ☐ Corporate Change  
 ☐ Removal  
 ☐ Class Change  
 ☐ Method of Operation Change

For New applicants, answer each question below using all information known to date

For Renewal applicants, answer all questions

For Alteration applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For Corporate Change applicants, attach a list of the current and proposed corporate principals

For Removal applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For Class Change applicants, attach a statement detailing your current license type and your proposed license type

For Method of Operation Change applicants, although not required, if you choose to submit, attach an explanation detailing those changes

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board:

TOWN OF LEWISBORO**Applicant/Licensee Information:**

4. Licensee Serial Number (if applicable):

Expiration Date (if applicable):

5. Applicant or Licensee Name:

THE BORO CAFE LLC

6. Trade Name (if any):

7. Street Address of Establishment:

873 RT. 35

8. City, Town or Village:

CROSS RIVER

, NY

Zip Code:

10518

9. Business Telephone Number of Applicant/Licensee:

Pending

10. Business E-mail of Applicant/Licensee:

THEBOROCAFEandmarket@gmail.com

11. Type(s) of alcohol sold or to be sold:

- ☐ Beer & Cider  
 ☒ Wine, Beer & Cider  
 ☐ Liquor, Wine, Beer & Cider

12. Extent of Food Service:

- ☐ Full food menu; full kitchen run by a chef or cook  
 ☒ Menu meets legal minimum food availability requirements; food prep area at minimum

13. Type of Establishment:

CAFE14. Method of Operation:  
(check all that apply)

- ☐ Seasonal Establishment  
 ☐ Juke Box  
 ☐ Disc Jockey  
 ☒ Recorded Music  
 ☐ Karaoke

☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.):☐ Patron Dancing   ☐ Employee Dancing   ☐ Exotic Dancing   ☐ Topless Entertainment☐ Video/Arcade Games   ☐ Third Party Promoters   ☐ Security Personnel☐ Other (specify):15. Licensed Outdoor Area:  
(check all that apply)

- ☐ None  
 ☒ Patio or Deck  
 ☐ Rooftop  
 ☐ Garden/Grounds  
 ☐ Freestanding Covered Structure

☐ Sidewalk Cafe☐ Other (specify):

## OFFICE USE ONLY

☐ Original   ☐ Amended   Date \_\_\_\_\_

49

List the floor(s) of the building that the establishment is located on:

Basement &amp; Ground Floor

List the room number(s) the establishment is located in within the building, if appropriate:

Is the premises located within 500 feet of three or more on-premises liquor establishments? ☐ Yes ☒ NoWill the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No

If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:

Name

Serial Number

Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

## Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: SWERTFAGER REALTY LLC AND GECAT ASSOCIATES HOLDING LLC

23. Building Owner's Street Address: 873 Rt 35

24. City, Town or Village: CROSS RIVER State: NEW YORK Zip Code: 10518

25. Business Telephone Number of Building Owner: (917) 774-9324

## Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name: Guy Parisi

27. Representative/Attorney's Street Address: 4 MARTINE AVENUE Suite 1119

28. City, Town or Village: White Plains State: New York Zip Code: 10606

29. Business Telephone Number of Representative/Attorney: (914) 484-2006

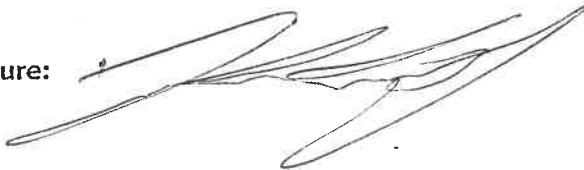
30. Business E-mail Address of Representative/Attorney: GUYTPARISI@AOL.COM

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under Penalty of Perjury - that the representations made in this form are true.

