

AGENDA PACKET

JUNE 20, 2023 MEETING

	<u>CAL#</u>	<u>PAGE</u>
<u>AGENDA</u>		3
<u>FERENCE AND MALAN RESIDENCE, 72 CHAPEL ROAD, WACCABUC</u>	Cal #01-23WV	
Sketch and photos, May 2023		5
<u>CAL. #02-23WV</u>	Cal #02-23WV	
-		-
<u>GREEN DECK, 114 WILLOW COURT, CROSS RIVER</u>	Cal #04-23PB	9
Building Inspector review memo, dated June 1, 2023		
<u>DEDVUKAJ VACANT LAND, 170 ELMWOOD ROAD, SOUTH SALEM</u>	Cal #66-17WP	Cal #12-17SW
Extension request letter, Cronin Engineering, dated June 6, 2023		10
Westchester County Dept. of Health approval dated 052223		11
<u>20 BOUTONVILLE LLC HORSE FARM, 20 BOUTONVILLE ROAD SOUTH, CROSS RIVER</u>	Cal #02-23PB	
No new materials.		-
<u>WOLF CONSERVATION CENTER, BUCK RUN, SOUTH SALEM</u>	Cal #06-17PB	
Cover letter from Janet Giris, Esq.; dated May 30, 2023		15
EAF, Parts 2 & 3; red-lined version and draft		17
Slopes Exhibit 1, Bibbo Associates, dated May 17, 2023		45
<u>19 MARK MEAD ROAD LLC PARKING, 19 MARK MEAD ROAD, CROSS RIVER</u>	Cal #03-23PB	Cal #03-23PB
Cover letter from Joseph Riina, P.E.; dated May 31, 2023		46
Site plan, Site Design, dated April 28, 2023		47
WCPB comment letter, dated May 5, 2023		48

DEC comment letter, dated May 10, 2023		50
<u>MORAN DECK, 119 WILLOW COURT, CROSS RIVER</u>	Cal #05-23PB	
Kellard Sessions review memo, dated June 15, 2023		52
Planning Board application, dated April 24, 2023		54
Site plan; Richard Torres, AIA; dated May 26, 2023		61
Architectural drawings; Richard Torres, AIA; dated February 19, 2022		62
<u>MAPLE TREE FARM, 400 SMITH RIDGE ROAD, SOUTH SALEM</u>	Cal #34-22WP	Cal #01-21WV
No new materials.		-
<u>CATALANO DOCK, 34 TWIN LAKES ROAD, SOUTH SALEM</u>	Cal #17-23WP	
Wetland permit application, dated April 14, 2023		63
Correspondence from The Two Lake Club, dated May 9, 2023		69
Wetland Delineation Report, Pfizer-Jähnig Env'l Consulting, dated April 22, 2023		70
<u>SAMBERG RESIDENCE, 6 COVE ROAD, SOUTH SALEM</u>	Cal #22-23WP	
Kellard Sessions review memo, dated June 15, 2023		73
CAC review memo, dated June 7, 2023		77
Planning Board application, dated April 21, 2023		78
DEC / USACOE Joint application, dated March 21, 2023		83
Engineering drawings, ALP Engineering, dated March 24, 2023		87
<u>REFERRAL FROM LEWISBORO TOWN BOARD - NOTICE OF INTENT TO BE LEAD AGENCY IN A COORDINATED SEQR REVIEW FOR A FEASIBILITY STUDY TO DEVELOP A SEWER AND WASTEWATER TREATMENT PLANT FOR PARTS OF THESE LAKES: WACCABUC, RIPPOWAM, OSCALETA AND TRUESDALE.</u>	N/A	
Correspondence from Lewisboro Supervisor, dated June 13, 2023		90
<u>REFERRAL FROM WILTON, CT INLAND WETLANDS COMMISSION – ZITTERMAN RESIDENCE, 24 SILVER SPRING ROAD, WILTON, CT</u>	N/A	

Correspondence from Wilton, CT Inland Wetlands Commission, dated May 6, 2023		105
Application, dated May 12, 2023		106

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

AGENDA

Tuesday, June 20, 2023

Courtroom at 79 Bouton Road

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

I. WETLAND VIOLATIONS

Cal #01-23WV

Ference and Malan Residence, 72 Chapel Road, Waccabuc, NY 10597; Sheet 30, Block 10802, Lot 30 (Ashley Ference & Michael Malan, owners of record)

Cal #02-23WV

II. DECISION

Cal#04-23PB

Green deck, 114 Willow Court, Cross River, NY 10518; Sheet 17B, Block 10533, Lot 314 (Wendy & Josh Green, owners of record) – Application for enlarging an existing deck in a multi-family zone.

III. EXTENSION OF TIME REQUEST

Cal #66-17WP, Cal #12-17SW

Dedvukaj vacant land, 170 Elmwood Road, South Salem, NY 10590, Sheet 47, Block 10056, Lot 38 (Yuliya and Zef Dedvukaj, owners of record) – Application for a single-family residence, driveway, septic system and well; the Wetland and Stormwater Permits expire on Monday, June 19, 2023.

IV. SITE DEVELOPMENT PLAN REVIEW

Cal #02-23PB

20 Boutonville LLC Horse Farm, 20 Boutonville Road South, Cross River, NY 10518; Sheet 18, Block 10526, Lot 10 (20 Boutonville LLC, owner of record) - Application for a Waiver of Site Development Plan Procedures for an existing horse farm.

Cal #06-17PB

Wolf Conservation Center, Buck Run, South Salem, NY 10590; Sheet 21, Block 10803, Lots 3, 65, 67, 81, 82, 83, 86 & 88 (Wolf Conservation Center, owner of record) - Application for a Subdivision and Special Use Permit associated with a private nature preserve.

Cal #03-23PB, Cal #05-23SW

19 Mark Mead Road LLC parking, 19 Mark Mead Road, Cross River, NY 10518; Sheet 20, Block 10800 Lot 1 (19 Mark Mead Road LLC, owner of record) – Application for construction of 30 parking spaces for Bacio restaurant.

Cal #05-23PB

Moran Deck, 119 Willow Court, Cross River, NY 10518; Sheet 17B, Block 10533, Lot 319 (Kristie Moran, owner of record) - Application for a deck in a multi-family zone.

V. WETLAND PERMIT REVIEW

Cal #34-22WP, Cal #01-21WV

Maple Tree Farm, 400 Smith Ridge Road, South Salem, NY 10590; Sheet 24, Block 9831, Lot 49B (Maple Tree Farm, LLC, owner of record) - Application for remediation of wetlands.

Cal#17-23WP

Catalano dock, 34 Twin Lakes Road, South Salem, NY 10590; Sheet 34A, Block 11831, Lot 17 (Dominick & Josephine Catalano, owners of record) – Application for a dock and shed.

Cal #22-23WP

Samberg Residence, 6 Cove Road, South Salem, NY 10590; Sheet 33B, Block 11157, Lot 29 (Mitchell & Lynn Samberg, owners of record) – Application for a garage renovation and installation of a driveway, walkway and steps.

VI. CORRESPONENCE

Referral from Town Board - Notice of Intent to be Lead Agency in a coordinated SEQR Review - For a feasibility study to develop a sewer and wastewater treatment plant for parts of these lakes: Waccabuc, Rippowam, Oscaleta and Truesdale.

Referral from Wilton, CT Inland Wetlands Commission – Zitterman Residence, 24 Silver Spring Road, Wilton, CT – Application for an “after-the-fact,” underground propane tank within a regulated area.

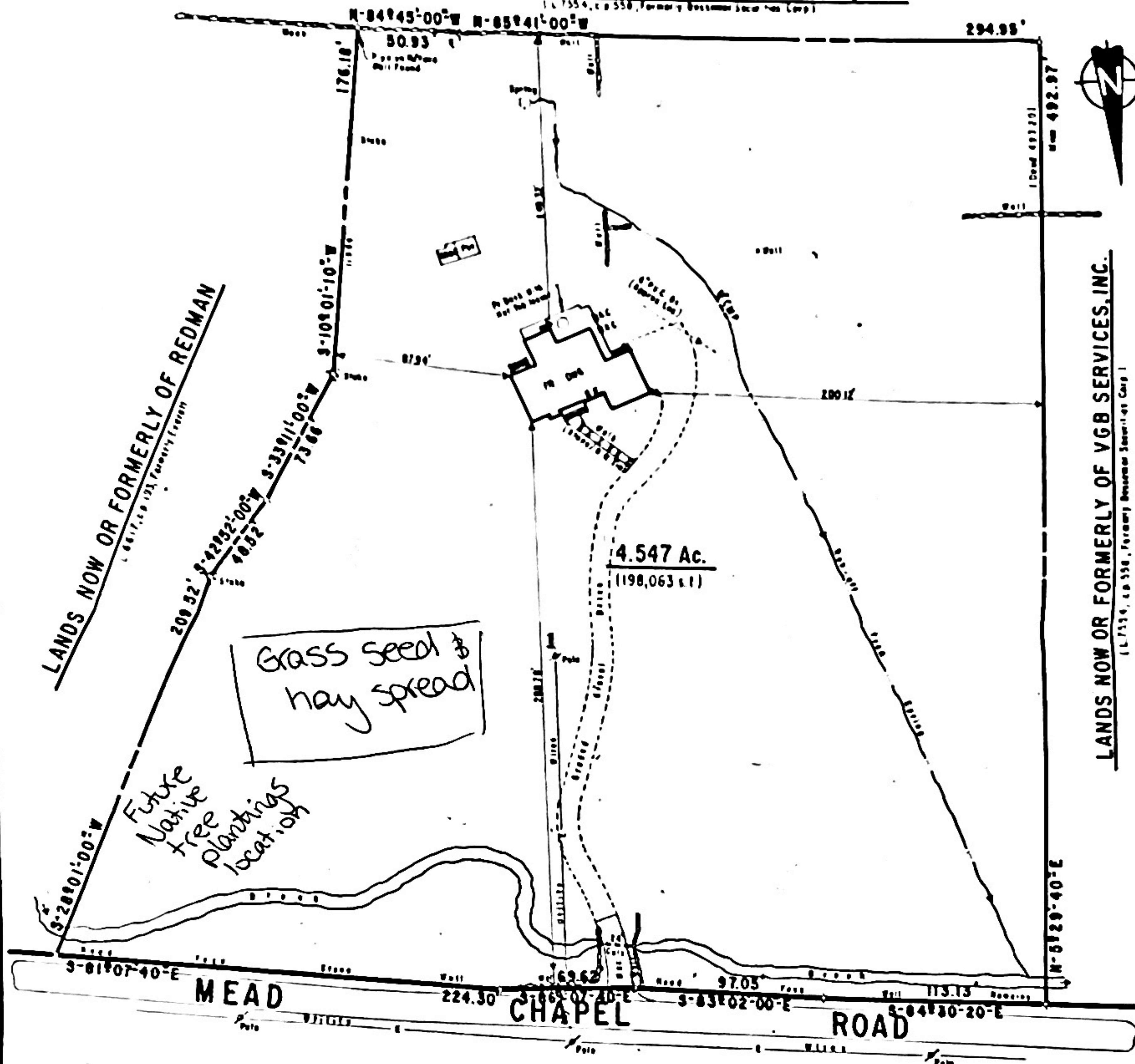
VII. MINUTES OF May 16, 2023.

VIII. NEXT MEETING DATE: July 18, 2023.

IX. ADJOURN MEETING.

LANDS NOW OR FORMERLY OF VGB SERVICES, INC.

(L 7354, c.p. 558, Formerly Business Service Corp.)



SURVEYED IN ACCORDANCE WITH DEEDS OF RECORD
AS RECITED IN L 5317, c.p. 177 and L 6779, c.p. 739

SUBJECT TO ELECTRIC AND/OR TELEPHONE CO.
EASEMENTS, IF ANY, FOR OVERHEAD AND/OR
UNDERGROUND SERVICE

CONVEYED AS IN POSSESSION (No Lines of Possession
Other Than Indicated)

NOT TO BE USED AS A BASIS FOR ANY OTHER
EASEMENTS, IF ANY, NOT SHOWN

HOUSE OFFSETS TAKEN TO FOUNDATION LINE

PROPERTY CORNERS STAKED FOR BLDG. CONSTRUCTION
PURPOSES ONLY

THIS SURVEY IS HEREBY CERTIFIED ONLY TO

1. WILLIAM A. and PAMELA WOOD
2. THE CHICAGO TITLE INSURANCE CO. FOR POLICY No 8010-152369
3. THE HASTINGS ON HUDSON FEDERAL SAVINGS AND LOAN ASSOC.

J. HENRY CARPENTER & CO.

CIVIL ENGINEERING & LAND SURVEYING
YORKTOWN HEIGHTS, N. Y.

We, J. Henry Carpenter & Co. do hereby certify that on 5997.26.1979
a Survey of the Premises Shown Hereon Was Made and That This Map
Is Made in Accordance With the Fundamentals of Land Surveying

James H. Seaboldt
JAMES H. SEABOLDT, P.L.S. NO 49286

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY
WAS PREPARED IN ACCORDANCE WITH THE EXISTING CON-
DITIONS OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW
YORK STATE ASSOCIATION OF PROFESSIONAL LAND
SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO
THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND
ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL
AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO
THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS
ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
SUBSEQUENT OWNERS.

