

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

The Conservation Advisory Council (CAC) has reviewed the materials submitted by the applicant for construction of 14 additional housing units in addition to the four already approved. The plan involves the conversion of multiple buildings to apartments plus the construction of 6 new town houses. The plan also includes the removal of a 10 foot wide connection between buildings 9A and 9B and the modification of parking areas to keep the open space are the same as current.

It appears that the new construction would be within the 150 foot wetland buffer emanating from the pond. The project would reduce the permeable surfaces area.

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

- A wetland mitigation plan including demarcation of the wetland and total area that must be mitigated
- A study of how the addition of 18 apartments will effect the ability of the septic system to handle the outflow. The outflow of the 18 apartments is in addition to outflow added by the car wash.
- A list of trees to be removed (if any).
- A list of any limitations for project/property imposed by the original approved site plan including any setbacks from the pond itself or any requirement for access to yards for residence.

In addition, the CAC has the following concerns:

- As the Oakridge complex has a history of water issues and these issues have not been resolved and are unlikely to be resolved by the start of construction, the CAC has a concern that this construction and addition of 18 apartments have the potential to make the water issues worse. The CAC would like to understand the need to construct these apartments while significant water issues still exists. These issue include:
 - Contaminated water
 - Insufficient water supply. It should be noted that the car wash needed to be closed for a time this summer due to supply issues.
 - As noted above, the impact on the septic systems which could have an effect on the water quality.