31. Printed Principal Name: JOHN SWERTFAGER Title: MEMBER

Principal Signature:





**Subject:**Update - PB, ZBA, ACARC Chairs invited to join our monthly meetings!

**Date:** Tue, 26 Jul 2022 18:07:52 -0400

**From:** Katherine McGinn <[kmcginn@planlewisboro.com](mailto:kmcginn@planlewisboro.com)>

Hello all, Following up on a conversation Valerie, our project consultant, & I had with Tony, our Town Supervisor. Moving forward, we would like to invite the following additional people **to join us on our monthly Comprehensive Plan Steering Committee Zoom meetings:**

- Chair, Planning Board
- Chair, ZBA
- Chair, ACARC
- In addition to the 2 Town Board liaisons

This way, each of Lewisboro's Land Use Boards will be looped into the conversation, and will be able to act as liaisons to their respective Boards. It is our hope that by involving everyone along the way, and tapping into all of the great expertise this group represents, **we will improve and streamline the overall Comp Plan process.**

We realize that it is difficult to schedule with a large group - **meeting materials will be shared ahead of time & the meetings will be broadcast via Zoom and recorded**, so anyone not able to attend can review at a later date.

Here's the list of dates. Agendas and Zoom links will be sent ahead of time.

Generally we're targeting the third Monday monthly.

August 15, 2022

September 19, 2022

November 21, 2022

December 19, 2022

February 13, 2023 (second Monday)

March 20, 2023

April 17, 2023

May 15, 2023

We hope you will be able to join us, and look forward to working together! Please let me know if you have any questions or concerns.

Thanks very much,

Katie

Katie McGinn (she/her)

Chair

Comprehensive Plan Steering Committee

Town of Lewisboro

<https://www.lewisborogov.com/cmpsc>





**TOWN OF RIDGEFIELD**  
Planning and Zoning Commission

RECEIVED BY

AUG 02 2022

Town Clerk  
Town of Lewisboro

July 28, 2022

Janet Donahue, Town Clerk  
Town House, 11 Main Street  
P.O. Box 500  
South Salem, NY 10590

**Re: Referral under Section 8-7d of the Connecticut General Statutes: Application for extension of Moratorium for Recreational Cannabis**

Dear Ms. Donahue:

Per Section 8-7d of the Connecticut General Statutes, "the zoning commission, planning commission, zoning and planning commission...shall notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site in which... any portion of the property affected by a decision of such commission, board or agency is within five hundred feet of the boundary of the adjoining municipality". Per Section 8-7d, "such notice shall be made by certified mail, return receipt requested, and shall be mailed *within seven days* of the date of receipt of the application, petition, request or plan."

This letter is to inform you that the Town of Ridgefield Planning and Zoning Commission statutorily received an application on July 26, 2022 for Extension of Moratorium for Recreational Cannabis.

The application materials are located at the Ridgefield Planning and Zoning Department, Town Hall Annex, 66 Prospect Street, Ridgefield, CT 06877 and can be viewed online on the below link: <https://ridgefieldct.viewpointcloud.com/records/87924>

**A Public hearing on the Extension of Moratorium will be held on Tuesday, August 16, 2022, at 7:00 p.m. via Zoom. Please follow the link below:**

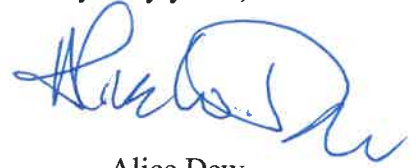
Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_TuK2skROQI2W2K7nh5O5hA](https://us02web.zoom.us/webinar/register/WN_TuK2skROQI2W2K7nh5O5hA)

If you need additional information, please contact me at 203-431-2767.