SURVEY OF PROPERTY

PREPARED FOR

WILLIAM A. and PAMELA WOOD

LOCATED IN

TOWN OF LEWISBORO

WESTCHESTER COUNTY, N. Y.

All Certifications Hereon are Valid for This Map and Copies Thereof
Only If Said Map or Copies Bear The Indorsed Seal of The Surveyor
Whose Signature Appears Hereon.

Alteration of This Map Other Than by a Licensed Land Surveyor is Illegal

SCALE 1" = 50'

DATE: 1 Sept 28, 1979
2 Feb 1, 1980 ac
3 July 8, 1980 f







(914) 763-3060
FAX (914) 875-9148
TTY 800-662-1220
Email: kkelly@lewisborogov.com



TOWN OF LEWISBORO
Building Department
79 Bouton Road
South Salem, NY 10590
www.lewisborogov.com

June 1, 2023

Ms. Janet Andersen, Chair
Town of Lewisboro Planning Board

Re: Wendy & Josh Green
114 Willow Ct, Cross River, NY 10518
Sheet 17B, Block 10533, Lot 314

Per your request from the May 16, 2023 Planning Board meeting, I have reviewed the plans drawn by the Architect Richard Vail dated 5.31.2023. I did a site review with the plans and found the following concern. The larger deck now has the projection so far in the rear yard you will be looking into the next-door homeowner's unit. I would require a minimum of three plantings, same size and type, to be planted to block the vista. The plants will need to be offset to allow egress from the next doors homeowners' unit.

At this point in time, I would refer this application back to Kellard Sessions, the Towns consulting Engineer, for any other land planning and environmental review.

Please do not hesitate to contact me with questions.

Kevin J. Kelly Building Inspector

Town of Lewisboro
79 Bouton Road
South Salem, NY 10590
P: (914) 763-3060
F: (914) 875-9148

June 06, 2023

Jan Johannessen, AICP
Principal
Kellard Sessions
500 Main Street
Armonk, NY 10504

**Re: Dedvukaj – Single Family Residence
170 Elmwood Road
Wetland Activity Permit #66-17 WP
Stormwater Permit #12-17 SW**

Dear Mr. Johannessen:

The above referenced project requires an extension of approval for both the Wetland Activity Permit as well as the Stormwater Permit. Both permits are still valid and are to expire June 19, 2023.

To date, the only work that has been performed on the site is the construction of the driveway bridge and the associated entrance drive to the bridge. The remainder of the lot remains in an undisturbed condition. A preconstruction meeting was conducted on April 07, 2021 at the site to go over the next steps for the project and a Building Permit is expected to be obtained shortly for the remainder of the lot.

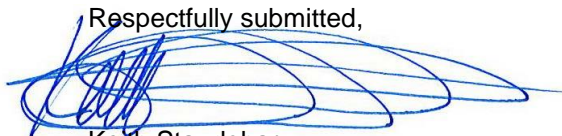
Due to the recent pandemic, the Applicant/Owner put the project on hold, but is now ready to pursue the project, start construction and complete the residence.

The only other changes to the site since the time approvals were granted is that a couple of trees located on the edge of the road were felled by the Town.

There have been no changes in the facts or circumstances involved with or affecting the regulated resource area affected by the authorized activity or use or the property for which the expiring activity permit approvals were issued.

Based on the above information the Applicant/Owner is respectfully requesting that the permits be extended.

Respectfully submitted,



Keith Staudohar
Project Engineer
Cronin Engineering P.E. P.C.

cc: Zef Dedvukaj, via email
Ciorsdan Conran via email.
Tim Cronin via email

FORM 162022-03 CONSTRUCTION APPROVAL APPLICATION
(WCDOH OFFICE USE ONLY)WCDH File # 62023-07 Municipality: Lewisboro Fee Amount: _____
Watershed Basin Name: Silvermine River (LS) If NYCDEP Watershed: _____ Joint Review ☐ Delegated Review ☐☐ On-site Wastewater Treatment System ☐ Private Water Supply ☐ Residential ☐ Commercial
Is property in a Water District: Y ☐ N ☐ Name: N/A Is property in a Sewer District: Y ☐ N ☐ Name: N/A

Property Information:

Property Name Dedvukaj ResidenceProperty Address 170 Elmwood Road, South Salem, NY Zip Code 10590TMD: Section 47 Block 10056 Lot 38 R.S. Lot - Lot Area 2.0 AcresRealty Subdivision: _____ Map # - Date Filed -Owner Name: Zef and Yulia Dedvukaj Owner Email: zef.dedvukaj@aecom.comAddress: 43 Laurel Road, South Salem, NY State NY Zip Code: 10590Building Type: SINGLE FAMILY RESIDENTIAL # of Bedrooms: 5 Total Habitable Space: +/-4,000 Sq. Ft.

On-site Wastewater Treatment System (OWTS) Information:

Design Flow: 550 gpd Soil Percolation Rate: 1-5 min./in Slope of OWTS Area: 15 % Septic Tank Size: 1,500 GallonsAbsorption Trench(es): Length: 252 Lin. Ft. Trench Width: 2 Ft. Area: 504 Sq. Ft.Absorption Pit(s): # Pits - Diameter: - Ft. Depth: - Ft. Area: - Sq. Ft.Other (circle or specify): Tri-Galleys 4X4 Galleys Flow Diffusers Other: _____

Number _____ Length: _____ Lin. Ft. Width: _____ Ft. Area: _____ Sq.Ft./Lin Ft.

ETU/ATU Make & Model _____

Other Requirements: 24" min bankrun

Pump System: Pump/Siphon Chamber: Size: 1,250 Gal. Dose Draw and Volume 4-5/8 inches 123.4 Gal.Curtain Drain: Depth: _____ Ft. Width: _____ Ft. R.O.B. Sand and Gravel Fill Section: Depth: 2' min Ft.Separate Sewage Contractor (SSC): Name: O'Hanlon Excavation Inc. WCDH SSC License # 93Water Supply System Information: ☒ Private Water Supply ☐ Public Water Supply Name: _____Well Driller Name: TBD - Registered Well Driller Only NYSDEC Reg # _____Other Requirements/Conditions: None

I represent that I am wholly and completely responsible for the design and location of the proposed system(s): 1) that the on-site wastewater treatment system above described will be constructed as shown on the approved plan or approved amendments thereto and in accordance with the standards, rules and regulations of the Westchester County Department of Health; that on completion thereof, a "Certificate of Construction Compliance" satisfactory to the Commissioner of Health will be submitted to the Department and a written guarantee will be furnished the owner, his successors, heirs or assigns, by the builder that said builder will place in good operating condition any part of said OWTS which fails to operate for a period of two (2) years, immediately following the date of the issuance of the approval of the Certificate of Construction Compliance of the OWTS or any repairs thereto; 2) that the drilled well described above will be located as shown on the approved plan and that said well will be installed in accordance with the standards, rules and regulations of the Westchester County Department of Health and requirements of the WCDOH Private Well Testing Law.

Date: 04/18/23 Signed: _____ P.E./R.A. Seal _____

APPROVED FOR CONSTRUCTION

This approval expires one (1) year from the date issued unless construction of the building has been undertaken, and is revocable for cause or may be amended or modified when considered necessary by the Commissioner of Health. Any change or alteration of construction requires a new permit.

Date: 5/22/2023 Approved By: _____

GENERAL NOTES

- 1) THE GROSS SITE AREA IS 2.0 ACRES
- 2) SURVEY DATA SHOWN HEREON IS TAKEN FROM A SURVEY PREPARED BY H. STANLEY JOHNSON AND COMPANY, LAND SURVEYORS, PC ENTITLED: "BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY PREPARED FOR ZEF DEDVUKAJ..." LAST UPDATED ON JUNE 8, 2017.
- 3) THE SITE IS LOCATED IN THE R1-A ZONING DISTRICT

WCDH STANDARD OWTS NOTES

- 1) THERE SHALL BE NO TREES WITHIN 10 FEET OF THE ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS).
- 2) THERE ARE NO WELLS WITHIN 200' OF THE PROPOSED OWTS UNLESS OTHERWISE SHOWN ON THIS PLAN.
- 3) THE PROPOSED OWTS MUST BE ISOLATED AND EFFECTIVELY PROTECTED AGAINST DAMAGE BY EROSION, STORAGE OF EARTH OR MATERIALS, DISPLACEMENT, COMPACTION OR OTHER ADVERSE PHYSICAL CHANGE IN THE CHARACTERISTICS OF THE SOIL OR IN THE DRAINAGE AREA.
- 4) IF FOR ANY REASON THE APPROVED CONSTRUCTION PLAN CAN NOT BE FOLLOWED, A REVISED PLAN MUST BE PREPARED, SUBMITTED, AND APPROVED BY THE WCDH.
- 5) THE DESIGN PROFESSIONAL SHALL SUPERVISE THE CONSTRUCTION OF THE OWTS AND MAKE AN OPEN WORKS INSPECTION.
- 6) WITHIN 24 HOURS OF COMPLETION OF THE OWTS, THE DESIGN PROFESSIONAL MUST NOTIFY THE DEPARTMENT THAT THE OWTS IS READY FOR INSPECTION BY SUBMITTING A COMPLETED REQUEST FOR AN OPEN WORKS INSPECTION ON THE APPROPRIATE DEPARTMENTAL FORM.
- 7) NO BACKFILLING OF A COMPLETED OWTS CAN OCCUR UNTIL AFTER IT HAS BEEN INSPECTED AND ACCEPTED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
- 8) AFTER BACKFILLING, THE AREA SHALL BE COVERED WITH A MINIMUM OF 4 INCHES OF CLEAN TOP SOIL, SEEDED AND MULCHED.
- 9) THE INSTALLATION OF THE OWTS SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE SEWAGE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, NY.
- 10) ALL PIPES CONNECTING TO TANKS AND BOXES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE BOX.
- 11) THE PROPOSED OWTS SHALL BE INSTALLED BY A WESTCHESTER COUNTY LICENSED CONTRACTOR.
- 12) PRIOR TO EXCAVATION, ALL UNDERGROUND UTILITIES MUST BE LOCATED. CALL 1-800-962-7962 (CODE 53).
- 13) THE WESTCHESTER COUNTY HEALTH DEPARTMENT APPROVAL EXPIRES ONE YEAR FROM THE DATE ON THE APPROVAL STAMP AND IS REQUIRED TO BE RENEWED ON OR BEFORE THE EXPIRATION DATE. THE APPROVAL IS REVOCABLE FOR CAUSE OR MAY BE AMENDED OR MODIFIED WHEN CONSIDERED NECESSARY BY THE DEPARTMENT.
- 14) THERE ARE NO RESERVOIRS, RESERVOIR STEMS OR CONTROLLED LAKE WITHIN 500 FEET OF THE PROPOSED OWTS UNLESS OTHERWISE SHOWN ON PLAN.
- 15) THERE ARE NO NYSDDEC WETLANDS OR WATERCOURSES WITHIN 200 FEET OF THE PROPOSED OWTS UNLESS OTHERWISE SHOWN ON PLAN.

WCDH STANDARD WELL NOTES

- 1) THERE ARE NO OWTS WITHIN 200 FEET OF THE PROPOSED WELL UNLESS OTHERWISE SHOWN ON THIS PLAN.
- 2) THERE ARE NO SOURCES OF CONTAMINATION WITHIN 200 FEET OF THE PROPOSED WELL.
- 3) THE MINIMUM WELL YIELD IS 5 GPM; YIELDS LESS THAN 5 GPM MUST BE IMMEDIATELY REPORTED TO THE DEPARTMENT.
- 4) THE CONTRACTOR THAT WILL INSTALL THE DRILLED WELL MUST BE A REGISTERED NEW YORK STATE WELL CONTRACTOR
- 5) DRILLED WELL TO BE SAMPLED AND TESTED IN ACCORDANCE WITH THE WCDH PRIVATE WELL TESTING LAW

SITE SPECIFIC NOTES

- 1) THE EXISTING WELL MUST BE ABANDONED IN ACCORDANCE WITH WESTCHESTER COUNTY RULES AND REGULATIONS
- 2) A PUMP DOSING TEST IS REQUIRED. THE OPERATION OF THE DOSING DEVICE SHALL BE INSPECTED BY THE HEALTH DEPARTMENT PRIOR TO PLACING THE SYSTEM IN OPERATION.
- 3) AN AUDIBLE AND VISUAL ALARM SYSTEM SHALL BE INSTALLED FOR THE PUMP SYSTEM IN THE EVENT OF FAILURE. PROOF OF THE ELECTRICAL UNDERWRITER'S INSPECTION SHALL BE REQUIRED.
- 4) DUE TO THE LOCATION OF THE EXPANSION AREA OF THE OWTS, THE REQUIRED FILL MUST BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE PRIMARY OWTS.

WELL ABANDONMENT NOTES

- 1) THE EXISTING WELL LOCATED IN THE NEW DRIVEWAY IS TO BE ABANDONED IN ACCORDANCE WITH WESTCHESTER COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
- 2) THE WELL TO BE ABANDONED SHALL BE INSPECTED TO DETERMINE IF ANY EXISTING EQUIPMENT MUST BE REMOVED.
- 3) THE WELL TO BE ABANDONED MUST HAVE ITS CASING CUT BELOW GRADE AND MUST BE COMPLETELY FILLED WITH PUDDLED CLAY, CONCRETE, OR OTHER SUITABLE IMPERVIOUS MATERIAL.