66 Prospect Street • Ridgefield, CT 06877  
Phone: (203) 431-2766 • Fax: (203) 431-2737  
[www.ridgefieldct.org](http://www.ridgefieldct.org)

Very truly yours,



Alice Dew  
Director, Planning and Zoning

CERTIFIED MAIL: 7021 2720 0002 1686 6882

cc: Janet Donahue, Town Clerk  
Subject File



MEMORANDUM

CERTIFIED MAIL

To: Ms. Janet Donohue, Town Clerk  
Lewisboro New York (South Salem)  
11 Main Street  
South Salem, NY

RECEIVED BY

JUL 19 2022

From: Kirk Carr   
Applicant  
62 Prospect Ridge, D4  
Ridgefield, CT 06877  
(203) 505-5818  
Email: kirk.carr@gmail.com

Town Clerk  
Town of Lewisboro

Date: July 14, 2022

**RE: Ridgefield Zoning Amendment Application A-22-1 Notice to Abutting Municipalities  
Notice of Public Hearing – August 16, 2022**

In compliance with Ridgefield Zoning Regulation 9.3.D and CG S8-7d(f), Ridgefield Planning and Zoning Notice of Public Hearing regarding an amendment to Ridgefield, CT Zoning Regulations prohibiting cannabis establishments as defined under Section 1 of Public Act 21-1. The complete application and documents are posted here:

<https://ridgefieldct.viewpointcloud.com/records/87538>.

The Public hearing on the proposed amendment will be held on August 16, 2022, at 7pm by zoom webinar only. You are invited to register for the zoom webinar here:

[https://us02web.zoom.us/webinar/register/WN\\_TuK2skROQI2W2K7nh5O5hA](https://us02web.zoom.us/webinar/register/WN_TuK2skROQI2W2K7nh5O5hA)

If you need additional information, please call the Planning and Zoning Department at: 203-431-2766

Attachment: Proposed Amended Regulation

Section 2.2. Defined Terms

(DELETE)

~~**Cannabis establishment**—a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter;~~

(NEW)

**CANNABIS ESTABLISHMENT** – means a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter, as those terms are defined in Section 1 of Public Act 21-1.

Section 7.13. Cannabis Establishments #

(DELETE)

~~**7.13. Medical Marijuana Dispensaries and Medical Marijuana Production Facilities**~~<sup>14</sup>

**A. INTENT AND PURPOSE**

~~This section regulates the permitting of Medical Marijuana Dispensaries and Medical Marijuana Production Facilities, as defined in Section 2.2 (Definitions) of these regulations.~~

**B. STANDARDS**

~~1. Medical Marijuana Dispensaries and Medical Marijuana Production Facilities are prohibited in any zone within the Town of Ridgefield.~~

~~2. The dispensing and growing of recreational marijuana is also prohibited within the Town of Ridgefield, and shall not be permitted unless expressly authorized in these regulations.~~

~~<sup>14</sup>2015-083-A: Amendment effective 12/18/15~~

(NEW)

**A. Intent and Purpose**

The purpose of this regulation, in accordance with the authority granted under Section 148 of Public Act No. 21-1 of the June 2021 Special Session, “An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis,” is to prohibit all medical and adult use Cannabis Establishments as defined in Section 1 of Public Act 21-1 and in Section 2.2 of these Regulations in the Town of Ridgefield.

**B. Prohibition**

In accordance with authority granted under Section 148 of Public Act 21-1 of the June 2021 Special Session, “An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis,” all Cannabis Establishments are prohibited in all zoning districts in the Town of Ridgefield.

# Effective September 24, 2022 concurrent with expiration of Ridgefield Zoning Regulation 8.6 Uses Subject to Moratorium.





# TOWN OF NEW CANAAN

TOWN HALL, 77 MAIN STREET  
NEW CANAAN, CT 06840

LYNN BROOKS AVNI, AICP  
TOWN PLANNER  
SR. ENFORCEMENT OFFICER

RECEIVED BY

JUL 25 2022

Town Clerk  
Town of Lewisboro

TEL: (203) 594-3046  
FAX: (203) 594-3127

June 13, 2022

**Certified: # 7019 1640 0001 3590 5603**

Ms. Janet Donohue  
Town Clerk  
Town of Lewisboro  
P.O. Box 500  
11 Main Street  
South Salem, NY 10590

**RE: Amendment to the Zoning Regulations to add Section 5.11 Housing  
Redevelopment Zone (HRZ) and Change in Zoning Boundary, to be heard  
Tuesday, July 26, 2022 at 7PM.**

Dear Ms. Donohue:

In accordance with provisions of Section 8.7.d of the Connecticut General Statutes, you are hereby notified that the above Zoning Regulation Amendment Changes have been proposed.

The Planning and Zoning Commission plans to hold a Regular Meeting to open a public hearing on Tuesday, July 26, 2022, on the request from Ryan D. Hoyler, Hinckley Allen, Authorized Agent for 51 Main Street, LLC, owner(s) for a proposal to amend the New Canaan Zoning Regulations to add a new Section 5.11 Housing Redevelopment Zone (HRZ). The Commission will also consider a Petition for Change in Zoning Boundary for the property at 51 Main Street currently in the Historic District. The requested change is to designate the property located at 51 Main Street, Map T, Block 43, Lot 822 as HRZ. Attached is a copy of the following to be posted in the Clerk's office (Sect. 8.2.C.2.g and Sect. 8.2.D.2.f):

- a) Proposed Regulation Amendment—Proposed Section 5.11 Housing Redevelopment Zone (HRZ).
- b) Proposed Petition for Change in Zoning Boundary—legal description and a map.

Enclosed is a copy of the proposed amendment changes for your review.

A Public Hearing regarding this Zoning Regulation Change will be conducted at a Regular Meeting of the Planning and Zoning Commission scheduled to be a hybrid meeting and will be both via zoom and in person in the Town Meeting Room at Town Hall, 77 Main Street at 7:00 p.m.



20 Church Street  
Hartford, CT 06103-1221  
p: 860-725-6200 f: 860-278-3802  
hinckleyallen.com

**Ryan D. Hoyler**  
(860) 331-2618 (Direct)  
(732) 539-2700 (Cell)  
rhoyler@hinckleyallen.com

May 24, 2022

**VIA HAND DELIVERY AND E-FILE**

John H. Goodwin, Chair, and Members  
New Canaan Planning & Zoning Commission  
Town Hall, 77 Main Street  
New Canaan, CT 06840

Lynn Brooks Avni, AICP  
Town Planner/Enforcement  
Officer, Co-Director of Land Use  
Town Hall, 77 Main Street  
New Canaan, CT 06840

**Re: Application of 51 Main Street, LLC for Zoning Regulation Amendment,  
Zone Boundary Change, and Site Plan Approval, Residential Redevelopment  
of 51 Main Street, New Canaan**

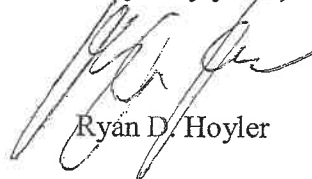
Dear Chair Goodwin, Planning & Zoning Commission Members, and Ms. Brooks Avni:

We represent 51 Main Street, LLC. On its behalf, we are filing this application to amend the New Canaan Zoning Regulations to create a new multi-family residential zone called the "Housing Redevelopment Zone" ("HRZ"), as part of an application package that includes a zoning map change and site plan approval.

The proposed text is attached. As this amendment will be adding a new subsection, there is no existing wording to revise. Please refer to the information in the Transmittal Letter (Tab 2) for further explanation.

We look forward to presenting this application to the Commission.

Very truly yours,



Ryan D. Hoyler

cc: 51 Main Street, LLC development team



## **Proposed Zoning Regulation Amendment**

### **SECTION 5.11. HOUSING REDEVELOPMENT ZONE (HRZ)**

#### **A. Purposes**

The purposes of the Housing Redevelopment Zone (HRZ) are to add to the diversity of housing types in New Canaan; and to provide housing located within walking distance of the Metro North train station and the downtown area of shops and services.

#### **B. Properties Eligible for Rezoning to TOMZ**

To be eligible for rezoning to HRZ, a parcel of land must meet the following criteria:

1. The lot must be at least 15,000 square feet and less than 20,000 square feet, and must have street frontage on Main Street.
2. A portion of the lot must be located within 200 feet of the New Canaan Town Hall at 77 Main Street, New Canaan, Connecticut.
3. The property must be connected to public water supply and served by the town sewerage system.