USDA SOIL INFORMATION

SYMBOL	DESCRIPTION
ChC	CHARLTON LOAM, 8 TO 15 PERCENT SLOPES
CrC	CHARLTON-CHATFIELD COMPLEX, ROLLING, VERY ROCKY
CsD	CHARTFIELD-CHARLTON COMPLEX, HILLY, VERY ROCKY
LcB	LEICESTER LOAM, 3 TO 8 PERCENT SLOPES, STONY

DEEP TEST RESULTS

#	DEPTH	SOIL CLASSIFICATION
D1	0'-0" TO 0'-6"	TOPSOIL
	0'-6" TO 3'-0"	SANDY LOAM
	3'-0" TO 7'-0"	MEDIUM-COARSE SAND
D2	0'-0" TO 0'-6"	TOPSOIL
	0'-6" TO 3'-0"	SANDY LOAM
	3'-0" TO 7'-0"	MODERATELY COMPACTED MEDIUM-FINE SAND
D3	0'-0" TO 0'-6"	TOPSOIL
	0'-6" TO 2'-0"	SANDY LOAM
	2'-0" TO 5'-0"	COARSE SAND
D4	0'-0" TO 0'-6"	TOPSOIL
	0'-6" TO 2'-0"	SANDY LOAM
	2'-0" TO 5'-0"	COARSE SAND
D5	0'-0" TO 0'-6"	TOPSOIL
	0'-6" TO 2'-0"	SANDY LOAM
	2'-0" TO 5'-0"	COARSE SAND

DEEP SOIL TESTING CONDUCTED ON 06-26-2017

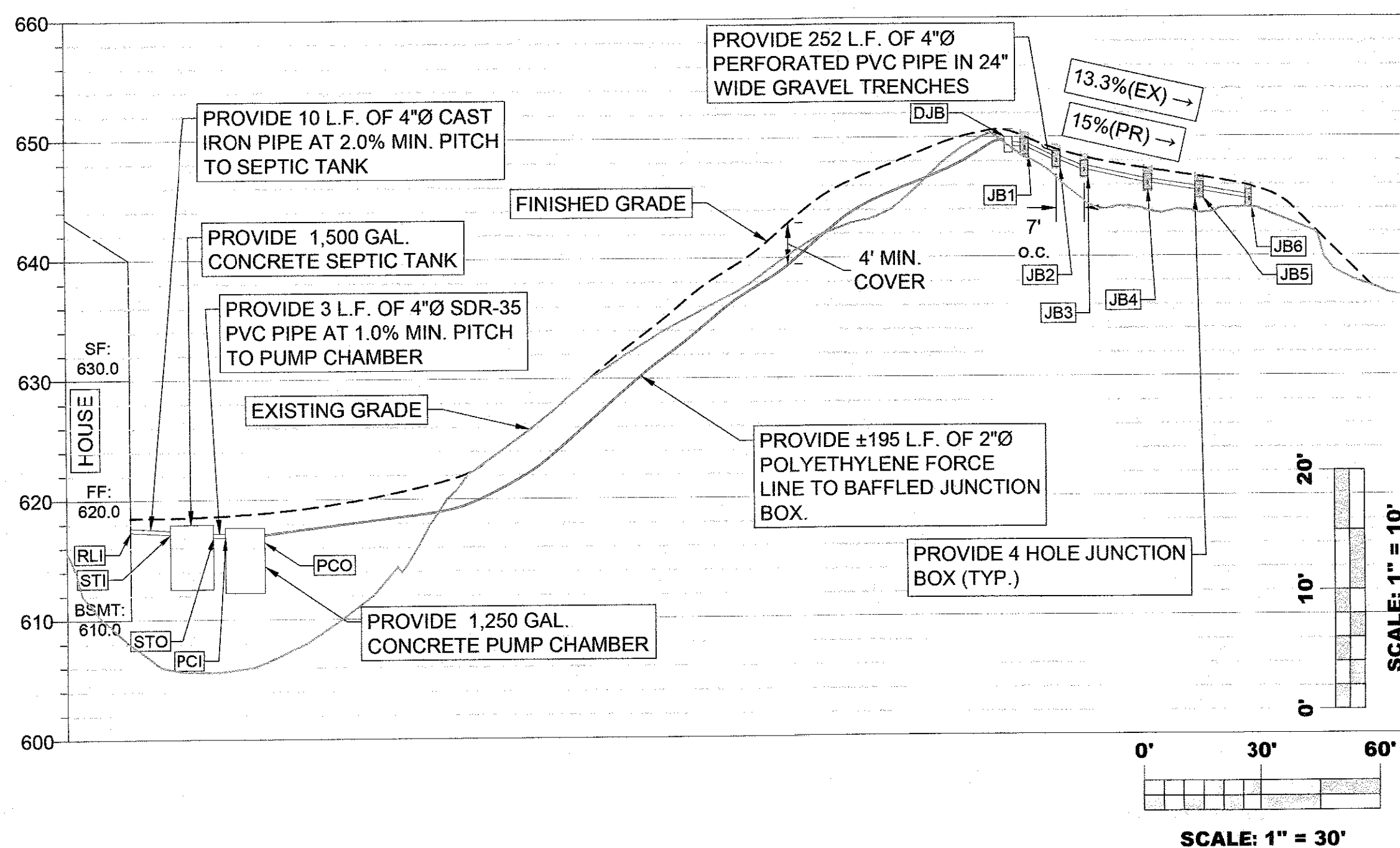
PERCOLATION TESTING RESULTS

#	DEPTH	RUN 1	RUN 2	RUN 3	RUN 4	RUN 5
P1	2'-3 1/2"	3.7	3.7	3.7		
P2	2'-3"	3	3.7	4.3	4.3	
P3	2'-3"	4.3	4.7	4.7		

PERCOLATION SOIL TESTING CONDUCTED ON 07-08-17 & 07-09-2017

STRUCTURE ELEVATIONS

SYMBOL	DESCRIPTION	ELEVATION
RLI	RAW LINE INVERT	617.32
STI	SEPTIC TANK INLET INVERT	617.12
STO	SEPTIC TANK OUTLET INVERT	616.87
PCI	PUMP CHAMBER INLET INVERT	616.84
PCO	PUMP CHAMBER OUTLET INVERT	616.45
DJB	DISSIPATION JUNCTION BOX INLET INVERT	649.31
JB1	JUNCTION BOX 1 INLET INVERT	649.15
JB2	JUNCTION BOX 2 INLET INVERT	648.08
JB3	JUNCTION BOX 3 INLET INVERT	647.27
JB4	JUNCTION BOX 4 INLET INVERT	645.17
JB5	JUNCTION BOX 5 INLET INVERT	645.50
JB6	JUNCTION BOX 6 INLET INVERT	644.79



OWTS CONSTRUCTION PLAN

SCALE: 1" = 30'

DESIGN DATA INFORMATION

BUILDING TYPE	SINGLE FAMILY RESIDENCE
# OF BEDROOMS	5
DESIGN FLOW	110 GPD/BR = 550 GPD
SOIL PERCOLATION RATE	1 TO 5 MIN/IN (PRIMARY) 1 TO 5 MIN/IN (EXPANSION)
OWTS APPLICATION RATE	1.2 GPD/SF (PRIMARY) 1.2 GPD/SF (EXPANSION)
ABSORPTION AREA REQUIRED	459 SF = 230LF OF TRENCHES (P) 459 SF = 230LF OF TRENCHES (E)
ABSORPTION AREA PROPOSED	504 SF = 252LF OF TRENCHES (P)* 504 SF = 252LF OF TRENCHES (E)*
SEPTIC TANK SIZE & MATERIAL	1,500 GAL. CONCRETE
FILL REQUIRED	24" MIN. BANKRUN
SLOPE IN PRIMARY SYSTEM	15.0% (TRENCHES 7' ON CENTER)
SLOPE IN EXPANSION AREA	10.0% TO 15.0% (TRENCHES 7' ON CENTER)
DOSING TANK	1,250 GAL. CONCRETE
DOSING VOLUME	123.4 GAL.
DOSING DRAWDOWN MEASURED	4 5/8 INCHES
CURTAIN DRAIN	NONE REQUIRED
WATER SUPPLY	
PRIVATE DRILLED WELL	
WATERSHED BASIN	
SILVERMINE RIVER BASIN (LONG ISLAND SOUND)	
ESTIMATED CONSTRUCTION SCHEDULE	
JULY 2023 TO JULY 2024	

*NOTE: THE PROPOSED LENGTH OF TRENCHES EXCEEDS MINIMUM REQUIRED

WCDH APPROVAL

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
Bureau of Environmental Quality
FILE NUMBER: 62023-07
This plan is approved for construction of an ONSITE WASTEWATER TREATMENT SYSTEM AND INDIVIDUAL WATER SUPPLY SYSTEM pursuant to Article VIII and Article VII of the Westchester County Sanitary Code, subject to provisions of the APPROVAL TO CONSTRUCT issued this date.
Approved by: [Signature] Date: 5/23/2023
504 OWTS - 1500 GAL SEPTIC TANK
252 LF OF TRENCHES - PUMP SYSTEM
2 FT R.O.S. FILL



VICINITY MAP SCALE: 1" = 500'

OWNER/DEVELOPER

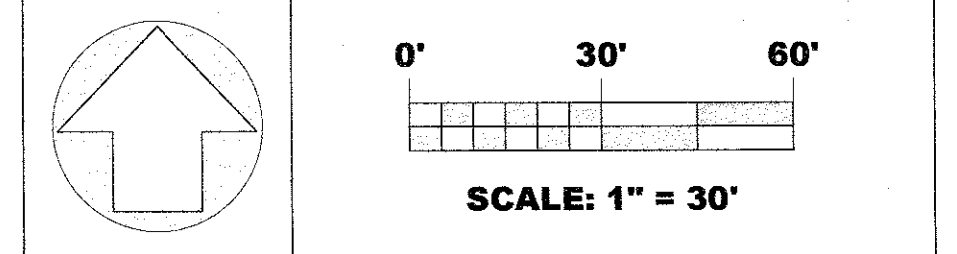
ZEF & YULIA DEDVUKAJ
43 LAUREL ROAD
SOUTH SALEM, NY 10590

OWTS CONTRACTOR

O'HANLON EXCAVATION INC.
(WCDH LICENSE #: 93)
8 HAWK RIDGE LANE
BREWSTER, NY 10509
(845) 279-8124

WATER SUPPLY

TO BE DETERMINED
(MUST BE REGISTERED WITH NYS)



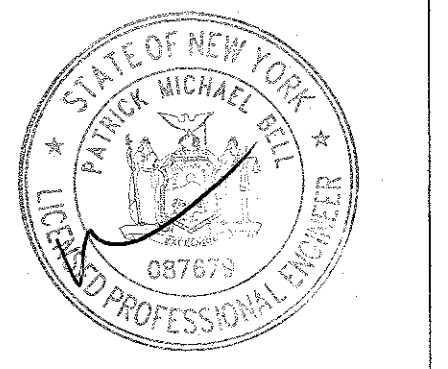
• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
• COPYRIGHT © 2023 BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

- REVISIONS -

#	WCDH COMMENTS	DATE
5	OWTS RENEWAL - 5 BDRM	04-18-2023
4	OWTS RENEWAL	02-28-2022
3	OWTS RENEWAL	02-05-2021
2	OWTS RENEWAL	09-03-2019
1	REVISED HOUSE AND DRIVEWAY PER PB APPROVAL	
#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:

SECTION: 47
BLOCK: 10056
LOT: 38
DRAWN BY: JT
DESIGN BY: JT
CHECKED: TC3
PROJECT: DEDVUKAJ-170 ELMWD
DATE: JULY 26, 2017
JOB #: 170402



PATRICK M. BELL, PE
LICENSE #087679

PREPARED BY

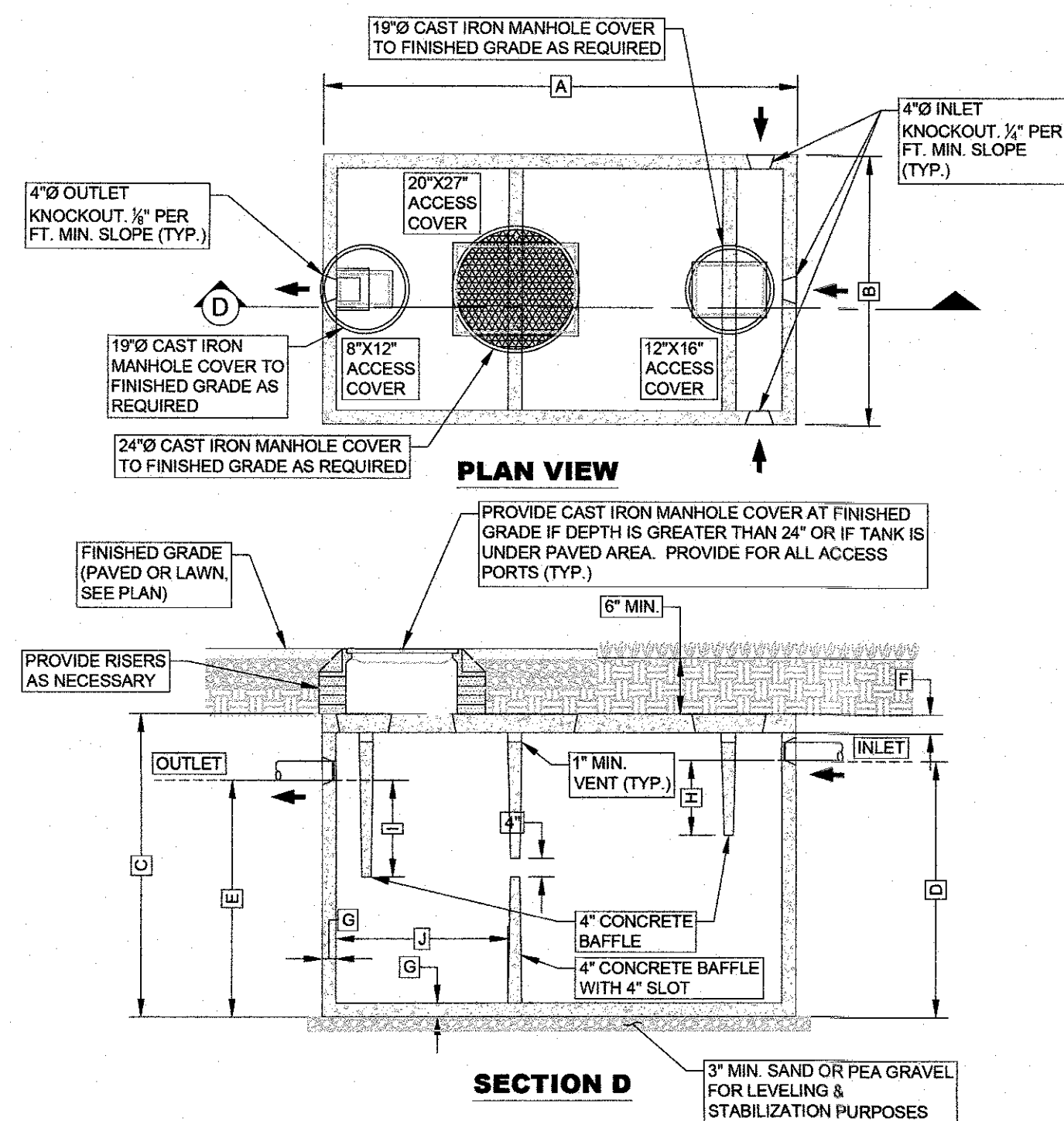
CRONIN
ENGINEERING P.E., P.C.
Professional Engineering & Consulting
39 ARLO LANE
CORTLANDT MANOR, NY 10567

OWTS CONSTRUCTION PLAN

ON-SITE WASTEWATER TREATMENT SYSTEM PLAN FOR ZEF & YULIA DEDVUKAJ

170 ELMWOOD ROAD
SOUTH SALEM, NY 10590

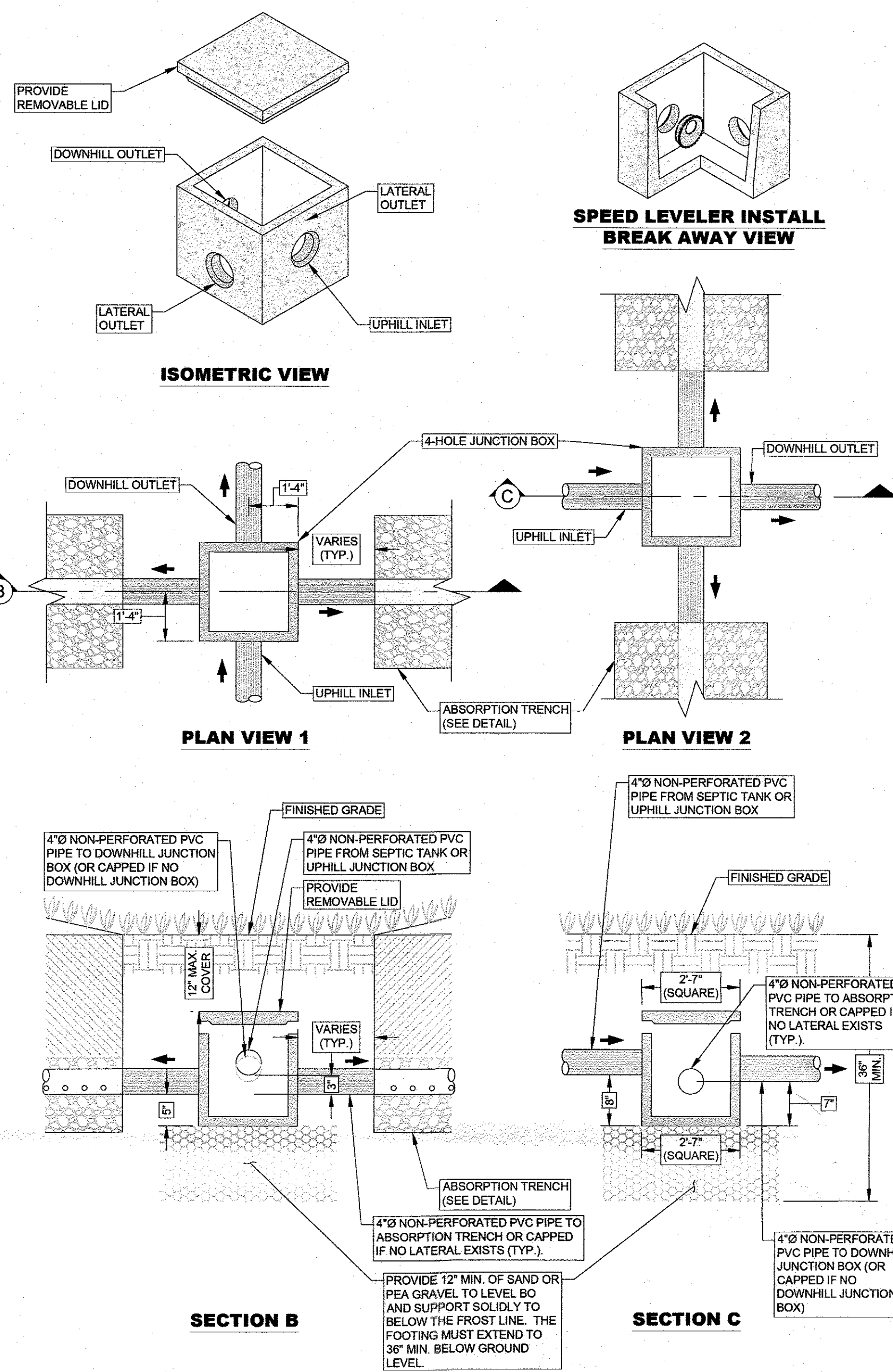
SHEET 1 OF 3 **OW-1.1**



NOTES

- THERE SHALL BE A MINIMUM OF 6" OF COVER ABOVE THE SEPTIC TANK. IF MORE THAN 24" OF COVER IS PROPOSED OVER THE SEPTIC TANK, A RISER TO GRADE MUST BE INSTALLED ON ALL ACCESS PORTS. RISERS MUST ALSO BE INSTALLED WHERE THE TANK IS PROPOSED TO BE LOCATED UNDER A PAVED AREA.
- ALL COMPONENTS AS SPECIFIED IN THIS DETAIL ARE AS MANUFACTURED OR SPECIFIED BY WOODARD'S CONCRETE PRODUCTS, INC. IF AN ALTERNATIVE TANK IS DESIRED, IT SHALL FIRST BE APPROVED BY THE HEALTH DEPARTMENT AND THE DESIGN ENGINEER PRIOR TO INSTALLATION.

1 NON-TRAFFIC SEPTIC TANK INSTALLATION NTS



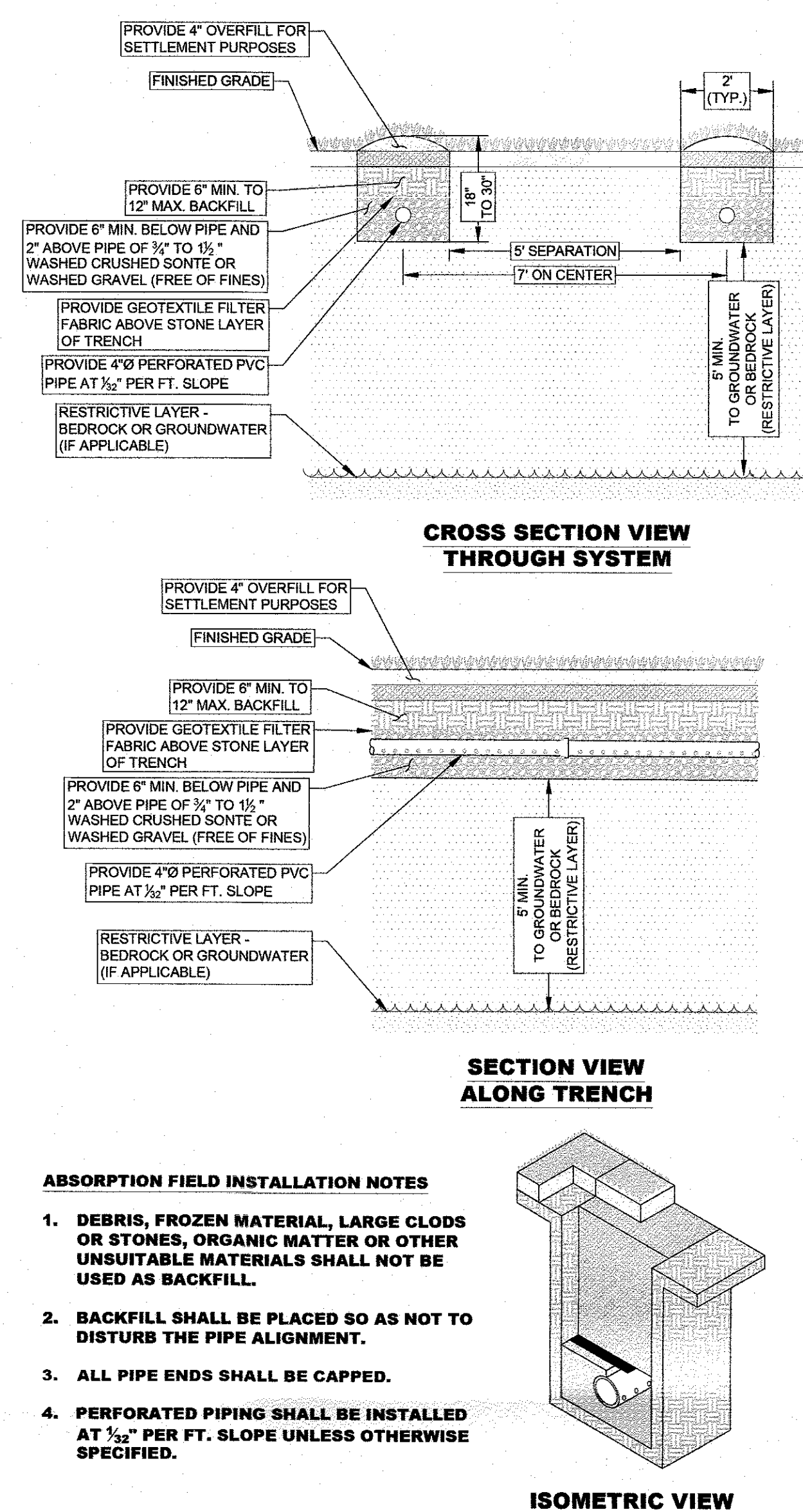
JUNCTION BOX INSTALLATION NOTES

- ALL JUNCTION BOXES SHALL BE INSTALLED LEVEL & SUPPORTED SOLIDLY TO BELOW FROST LEVEL.
- SPEED LEVELERS SHALL BE PLACED AS SHOWN IN ORDER TO MAINTAIN EQUAL FLOW TO ABSORPTION FIELDS.
- ALL PIPING SHALL BE CUT FLUSH WITH THE INTERIOR WALL OF EACH JUNCTION BOX.

BAFFLE JUNCTION BOX INSTALLATION NOTE

- IF A JUNCTION BOX IS REQUIRED FOR BAFFLING PURPOSES, THE 2 OUTLETS WHICH WOULD NORMALLY BE USED FOR ABSORPTION LATERALS SHALL BE PLUGGED AND CAPPED.