#### **C. Use Permitted by Site Plan Approval**

Multi-Family Dwelling Units, as defined by § 2.2 of these Regulations, that constitute "set aside housing" as defined in General Statutes § 8-30g(a) and a "set-aside development" as defined in § 2.2 of these Regulations, in one building, with a total number of not more than 20 units.

#### **D. Accessory Uses Permitted by Site Plan Approval**

The following accessory uses are permitted as part of site plan approval:

1. Customary uses as stated in § 3.3.A.1;
2. Outside Parking as stated in § 3.3.A.2;
3. Animals as stated in § 3.3.A.3;
4. Home Office as stated in § 3.3.A.4;
5. Attached Garage as stated in § 3.3.B.1;
6. Minor Home Occupation as stated in § 3.3.B.4;

7. Minor Attached Accessory Structures as stated in § 3.4.A.1;
8. Minor Detached Accessory Structures as stated in §§ 3.4.A.2 and 3.4.B.3; however, including transformers or signal boxes, as noted in §§ 2.2 and 3.7.B.8;
9. Signs as stated in § 3.4.B.2; and
10. Trash disposal facility that meets the requirements of § 3.4.A.2, provided that if the structure is a trash facility, total area shall be less than 500 square feet.

## **E. Dimensional Standards**

### **1. Lot-Related Standards**

Maximum building coverage	60 percent
Maximum impervious coverage	85 percent
Minimum lot width, measured as per § 2.2 of these Regulations	75 feet

### **2. Building Standards**

Maximum Building Height, measured as per § 2.2 of these Regulations	55 feet
Maximum Stor(ies), not including ground-level parking, as defined per § 2.2 of these Regulations	4 stories
Maximum Accessory Building Height, as defined per § 2.2 of these Regulations	20 feet
Minimum front yard setback, as Defined per § 2.2 of these Regulations	5 feet, not including transformers or signal boxes
Minimum side yard setback as defined per § 2.2 of these Regulations	3 feet, not including any patio or terrace that is not included in the Building Coverage as defined per § 2.2 of these Regulations
Minimum rear yard setback as	20 feet



defined per § 2.2 of these  
Regulations

Minimum percentage one bedroom units	40 percent
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Minimum percentage two bedroom units	40 percent
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### 3. Parking

Parking Space(s), as defined in § 2.2, and in compliance with §§ 6.2.A, 6.2.B, 6.2.D, 6.2.F, 6.2.G, and 6.2.H	1.5 spaces per unit
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## F. Site Plan Requirements

### 1. Driveways shall:

- a. have a minimum width of twenty (20) feet for two-way travel and fifteen (15) feet for one-way travel;
- b. not extend within ten (10) feet of any residential building used in whole or in part for dwelling purposes, unless it is an attached garage or underground parking;
- c. be surfaced with asphalt or another suitable non-erodible surface;
- d. be laid out so as to provide safe vehicle passage and pedestrian safety, and prevent traffic hazards and nuisances; and
- e. shall be exempt from the Special Permit requirement of § 3.6.D.1.

### 2. Parking spaces shall:

- a. Comply with § 6.2 of these Regulations, except as otherwise provided within this section, and be screened from adjoining residential uses.
- b. Parking spaces shall be at least nine (9) feet wide and eighteen (18) feet long.

### 3. Exterior lighting shall:

- a. be provided at all access points to streets, parking areas, building entrances, and elsewhere where required for safety; and

- b. be outfitted by cut-offs or similar devices so as to avoid glare on to abutting or nearby properties.

4. Sidewalks shall:

- a. have a minimum width of five feet (5');
- b. be concrete, brick, or other similar surface;
- c. be provided to connect dwelling units and parking areas, streets, and driveways; and
- d. be exempt from the requirements of § 6.10 of these Regulations.

5. Stormwater Management: In addition to compliance with § 6.4.J of these Regulations, applicant shall use Low Impact Design practices and techniques to the maximum extent possible.

6. Grading, Excavation, and Soil Disturbance.

- a. Excavating, grading, or soil disturbance, including removal of trees and vegetative ground cover, shall occur only as specifically approved as part of site plan approval, and shall be granted only for the construction or alteration of residential and accessory buildings, and the installation of driveways, utilities, or amenities.
- b. The applicant shall provide the Commission, in connection with its site plan application, with a calculation and specification of the amount, lateral extent, and depth of earth materials to be excavated; materials to be reused on-site; materials to be imported; and a net cut/fill calculation.
- c. The application's erosion control plan shall specifically address controls for managing the amount, location, and timetable for cut, fill, excavation, and import/export of earth materials.
- d. The applicant shall comply with the provision of §§ 6.4.H and 6.4.I of these Regulations, but no special permit or special exception shall be required.

7. Landscaping and Screening

- a. Property lines which are adjacent to residential properties shall be screened by a decorative fence or wall and/or closely-planted evergreen trees and shrubs to provide visual screening.

8. Tree Preservation



- a. Existing trees at twelve (12) inches or greater caliper shall be preserved in the site plan to the extent feasible.

#### 9. Utilities

- a. Utility and service equipment areas shall be screened from public view.

#### 10. Signage

- a. Every sign shall be designed as an architectural element of the building and site to which it principally relates, and shall be coordinated with the building architecture

### **G. Submission and Approval Requirements**

1. An applicant seeking approval for the rezoning of land to HRZ and of an accompanying Site Plan for development of multi-family residential dwellings in accordance herewith shall submit all information required in this Section and by applicable sections of Article 8 of these Regulations.

### **H. Maximum Income and Rent Restrictions for § 8-30g "Set-Aside" Units**

The following requirements shall apply to apartment homes that will be "set-aside" units in compliance with General Statutes § 8-30g:

1. The applicant shall submit an Affordability Plan explaining how household income and rental price limits will be calculated and administered, and how the development will comply with General Statutes § 8-30g.
2. Set-aside apartment homes shall be of a construction quality that is comparable to a baseline specification schedule for market-rate apartment homes within the community.
3. The Affordability Plan shall identify the initial locations within the community of the set-aside rental apartment homes to be preserved as § 8-30g set-aside units.
4. Calculation of the maximum monthly payment for set-aside apartment homes, so as to satisfy General Statutes § 8-30g, shall utilize the median income data as published by the U.S. Department of Housing and Urban Development in effect on the day a lease is executed.
5. A set-aside apartment home rented in compliance with General Statutes § 8-30g shall be occupied only as a principal residence. Sub-leasing of a set-aside apartment home shall be prohibited.
6. Notice of availability of the set-aside apartment homes shall be provided by advertising such availability in the real estate section of a newspaper of general circulation in the Town

of New Canaan, by providing notice to the New Canaan Town Council, the New Canaan Town Clerk, and the New Canaan Planning and Zoning Commission, and through the procedures outlined in the affirmative fair housing marketing section in the Affordability Plan.

7. Each lease for a set-aside apartment home shall contain substantially the following provision:

"This apartment home is a 'set-aside' housing unit and is therefore subject to a limitation at the date of leasing and occupancy on the maximum annual income of the household that may occupy the apartment home, and is subject to a limitation on the maximum monthly rent. These limitations shall be strictly enforced, and may be enforced by the zoning enforcement authority of New Canaan."

8. The forty (40) year affordability period shall be calculated separately for each set-aside apartment home in a HRZ, and the period shall begin on the date, as stated in the lease, of occupancy of the apartment home.
9. A violation of the Regulations contained in this section shall not result in a forfeiture or reversion of title, but the New Canaan Planning and Zoning Commission or its designated agent shall otherwise retain all enforcement powers granted by the Connecticut General Statutes, including the authority under § 8-12 to issue notices of violation, to impose fines, and to seek injunctive relief.