2 JUNCTION BOX INSTALLATION NTS



3 ABSORPTION TRENCH INSTALLATION NTS

WCDH APPROVAL

APPROVED FOR CONSTRUCTION
MAY 22 2023
WCDH, CO. DEPT. OF HEALTH
(Seal First Street for Authorized Signature)



VICINITY MAP SCALE: 1" = 500'

OWNER/DEVELOPER

ZEF & YULIA DEDVUKAJ
43 LAUREL ROAD
SOUTH SALEM, NY 10590

OWTS CONTRACTOR

O'HANLON EXCAVATION INC.
(WCDH LICENSE #: 93)
8 HAWK RIDGE LANE
BREWSTER, NY 10509
(845) 279-8124

WATER SUPPLY

TO BE DETERMINED
(MUST BE REGISTERED WITH NYS)

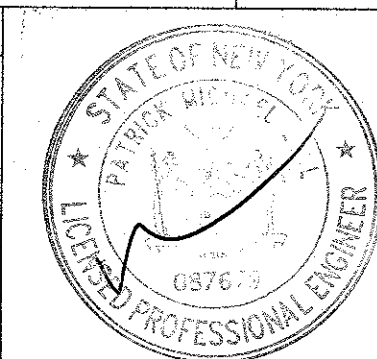
UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION. COPYRIGHT 2023 BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

- REVISIONS -

#	REASON	DATE
5	WCDH COMMENTS	05-01-2023
4	OWTS RENEWAL - 5 BDRM	04-18-2023
3	OWTS RENEWAL	02-28-2022
2	OWTS RENEWAL	02-05-2021
1	REVISED HOUSE AND DRIVEWAY PER PB APPROVAL	09-03-2019

MUNICIPAL TAX IDENTIFICATION:

SECTION: 47
BLOCK: 10056
LOT: 38
DRAWN BY: JT
DESIGN BY: JT
CHECKED: TC3
PROJECT: DEDVUKAJ-170 ELMWD
DATE: JULY 26, 2017
JOB #: 170402



PATRICK M. BELL, PE
LICENSE #087679

PREPARED BY

CRONIN
ENGINEERING P.E., P.C.
Professional Engineering & Consulting
39 ARLO LANE
CORTLANDT MANOR, NY 10567

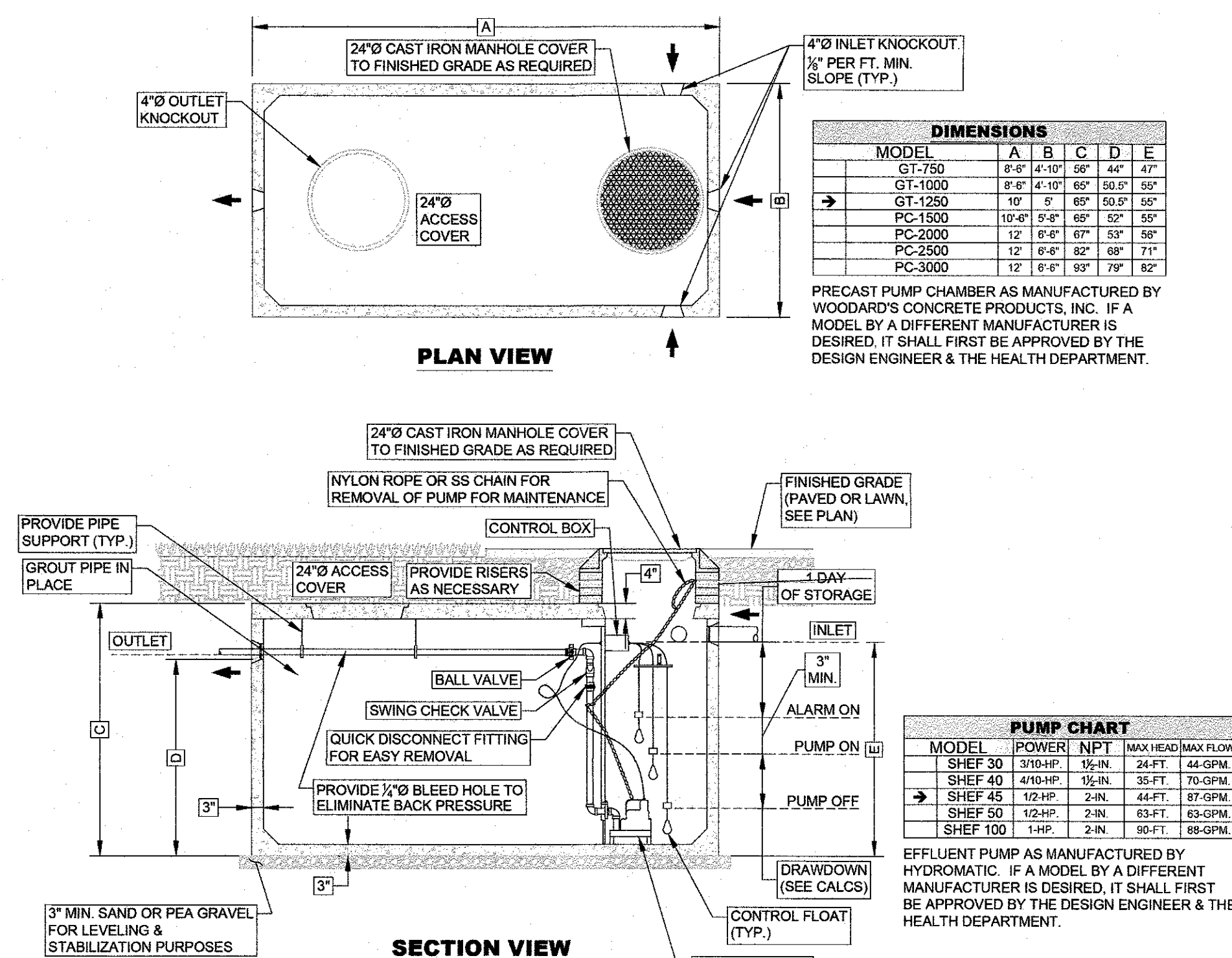
OWTS CONSTRUCTION DETAILS

ON-SITE WASTEWATER TREATMENT SYSTEM PLAN FOR ZEF & YULIA DEDVUKAJ

170 ELMWOOD ROAD
SOUTH SALEM, NY 10590

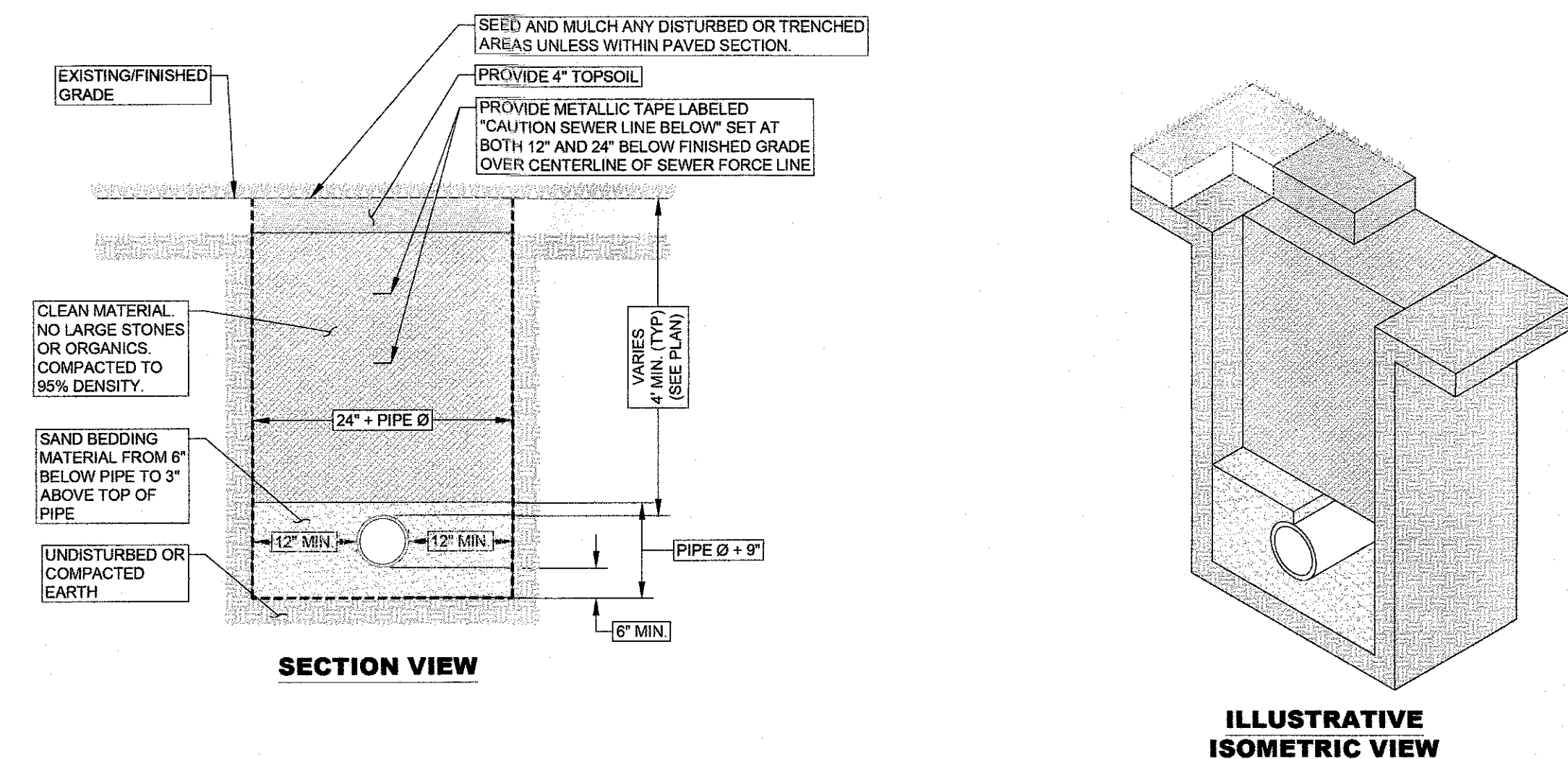
1. THE GROUND SURFACE SHALL BE GRADED AWAY FROM THE WELL AS SHOWN TO PREVENT SURFACE CONTAMINANTS FROM REACHING THE GROUNDWATER.
2. THE WELL SHALL BE ACCESSIBLE FOR THE PLACEMENT AND INSTALLATION OF THE WATER SERVICE, MAINTENANCE & REPAIR OF THE WELL.
3. SANITARY SEALS SHALL BE PROVIDED WHERE APPLICABLE.
4. THE CASING SHALL EXTEND TO A MINIMUM OF 18" ABOVE GRADE.

NTS



1. **AN AUDIBLE & VISUAL HIGH LEVEL ALARM MUST BE INSTALLED INSIDE THE BUILDING.**
2. **THERE SHALL BE A MINIMUM OF 12" OF COVER ABOVE THE PUMP CHAMBER.**
3. **ALL ELECTRICAL WORK AND MATERIAL FOR PUMP INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.**
4. **AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE PUMP CHAMBER MUST BE PROVIDED TO THE DEPARTMENT PRIOR TO THE DEPARTMENT CONDUCTING A FINAL INSPECTION ON THE PUMP CHAMBER.**
5. **THE PUMP CONTROL PANEL AND ALARMS SHALL BE LOCATED INSIDE THE BUILDING.**
6. **ALL PUMP COMPONENTS AS SPECIFIED IN THIS DETAIL ARE AS MANUFACTURED OR SPECIFIED BY HYDROMATIC. THE SCHEMATIC AS SHOWN INCLUDES THE EZ-OUT GUIDE RAIL SYSTEM FOR PUMP INSTALLATION. ALTHOUGH NOT REQUIRED, A GUIDE RAIL SYSTEM IS RECOMMENDED FOR EASE OF PUMP INSTALLATION AND REMOVAL, SPECIFICALLY FOR MAINTENANCE PURPOSES. IN EITHER CASE, A QUICK DISCONNECT AND NYLON ROPE OR SS CHAIN SHALL BE PROVIDED FOR EASY REMOVAL.**

NT



1. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT. SHEETING & BRACING ARE ALSO REQUIRED WHEN CLAY, SILT LOAM OR NON SOILS ARE ENCOUNTERED.
2. THE CONTRACTOR SHALL CALL IN A "CODE 753" PRIOR TO EXCAVATION.
3. ALL SEWER PIPING TO BE AS SPECIFIED ON PLANS.
4. SEWER FORCE LINE PIPING SHALL HAVE A MINIMUM OF 4'-0" COVER OVER PIPE UNLESS OTHERWISE SHOWN ON THE PLANS. IF THIS IS NOT POSSIBLE THE OWNER/APPLICANT SHALL CONTACT THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
5. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.
6. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER OR OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS BACKFILL.
7. BACKFILL SHALL BE PLACED SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
8. SELECT AND BACKFILL MATERIAL SHALL BE PLACED IN 12" LIFTS (PRIOR TO COMPACTION) AND COMPACTED WITH A MECHANICAL TAMPER TO 95% DENSITY.

NTS

Dig Safely.
New York
800-962-7962
www.digsafelynewyork.org

- ☐ Call Before You Dig
- ☐ Wait The Required Time
- ☐ Confirm Utility Response
- ☐ Respect the Marks
- ☐ Dig With Care

- ☐ Call Before You Dig
- ☐ Wait The Required Time
- ☐ Confirm Utility Response
- ☐ Respect the Marks
- ☐ Dig With Care

FORWARDED 12022-0
L 2023-07
APPROVED
FOR CONSTRUCTION
MAY 22 2023
WIS. CO. DEPT. OF HEALTH
(See First Sheet for Authorized Signature)

PREPARED BY

 **CRONIN**
ENGINEERING P.E., P.C.
Professional Engineering & Consulting

39 ARLO LANE
CORTLANDT MANOR, NY 10567

OWTS CONSTRUCTION PLAN

ON-SITE WASTEWATER TREATMENT SYSTEM PLAN FOR ZEF & YULIA PEDVUKAJ

**170 ELMWOOD ROAD
SOUTH SALEM, NY 10590**

SHEET 3 OF 3 **OW-1.3**

**DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP**

Janet J. Giris
Partner
jjg@ddw-law.com

COUNSELLORS AT LAW
THE GATEWAY BUILDING
ONE NORTH LEXINGTON AVENUE
WHITE PLAINS, NEW YORK 10601
(914) 681-0200
FACSIMILE (914) 684-0288

Connecticut Office
1111 SUMMER STREET
STAMFORD, CT 06905
(203) 298-0000

May 30, 2023

By Hand Delivery

Honorable Janet Anderson, Chair
and Members of the Planning Board
Town of Lewisboro
79 Bouton Road
South Salem, New York 10590

Re: Application of The Wolf Conservation Center, Inc., for Subdivision, Site Plan, Special Permit Approval, Wetland Permit and Stormwater Permit in Connection with a Private Nature Preserve on Property Located on Buck Run, South Salem.