#### **I. Conflicts**

Where any provision of this Section conflicts with any other provisions of the New Canaan Zoning Regulations, the provisions of this Section shall govern.



**TOWN OF NEW CANAAN**  
**Planning & Zoning Commission**

**PETITION FOR CHANGE IN ZONING BOUNDARY**

The undersigned property owner(s), located within the area hereafter described, petition for a change in zoning boundary of certain real estate located in the \_\_\_\_\_ B Residence \_\_\_\_\_ Zone, as shown on the attached map or plan and more particularly described by bounding owners (*now or formerly*) as follows:

*NORTHERLY* by: \_\_\_\_\_ Main Street \_\_\_\_\_  
*EASTERLY* by: \_\_\_\_\_ Town of New Canaan - 77 Main Street (T/43/839) (on map as 63 Main) \_\_\_\_\_  
*SOUTHERLY* by: \_\_\_\_\_ Town of New Canaan - 77 Main Street (T/43/839) \_\_\_\_\_  
*WESTERLY* by: \_\_\_\_\_ Church Hill Walk, Inc. - 47 Main Street (T/43/834) \_\_\_\_\_

and being further described as:

*MAP:* \_\_\_\_\_ T \_\_\_\_\_ *BLOCK:* \_\_\_\_\_ 43 \_\_\_\_\_ *LOT:* \_\_\_\_\_ 822 \_\_\_\_\_

The requested change in zoning boundary is to: \_\_\_\_\_ Housing Redevelopment Zone (HRZ) \_\_\_\_\_

We further jointly and severally agree to pay any additional amount above the minimum filing fee of \$400.00. (*Minimum Fee: \$400.00, plus \$60 State of Connecticut fee*).


Dated at New Canaan, Connecticut this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Petition Received by: \_\_\_\_\_

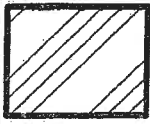
Date: \_\_\_\_\_

### LEGAL DESCRIPTION

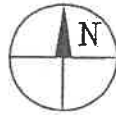
All that certain piece or parcel of land with any improvements thereon situated in the Town of New Canaan, County of Fairfield County, and State of Connecticut shown as Map T Block 43 Lot 822 on a map or plan entitled "ZONING LOCATION SURVEY DEPICTING 51 MAIN STREET IN NEW CANAAN, CONNECTICUT PREPARED FOR 51 MAIN STREET LLC" prepared by D'Andrea Surveying & Engineering, P. C.; Land Planners, Engineers, Surveyor; P.O. Box 5498, 6 Neil Lane, Riverside, Connecticut 06878; phone number (203) 637-1779; dated November 8, 2021, Scale 1" = 10' being more particularly bounded and described as follows:

Beginning at a point in the southwesterly corner of said property at its boundary with property now or formerly of Church Hill Walk, Inc.; thence turning and running N 11°25'30" E a distance of 247.04 feet to a point; thence turning and running S 64°58'00" E a distance of 75.00 feet to a point; thence turning and running S 11°34'00" W a distance of 209.72 feet to a point; thence turning and running S 86°13'00" W a distance of 75.00 feet to the point and place of beginning.