Dear Chairwoman Anderson and Members of the Board:

As you know, this firm represents the Wolf Conservation Center, Inc. (the "Applicant"), in connection with the above-referenced applications. When we last met with the Board at its meeting on May 16, 2023, we discussed comments received from the Town's consulting professionals, Kellard Sessions in a memorandum dated May 12, 2023 (the "KS Memo") regarding the proposed Parts 2 and 3 of the Environmental Assessment Form (EAF).

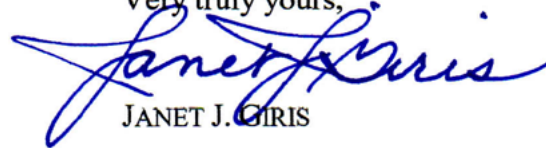
In response to those comments, we respectfully submit the enclosed revised Part 2 and Part 3 for the Board's consideration. To assist the Board and your consultants in reviewing the revisions to the Part 3 Narrative, we have enclosed both a "blacklined" version and a "clean" version.

We respectfully submit that the enclosed documents adequately address the comments regarding revisions to the EAF contained in the KS memo, and we respectfully request that this matter be placed on the Board's June 20, 2023 agenda for consideration of the adoption of a negative declaration of environmental significance. The Applicant and its consultants continue to work on addressing the remaining comments contained in the KS Memo.

Honorable Janet Andersen, Chair
and Members of the Planning Board

May 30, 2023
Page 2

Thank you for your consideration, and we look forward to meeting with the Board on June 20.

Very truly yours,

JANET J. GIRIS

Enclosures

cc: Judson Siebert, Esq.
Jan Johannessen, AICP, Kellard Sessions
Spencer Wilhelm, The Wolf Conservation Center
Matthew Girona, P.E. Bibbo Associates
Erik Kaeyer, AIA, KD+G Architects

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

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.

1. Impact on Land 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 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 type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input 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 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 type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input 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 type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input 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) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	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) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	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 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 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 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 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 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 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 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 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 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 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 type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

4. Impact on groundwater 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding 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 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 type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input 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 type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

6. Impacts on Air The proposed action may include a state regulated air emission source. <input type="checkbox"/> NO <input type="checkbox"/> YES (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 ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) 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"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input type="checkbox"/> YES <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 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 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 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 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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"/>

9. Impact on Aesthetic Resources 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 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"/>

10. Impact on Historic and Archeological Resources 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 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 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 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 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>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

<p>11. Impact on Open Space and Recreation</p> <p>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></p>			
		<input 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. 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"/>

<p>12. Impact on Critical Environmental Areas</p> <p>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></p>			
		<input 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. 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 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 type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input 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.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		<input 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. 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 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 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 type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input 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 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 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) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		<input 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. 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"/>

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

Full Environmental Assessment Form
Part 3 – Evaluation of the Magnitude and Importance of Project Impacts
And
Determination of Significance

The Planning Board of the Town of Lewisboro (the “Planning Board”), as lead agency, has determined that the “Proposed Action” described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will NOT be prepared.

Description of the Action: The Wolf Conservation Center, Inc. (the “WCC” or the “Applicant”) is seeking site development plan and special permit approvals, subdivision approval¹, and wetland and stormwater permits from the Planning Board to permit the establishment of a “Private Nature Preserve” and the construction of a new Educational Pavilion and other related site improvements to support its wolf conservation operations at its property located at Mead Street and 1, 3, 4, and 7 Buck Run, South Salem (the “Proposed Action” or the “Project”). The property affected by these applications is also known and designated on the tax assessment map of the Town of Lewisboro (the “Town”) as Sheet 21, Block 10802, Lots 3, 65, 67, 81, 82, 83, 84, 86, and 88 (the property owned by the Applicant collectively referred to as the “Property”)². The Property is partially located in the R-4A One-Family Residence District of the Town (Lots 3, 82, 83, 84, 86 and 88) and partially located in the R-2A One-family Residence District (Lots 65, 67 and 81). The Property consists of approximately 33.1 acres. It is currently developed with four (4) single family residences which are utilized for the WCC’s current operations, several small out-buildings and fenced wolf enclosures which currently house several endangered species of wolves.

The WCC has three (3) primary objectives: (1) to promote wolf conservation through education; (2) to provide a natural habitat sanctuary for captive wolves where observation of their natural behavior is possible; and (3) to support reintroduction of wolves into federally designated areas that can sustain viable wolf populations.

To accomplish its mission to provide a natural habitat sanctuary for wolves, the WCC shelters and breeds both red wolves (*Canis rufus*) and Mexican grey wolves (*Canis lupis baileyi*) as part of the national “Species Survival Plan” programs administered by the United States Fish and Wildlife Service and the American Zoo and Aquarium Association. The Property is currently

¹The applications also include the subdivision of the 96.9 acre property located on Mead Street, Waccabuc which property is also known and designated on the tax assessment map of the Town of Lewisboro as Sheet 21, Block 10802, Lots 3. In 2003, that property was acquired by the Westchester Land Trust. Immediately thereafter, on July 23, 2003, approximately 85.9 acres of that property was transferred by deed to the County of Westchester and the Town of Lewisboro by the Land Trust (now known as the “Old Field Preserve”), and the remaining 11 acres were conveyed to the WCC. The subdivision will formally separate the Old Field Preserve from the 11 acres owned by the WCC, and the 11 acres will then be combined with the other parcels owned by the WCC, resulting in two (2) lots; one consisting of approximately 85.9 acres (the “Old Field Preserve”) and the Property.

² The portion of the Property owned by the Town and County (p/o Lot 3) referred to in the footnote above is referred to herein as the “Old Field Preserve.” There is no disturbance, development or physical change proposed to the Old Field Preserve as a result of the Proposed Action.

home to thirty-two (32) wolves, two of which are the “Ambassador” wolves (Alawa and Nikai)³. The Ambassador wolves assist the WCC in accomplishing its education mission.

In furtherance of its objective to promote wolf conservation through education, the WCC offers a number of educational programs to the public, with the assistance of the Ambassador wolves, both at the Property and off-site. The conservation and educational activities of the WCC are licensed by the United States Department of Agriculture, the United States Fish and Wildlife Service and the New York Department of Environmental Conservation.

The Applicant is seeking a special permit from the Planning Board to formally permit the establishment of a “Private Nature Preserve” on the Property pursuant to Section 220-43.2 of the Zoning Code of the Town of Lewisboro (the “Zoning Code”). Further, to enhance the site and the programs offered by the WCC, the Applicant is also seeking site development plan approval to permit a number of improvements to the Property including: 1) demolition of the existing single-family residence at 3 Buck Run, and the construction of a new Educational Pavilion consisting of approximately 4,680 square feet, together with the construction of a new off-street parking area containing a total of 26 parking spaces, including two (2) handicap accessible spaces; 2) construction of an amphitheater; 3) the addition of twelve (12) camping pods; 4) construction of composting toilets; 5) conversion of the existing classroom to a freezer facility for animal food preparation and storage; 6) improvements to and widening of Buck Run; and 7) additional site and infrastructure improvements including the construction of a number of retaining walls, swales and stormwater management measures. The design of the Educational Pavilion incorporates a number of green features, including photovoltaic panels on the roof.

The Proposed Action complies with the special permit standards for Private Nature Preserves contained in Section 220-43.2 (B) of the Zoning Code of the Town of Lewisboro (the “Zoning Code”) as well as the site development approval standards contained in Section 220-48 of the Zoning Code and Chapter 195 of the Code of the Town entitled “Subdivision of Land”. In addition to the approvals listed above, the Applicant is also seeking a single area variance from the Zoning Board of Appeals of the Town of Lewisboro (the “ZBA”) from section 220-12(E)(1) of the Zoning Code to permit an increase in the maximum permitted height of fences in required yards from six (6) feet permitted to (11) feet for the existing wolf enclosures. With the exception of the height of the fences, the Proposed Action complies in all respects with the Zoning Code.

SEQRA Classification: The Proposed Action has been classified by the lead agency as an Unlisted Action.

Reasons Supporting this Determination:

This determination of significance is based on the Full Environmental Assessment Form (“FEAF”), and application materials that were prepared by the Applicant and upon the criteria contained in Section 617.7 of the SEQRA Regulations.

³ This number varies depending on births, deaths and relocation of wolves. The WCC awaits the arrival of a new ambassador wolf this spring.

The Planning Board conducted a coordinated review and an analysis of the information provided and the potential environmental effects of the Proposed Action. Involved and interested agencies include:

Involved Agencies:

- Town of Lewisboro Zoning Board of Appeals
- Town of Lewisboro Building Department
- Westchester County Department of Health
- New York State Department of Environmental Conservation
- New York City Department of Environmental Protection
- New York State Department of Transportation
- New York State Department of Parks, Recreation & Historic Preservation

Interested Agencies:

- Town of Lewisboro Architecture & Community Appearance Review Council
- Town of Lewisboro Conservation Advisory Council
- Westchester County Planning Board/Department of Planning
- South Salem Fire Department

The Planning Board has reviewed Parts 1 and 2 of the Full EAF and the applications, and all materials submitted in support of the Proposed Action, including project plans and renderings, and the stormwater pollution prevention plan (SWPPP)(collectively, the “Application”).

The Planning Board received and considered comments and communications from Kellard Sessions Consulting, its planning and consultants, Town professional staff, the South Salem Fire Chief, the Westchester County Planning Board and the public.

Based upon review of the entire record, the Planning Board directed the Applicant to complete Part 2 of the Full EAF, which has been amended by the Planning Board and is incorporated herein by reference. As indicated in Part 2 of the Full EAF, the Planning Board has identified several potential impacts of the Proposed Action on land, surface water, groundwater, plants and animals, historic and archeological resources, energy, and noise odor and light.

Project Impacts and Their Magnitude

1. **Impact on Land.** The Proposed Action will result in a minor physical change to the Property. This Application proposes the modification of the Property to include: a) demolition of the existing single-family residence at 3 Buck Run, and the construction of a new Educational Pavilion consisting of approximately 4,680 square feet square feet, together with the construction of a new off-street parking area containing a total of 26 parking spaces, including two (2) handicap accessible spaces; b) construction of an amphitheater; c) the addition of twelve (12) camping pods; d) construction of composting toilets; e) conversion of the existing classroom to a freezer facility for animal food preparation and storage; f) improvements to and widening of Buck Run; and g) additional site and infrastructure improvements including the construction of a number of retaining walls, swales and

stormwater management measures which have been described in greater detail in the Stormwater Pollution Prevention Plan (SWPPP) for the Project.

Construction of the Project is anticipated to occur over an approximately 18-month period. Construction sequencing for the Project is shown on Drawing EC-2, entitled "Erosion Control Notes & Detail", prepared by Bibbo Associates, LLP. Approximately 4.5 acres of the Property will be physically disturbed and approximately 0.71 acres of impervious surface will be added as a result of the Proposed Action to accommodate the off-street parking area and the widening of Buck Run. The Proposed Action will require approximately 7,015 cubic yards (CY) of excavation; approximately 2,940 CY of excavated material will be utilized as fill, resulting in a net export of approximately 4,075 CY from the Property. The Applicant anticipates approximately 12 to 15 truck trips per day over a 20- to 25-day period for removal of fill during the approximately eighteen (18) month construction period. According to the "Slopes Exhibit" prepared by Bibbo Associates dated May 17, 2023 and submitted by the Applicant, the Proposed Action requires the disturbance of approximately 3.1 acres of slopes greater than 15% as part of the Project. Best management practices for slope disturbance will be implemented by the Applicant and include stabilization of disturbed area with vegetation immediately upon completion of grading in accordance with the "New York Standards and Specifications for Erosion and Sediment Control" and as specified in the erosion and sediment control notes provided on Drawing No. EC-2.

The Applicant intends to preserve the wooded and natural environment of the Property, and the improvement plan for the Property has been thoughtfully designed to minimize disturbance to the Property. The Wolf Conservation Center has harmoniously existed in its current location since 1999; the additional land acquired by the Applicant and the proposed improvements to the Property will further enhance its harmonious existence within the community.

2. **Impacts on Surface Water.** The majority of the Property is wooded with lawn areas in the vicinity of the existing structures. It includes areas of impervious surfaces consisting of Buck Run, individual driveways and existing structures. Slopes on site range from moderate to steep, and the topography generally directs runoff from north to south toward an off-site NYSDEC regulated wetland located southwest of the Property. The wetland flows from north to south under NYS Route 35 through a drainage culvert.

As stated above, approximately 4.5 acres of the Property will be physically disturbed and approximately 0.71 acres of impervious surface will be added as a result of the Proposed Action. The Proposed Action will not result in any direct incursion into the off-site NYSDEC regulated wetland located to the southwest of the Property. However, the Applicant proposes approximately 7,700 square feet of disturbance to the regulated buffer area which is associated with the widening and improvement of Buck Run, which disturbance will require wetland permits from both the NYSDEC and the Town of Lewisboro. All disturbance to the wetland buffer is proposed on the opposite side of road from the wetland area and is the farthest from the wetland as possible. Disturbance to the buffer is unavoidable as the existing road is entirely within the buffer area, and the widening is necessary to comply with requirements imposed by the Town for access to the Property.

The Applicant has prepared a wetland mitigation plan (Drawing No. M-1, prepared by Bibbo Associates) which proposes approximately 9,700 square feet of wetland mitigation plantings (exceeding the amount of disturbance) and demonstrates compliance with the Town's 1:1 mitigation requirements.

In connection with the construction of the parking area and other site improvements, the Applicant proposes the construction of drainage and water quality improvements on the Property to avoid minor increases in peak runoff rate and volume. Stormwater runoff generated by the proposed impervious surfaces will be captured and treated in two (2) subsurface infiltration systems and one (1) infiltration basin sized to provide storage volume for 100% of the contributing water quality volume to each practice in accordance with NYSDEC Water Quality Volume and Runoff Reduction Volume requirements. In addition to the proposed infiltration practices, additional green infrastructure will be provided for impervious area reduction purposes in the form of tree planting along the entrance to the Property.

Stormwater peak runoff rates following construction of the Project will not exceed those in the existing condition. As proposed, stormwater runoff rates following implementation of the Proposed Action will have no adverse impacts on downstream properties or stormwater conveying systems. Similarly, considering the nature of the existing conditions on the Property and the level of stormwater treatment proposed as part of the Project, the Proposed Action will not result in any adverse impacts to downstream reservoirs, streams, wetlands or watercourses. A SWPPP which demonstrates compliance with the Town, NYSDEC and NYCDEP regulations and requirements has been prepared and submitted by the Applicant.

3. **Impact on Ground Water.** It is anticipated that the Proposed Action will actually result in reduced impacts to ground water over current conditions. The Property is currently improved with four (4) single family residences, each of which has its own well for potable water and associated septic system. Each of those homes utilized more water daily (500-600 gpd each) which when combined is in excess of that anticipated of the Proposed Action. As part of the Proposed Action, ~~the~~ two (2) of the wells will be abandoned. The remaining two (2) wells will be used only for autofill of the proposed fire protection storage tanks proposed on the Property.

As part of the Proposed Action, the existing residence at 3 Buck Run will be demolished and the new Education Center constructed in the same general area. Two (2) new wells will be drilled to be utilized as a new, non-community public water supply to serve the new Education Center; only one of the wells will actually be utilized and the second will be a "backup."

The new public water supply will require approval from the Westchester County Department of Health (the "WCDH"); as part of the permitting process the Applicant will be required to conduct a 72-hour pump test. The pump test will be conducted during the Site Development Plan review process with the Planning Board. The Applicant will be required to prepare a pump test "work plan" which will be subject to review and approval by the WCDH and Town Engineer prior to performing the test.

It is anticipated that the Proposed Action will result in a daily reduction in the number of gallons of water used per day, and there will be a corresponding reduction in the amount of wastewater discharged.- All programs and visits to the WCC are by appointment only. Based on the average anticipated visits to the WCC, water usage (and corresponding wastewater flows) have been calculated utilizing the NYSDEC Flow Regulations to be approximately 420 gallons per day (gpd) for the new Education Center – which is a reduction in the current usage of approximately 900 gpd (for the existing three-bedroom single family residence).

Wastewater will be discharged to an existing septic system which is sized appropriately to accommodate wastewater generated by the Project. In addition, impacts will be further reduced through the use of composting toilets.

4. **Impact on Plants and Animals.** In connection with the preparation of the Full EAF submitted as part of the Application, the Applicant utilized the NYSDEC Environmental Resources Mapper which indicates that there are no significant natural communities or rare plants or animals on, or in the vicinity of the Property. The Applicant currently occupies the Property which is currently home to thirty-two (32) wolves. Other animals that were documented on or expected to be on the Property include deer, turkeys, squirrels and raccoons. Given that the Property will remain largely in its natural state, no discernable impact to wildlife or its habitat is anticipated as a result of the Proposed Action.

The Proposed Action has been designed to preserve as many trees on the Property as practicable and in accordance with the purposes of Chapter 203 of the Town Code, but nevertheless will require the removal of approximately 143 trees. The Application includes Drawing No. EX-1, entitled “Existing Conditions Plan” which identifies all regulated trees on the Property and includes those trees to be removed. If required by the NYSDEC, tree removal on the Property will occur between October 1st through March 31st to ensure no adverse impacts to all potential bat populations on the Property.

Formatted: Superscript

Formatted: Superscript

The Applicant has submitted a landscaping plan (Drawing No. L-100, entitled “Landscape Plan”) and a mitigation planting plan (Drawing No. M-1, entitled “Mitigation Plan”) which propose extensive planting of shrubs and trees, including more than 165 shrubs and 100 new evergreen, deciduous and flowering trees on the Property. The Landscape Plan has been prepared in accordance with Section 220-15 of the Zoning Code. The Mitigation Plan has been prepared in accordance with the requirements of Chapter 217, Appendix B of the Town Code and has been designed to enhance the wetland buffer in the area of disturbance as described above. The landscape design takes into consideration limiting water consumption on the Property by utilizing indigenous landscape materials that will require no or minimal irrigation once established over the first year.

5. **Impact on Historic and Archeological Resources.** The Property does not contain structures of archeological or historical significance, however, a portion of the Property is adjacent to the located within the Waccabuc Historic District which was established in 2014 and is

~~adjacent to~~ an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory. The Proposed Action is not anticipated to result in any impacts to any historic or archeological resources.

6. **Impact on Energy.** The Proposed Action is not anticipated to result in any significant negative impact on energy resources, and in fact will result in positive impacts on our climate and will preserve natural resources through the use of “green” features. The Applicant’s “green” approach will feature water efficiency through the use of low flow fixtures, the utilization of efficient mechanical and electrical systems, and will utilize natural light and ventilation to minimize the use of fossil fuels. The Applicant has committed to the installation of a 38kw photovoltaic (solar panel) system, ground source heat pumps (geothermal), direct on demand hot water, touchless and low flow sinks and toilets, touchless air hand dryers, long lasting LED light fixtures, bird friendly "no strike" glass, a green vegetative roof, a super insulated exterior wall envelope, and extensive use of materials with high recycled content and no VOCs (volatile organic compounds).

The Education Center has been positioned to face north on the southern sloped hill to limit the sun’s impact on thermal gain which minimizes the demand of the mechanical cooling system. Facing north also provides for a use of soft natural daylight throughout the day.

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

Noise. The Proposed Action will not have permanent impacts on noise, but will result in minor temporary construction noise impacts. Construction is anticipated to occur over a period of approximately eighteen (18) months. Construction noise is addressed in Chapter 160 of the Town Code, which prohibits the operation of tools which result in the creation of noise between the hours of 7:00 p.m. and 7:00 a.m. the following day or at any time on Sunday. Short term noise impacts during the construction period will be mitigated by adherence to Westchester County Best Management Practices, the Town Code, and through the implementation of a construction sequencing plan. Therefore, the Proposed Action is not expected to cause significant adverse construction-related noise or vibration impacts.

The levels of external sound from the Property are currently, and will continue to be below the maximum limits contained in Chapter 160 of the Town Code.

Odor: The Proposed Action will not generate odors.

Light: The Proposed Action will not result in significant light impacts. The proposed lighting is shown on Drawing No. LP-1, entitled “Lighting Plan,” and accompanying cut sheets for the lighting fixtures. The proposed lighting plan is dark sky compliant and also complies with Section 220-14 of the Zoning Code in that all lighting will be directed away from nearby streets and properties, and will not cause objectionable glare observable from such street and properties. In addition, all exterior lighting will be placed or shielded so that no direct light source is visible at any property line at a height of more than four feet above grade. As stated above, the Applicant will also utilize long lasting energy efficient LED light fixtures.

Conclusion.

The Planning Board has conducted a coordinated review of the Proposed Action and any potential environmental impacts. It has reviewed and considered Parts 1 and 2 of the Full EAF, and the Application, including the proposed site plans and renderings, the SWPPP and other project materials.

The Planning Board received and considered comments and communications from Kellard Sessions Consulting, its planning and engineering consultants, Town professional staff, the South Salem Fire Chief, the Westchester County Planning Board and the public, and all comments have been given careful consideration.

The Planning Board has completed a thorough and rigorous review of the identified areas of environmental concern. Based upon the entire record and for the reasons discussed above, the Planning Board as lead agency determines that the Proposed Action will not result in any significant adverse environmental impact, and that any minor impacts of the Proposed Action have been mitigated to the maximum extent practicable. Accordingly, the Planning Board hereby: 1) adopts a negative declaration of environmental significance for the Proposed Action; and 2) determines that an environmental impact statement ("EIS") will not be prepared.

For Further Information:

Contact person: Ciorsdan Conran, Planning Board Administrator
Town of Lewisboro
79 Bouton Road
South Salem, New York 10590
(914) 763-3060
Email: planning@lewisborogov.com

Full Environmental Assessment Form
Part 3 – Evaluation of the Magnitude and Importance of Project Impacts
And
Determination of Significance

The Planning Board of the Town of Lewisboro (the “Planning Board”), as lead agency, has determined that the “Proposed Action” described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will NOT be prepared.

Description of the Action: The Wolf Conservation Center, Inc. (the “WCC” or the “Applicant”) is seeking site development plan and special permit approvals, subdivision approval¹, and wetland and stormwater permits from the Planning Board to permit the establishment of a “Private Nature Preserve” and the construction of a new Educational Pavilion and other related site improvements to support its wolf conservation operations at its property located at Mead Street and 1, 3, 4, and 7 Buck Run, South Salem (the “Proposed Action” or the “Project”). The property affected by these applications is also known and designated on the tax assessment map of the Town of Lewisboro (the “Town”) as Sheet 21, Block 10802, Lots 3, 65, 67, 81, 82, 83, 84, 86, and 88 (the property owned by the Applicant collectively referred to as the “Property”)². The Property is partially located in the R-4A One-Family Residence District of the Town (Lots 3, 82, 83, 84, 86 and 88) and partially located in the R-2A One-family Residence District (Lots 65, 67 and 81). The Property consists of approximately 33.1 acres. It is currently developed with four (4) single family residences which are utilized for the WCC’s current operations, several small out-buildings and fenced wolf enclosures which currently house several endangered species of wolves.

The WCC has three (3) primary objectives: (1) to promote wolf conservation through education; (2) to provide a natural habitat sanctuary for captive wolves where observation of their natural behavior is possible; and (3) to support reintroduction of wolves into federally designated areas that can sustain viable wolf populations.

To accomplish its mission to provide a natural habitat sanctuary for wolves, the WCC shelters and breeds both red wolves (*Canis rufus*) and Mexican grey wolves (*Canis lupis baileyi*) as part of the national “Species Survival Plan” programs administered by the United States Fish and Wildlife Service and the American Zoo and Aquarium Association. The Property is currently

¹The applications also include the subdivision of the 96.9 acre property located on Mead Street, Waccabuc which property is also known and designated on the tax assessment map of the Town of Lewisboro as Sheet 21, Block 10802, Lots 3. In 2003, that property was acquired by the Westchester Land Trust. Immediately thereafter, on July 23, 2003, approximately 85.9 acres of that property was transferred by deed to the County of Westchester and the Town of Lewisboro by the Land Trust (now known as the “Old Field Preserve”), and the remaining 11 acres were conveyed to the WCC. The subdivision will formally separate the Old Field Preserve from the 11 acres owned by the WCC, and the 11 acres will then be combined with the other parcels owned by the WCC, resulting in two (2) lots; one consisting of approximately 85.9 acres (the “Old Field Preserve”) and the Property.

² The portion of the Property owned by the Town and County (p/o Lot 3) referred to in the footnote above is referred to herein as the “Old Field Preserve.” There is no disturbance, development or physical change proposed to the Old Field Preserve as a result of the Proposed Action.

home to thirty-two (32) wolves, two of which are the “Ambassador” wolves (Alawa and Nikai)³. The Ambassador wolves assist the WCC in accomplishing its education mission.

In furtherance of its objective to promote wolf conservation through education, the WCC offers a number of educational programs to the public, with the assistance of the Ambassador wolves, both at the Property and off-site. The conservation and educational activities of the WCC are licensed by the United States Department of Agriculture, the United States Fish and Wildlife Service and the New York Department of Environmental Conservation.

The Applicant is seeking a special permit from the Planning Board to formally permit the establishment of a “Private Nature Preserve” on the Property pursuant to Section 220-43.2 of the Zoning Code of the Town of Lewisboro (the “Zoning Code”). Further, to enhance the site and the programs offered by the WCC, the Applicant is also seeking site development plan approval to permit a number of improvements to the Property including: 1) demolition of the existing single-family residence at 3 Buck Run, and the construction of a new Educational Pavilion consisting of approximately 4,680 square feet, together with the construction of a new off-street parking area containing a total of 26 parking spaces, including two (2) handicap accessible spaces; 2) construction of an amphitheater; 3) the addition of twelve (12) camping pods; 4) construction of composting toilets; 5) conversion of the existing classroom to a freezer facility for animal food preparation and storage; 6) improvements to and widening of Buck Run; and 7) additional site and infrastructure improvements including the construction of a number of retaining walls, swales and stormwater management measures. The design of the Educational Pavilion incorporates a number of green features, including photovoltaic panels on the roof.