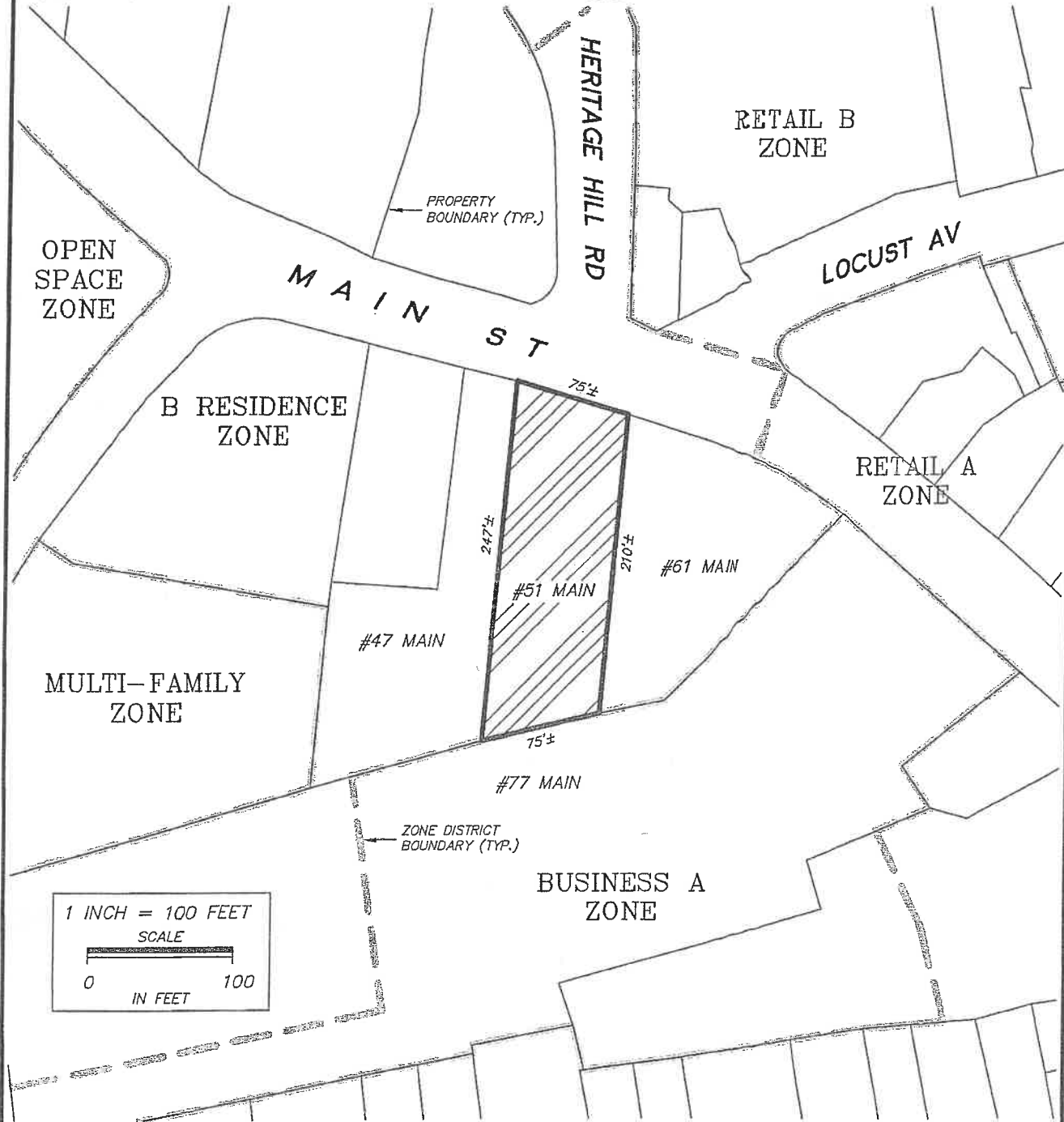




AREA TO BE CHANGED FROM  
B RESIDENCE ZONE  
TO HRZ ZONE  
0.38 ACRES



ASSESSORS MAP 32  
BLOCK 20, LOT 944



1 INCH = 100 FEET  
SCALE

0 100  
IN FEET

MAY 10, 2022

D'ANDREA SURVEYING & ENGINEERING, P.C.

- LAND PLANNERS
- ENGINEERS
- SURVEYORS

P.O. BOX 549  
RIVERSIDE, CT 06878

6 NEIL LANE  
TEL. 637-1779

PROPOSED REVISION OF  
ZONING DISTRICTS  
AT  
51 MAIN STREET  
NEW CANAAN, CONNECTICUT