The Proposed Action complies with the special permit standards for Private Nature Preserves contained in Section 220-43.2 (B) of the Zoning Code of the Town of Lewisboro (the “Zoning Code”) as well as the site development approval standards contained in Section 220-48 of the Zoning Code and Chapter 195 of the Code of the Town entitled “Subdivision of Land”. In addition to the approvals listed above, the Applicant is also seeking a single area variance from the Zoning Board of Appeals of the Town of Lewisboro (the “ZBA”) from section 220-12(E)(1) of the Zoning Code to permit to permit an increase in the maximum permitted height of fences in required yards from six (6) feet permitted to (11) feet for the existing wolf enclosures. With the exception of the height of the fences, the Proposed Action complies in all respects with the Zoning Code.

SEQRA Classification: The Proposed Action has been classified by the lead agency as an Unlisted Action.

Reasons Supporting this Determination:

This determination of significance is based on the Full Environmental Assessment Form (“FEAF”), and application materials that were prepared by the Applicant and upon the criteria contained in Section 617.7 of the SEQRA Regulations.

³ This number varies depending on births, deaths and relocation of wolves. The WCC awaits the arrival of a new ambassador wolf this spring.

The Planning Board conducted a coordinated review and an analysis of the information provided and the potential environmental effects of the Proposed Action. Involved and interested agencies include:

Involved Agencies:

- Town of Lewisboro Zoning Board of Appeals
- Town of Lewisboro Building Department
- Westchester County Department of Health
- New York State Department of Environmental Conservation
- New York City Department of Environmental Protection
- New York State Department of Transportation
- New York State Department of Parks, Recreation & Historic Preservation

Interested Agencies:

- Town of Lewisboro Architecture & Community Appearance Review Council
- Town of Lewisboro Conservation Advisory Council
- Westchester County Planning Board/Department of Planning
- South Salem Fire Department

The Planning Board has reviewed Parts 1 and 2 of the Full EAF and the applications, and all materials submitted in support of the Proposed Action, including project plans and renderings, and the stormwater pollution prevention plan (SWPPP)(collectively, the “Application”).

The Planning Board received and considered comments and communications from Kellard Sessions Consulting, its planning and consultants, Town professional staff, the South Salem Fire Chief, the Westchester County Planning Board and the public.

Based upon review of the entire record, the Planning Board directed the Applicant to complete Part 2 of the Full EAF, which has been amended by the Planning Board and is incorporated herein by reference. As indicated in Part 2 of the Full EAF, the Planning Board has identified several potential impacts of the Proposed Action on land, surface water, groundwater, plants and animals, historic and archeological resources, energy, and noise odor and light.

Project Impacts and Their Magnitude

1. **Impact on Land.** The Proposed Action will result in a minor physical change to the Property. This Application proposes the modification of the Property to include: a) demolition of the existing single-family residence at 3 Buck Run, and the construction of a new Educational Pavilion consisting of approximately 4,680 square feet square feet, together with the construction of a new off-street parking area containing a total of 26 parking spaces, including two (2) handicap accessible spaces; b) construction of an amphitheater; c) the addition of twelve (12) camping pods; d) construction of composting toilets; e) conversion of the existing classroom to a freezer facility for animal food preparation and storage; f) improvements to and widening of Buck Run; and g) additional site and infrastructure improvements including the construction of a number of retaining walls, swales and

stormwater management measures which have been described in greater detail in the Stormwater Pollution Prevention Plan (SWPPP) for the Project.

Construction of the Project is anticipated to occur over an approximately 18-month period. Construction sequencing for the Project is shown on Drawing EC-2, entitled “Erosion Control Notes & Detail”, prepared by Bibbo Associates, LLP . Approximately 4.5 acres of the Property will be physically disturbed and approximately 0.71 acres of impervious surface will be added as a result of the Proposed Action to accommodate the off-street parking area and the widening of Buck Run. The Proposed Action will require approximately 7,015 cubic yards (CY) of excavation; approximately 2,940 CY of excavated material will be utilized as fill, resulting in a net export of approximately 4,075 CY from the Property. The Applicant anticipates approximately 12 to 15 truck trips per day over a 20- to 25-day period for removal of fill during the approximately eighteen (18) month construction period. According to the “Slopes Exhibit” prepared by Bibbo Associates dated May 17, 2023 and submitted by the Applicant, the Proposed Action requires the disturbance of approximately 3.1 acres of slopes greater than 15% as part of the Project. Best management practices for slope disturbance will be implemented by the Applicant and include stabilization of disturbed area with vegetation immediately upon completion of grading in accordance with the “New York Standards and Specifications for Erosion and Sediment Control” and as specified in the erosion and sediment control notes provided on Drawing No. EC-2.

The Applicant intends to preserve the wooded and natural environment of the Property, and the improvement plan for the Property has been thoughtfully designed to minimize disturbance to the Property. The Wolf Conservation Center has harmoniously existed in its current location since 1999; the additional land acquired by the Applicant and the proposed improvements to the Property will further enhance its harmonious existence within the community.

2. **Impacts on Surface Water.** The majority of the Property is wooded with lawn areas in the vicinity of the existing structures. It includes areas of impervious surfaces consisting of Buck Run, individual driveways and existing structures. Slopes on site range from moderate to steep, and the topography generally directs runoff from north to south toward an off-site NYSDEC regulated wetland located southwest of the Property. The wetland flows from north to south under NYS Route 35 through a drainage culvert.

As stated above, approximately 4.5 acres of the Property will be physically disturbed and approximately 0.71 acres of impervious surface will be added as a result of the Proposed Action. The Proposed Action will not result in any direct incursion into the off-site NYSDEC regulated wetland located to the southwest of the Property. However, the Applicant proposes approximately 7,700 square feet of disturbance to the regulated buffer area which is associated with the widening and improvement of Buck Run, which disturbance will require wetland permits from both the NYSDEC and the Town of Lewisboro. All disturbance to the wetland buffer is proposed on the opposite side of road from the wetland area and is the farthest from the wetland as possible. Disturbance to the buffer is unavoidable as the existing road is entirely within the buffer area, and the widening is necessary to comply with requirements imposed by the Town for access to the Property.

The Applicant has prepared a wetland mitigation plan (Drawing No. M-1, prepared by Bibbo Associates) which proposes approximately 9,700 square feet of wetland mitigation plantings (exceeding the amount of disturbance) and demonstrates compliance with the Town's 1:1 mitigation requirements.

In connection with the construction of the parking area and other site improvements, the Applicant proposes the construction of drainage and water quality improvements on the Property to avoid minor increases in peak runoff rate and volume. Stormwater runoff generated by the proposed impervious surfaces will be captured and treated in two (2) subsurface infiltration systems and one (1) infiltration basin sized to provide storage volume for 100% of the contributing water quality volume to each practice in accordance with NYSDEC Water Quality Volume and Runoff Reduction Volume requirements. In addition to the proposed infiltration practices, additional green infrastructure will be provided for impervious area reduction purposes in the form of tree planting along the entrance to the Property.

Stormwater peak runoff rates following construction of the Project will not exceed those in the existing condition. As proposed, stormwater runoff rates following implementation of the Proposed Action will have no adverse impacts on downstream properties or stormwater conveying systems. Similarly, considering the nature of the existing conditions on the Property and the level of stormwater treatment proposed as part of the Project, the Proposed Action will not result in any adverse impacts to downstream reservoirs, streams, wetlands or watercourses. A SWPPP which demonstrates compliance with the Town, NYSDEC and NYCDEP regulations and requirements has been prepared and submitted by the Applicant.

3. **Impact on Ground Water.** It is anticipated that the Proposed Action will actually result in reduced impacts to ground water over current conditions. The Property is currently improved with four (4) single family residences, each of which has its own well for potable water and associated septic system. Each of those homes utilized more water daily (500-600 gpd each) which when combined is in excess of that anticipated of the Proposed Action. As part of the Proposed Action, two (2) of the wells will be abandoned. The remaining two (2) wells will be used only for autofill of the proposed fire protection storage tanks proposed on the Property.

As part of the Proposed Action, the existing residence at 3 Buck Run will be demolished and the new Education Center constructed in the same general area. Two (2) new wells will be drilled to be utilized as a new, non-community public water supply to serve the new Education Center; only one of the wells will actually be utilized and the second will be a "backup."

The new public water supply will require approval from the Westchester County Department of Health (the "WCDH"); as part of the permitting process the Applicant will be required to conduct a 72-hour pump test. The pump test will be conducted during the Site Development Plan review process with the Planning Board. The Applicant will be required to prepare a pump test "work plan" which will be subject to review and approval by the WCDH and Town Engineer prior to performing the test.

It is anticipated that the Proposed Action will result in a daily reduction in the number of gallons of water used per day, and there will be a corresponding reduction in the amount of wastewater discharged. All programs and visits to the WCC are by appointment only. Based on the average anticipated visits to the WCC, water usage (and corresponding wastewater flows) have been calculated utilizing the NYSDEC Flow Regulations to be approximately 420 gallons per day (gpd) for the new Education Center – which is a reduction in the current usage of approximately 900 gpd (for the existing three-bedroom single family residence).

Wastewater will be discharged to an existing septic system which is sized appropriately to accommodate wastewater generated by the Project. In addition, impacts will be further reduced through the use of composting toilets.

4. **Impact on Plants and Animals.** In connection with the preparation of the Full EAF submitted as part of the Application, the Applicant utilized the NYSDEC Environmental Resources Mapper which indicates that there are no significant natural communities or rare plants or animals on, or in the vicinity of the Property. The Applicant currently occupies the Property which is currently home to thirty-two (32) wolves. Other animals that were documented on or expected to be on the Property include deer, turkeys, squirrels and raccoons. Given that the Property will remain largely in its natural state, no discernable impact to wildlife or its habitat is anticipated as a result of the Proposed Action.

The Proposed Action has been designed to preserve as many trees on the Property as practicable and in accordance with the purposes of Chapter 203 of the Town Code, but nevertheless will require the removal of approximately 143 trees. The Application includes Drawing No. EX-1, entitled “Existing Conditions Plan” which identifies all regulated trees on the Property and includes those trees to be removed. If required by the NYSDEC, tree removal on the Property will occur between October 1st through March 31st to ensure no adverse impacts to all potential bat populations on the Property.

The Applicant has submitted a landscaping plan (Drawing No. L-100, entitled “Landscape Plan”) and a mitigation planting plan (Drawing No. M-1, entitled “Mitigation Plan”) which propose extensive planting of shrubs and trees, including more than 165 shrubs and 100 new evergreen, deciduous and flowering trees on the Property. The Landscape Plan has been prepared in accordance with Section 220-15 of the Zoning Code. The Mitigation Plan has been prepared in accordance with the requirements of Chapter 217, Appendix B of the Town Code and has been designed to enhance the wetland buffer in the area of disturbance as described above. The landscape design takes into consideration limiting water consumption on the Property by utilizing indigenous landscape materials that will require no or minimal irrigation once established over the first year.

5. **Impact on Historic and Archeological Resources.** The Property does not contain structures of archeological or historical significance, however, a portion of the Property is located within the Waccabuc Historic District which was established in 2014 and is an area designated as sensitive for archeological sites on the NY State Historic Preservation Office

(SHPO) archeological site inventory. The Proposed Action is not anticipated to result in any impacts to any historic or archeological resources.

6. **Impact on Energy.** The Proposed Action is not anticipated to result in any significant negative impact on energy resources, and in fact will result in positive impacts on our climate and will preserve natural resources through the use of “green” features. The Applicant’s “green” approach will feature water efficiency through the use of low flow fixtures, the utilization of efficient mechanical and electrical systems, and will utilize natural light and ventilation to minimize the use of fossil fuels. The Applicant has committed to the installation of a 38kw photovoltaic (solar panel) system, ground source heat pumps (geothermal), direct on demand hot water, touchless and low flow sinks and toilets, touchless air hand dryers, long lasting LED light fixtures, bird friendly "no strike" glass, a green vegetative roof, a super insulated exterior wall envelope, and extensive use of materials with high recycled content and no VOCs (volatile organic compounds).

The Education Center has been positioned to face north on the southern sloped hill to limit the sun’s impact on thermal gain which minimizes the demand of the mechanical cooling system. Facing north also provides for a use of soft natural daylight throughout the day.

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

Noise. The Proposed Action will not have permanent impacts on noise, but will result in minor temporary construction noise impacts. Construction is anticipated to occur over a period of approximately eighteen (18) months. Construction noise is addressed in Chapter 160 of the Town Code, which prohibits the operation of tools which result in the creation of noise between the hours of 7:00 p.m. and 7:00 a.m. the following day or at any time on Sunday. Short term noise impacts during the construction period will be mitigated by adherence to Westchester County Best Management Practices, the Town Code, and through the implementation of a construction sequencing plan. Therefore, the Proposed Action is not expected to cause significant adverse construction-related noise or vibration impacts.

The levels of external sound from the Property are currently, and will continue to be below the maximum limits contained in Chapter 160 of the Town Code.

Odor: The Proposed Action will not generate odors.

Light: The Proposed Action will not result in significant light impacts. The proposed lighting is shown on Drawing No. LP-1, entitled “Lighting Plan,” and accompanying cut sheets for the lighting fixtures. The proposed lighting plan is dark sky compliant and also complies with Section 220-14 of the Zoning Code in that all lighting will be directed away from nearby streets and properties, and will not cause objectionable glare observable from such street and properties. In addition, all exterior lighting will be placed or shielded so that no direct light source is visible at any property line at a height of more than four feet above grade. As stated above, the Applicant will also utilize long lasting energy efficient LED light fixtures.

Conclusion.

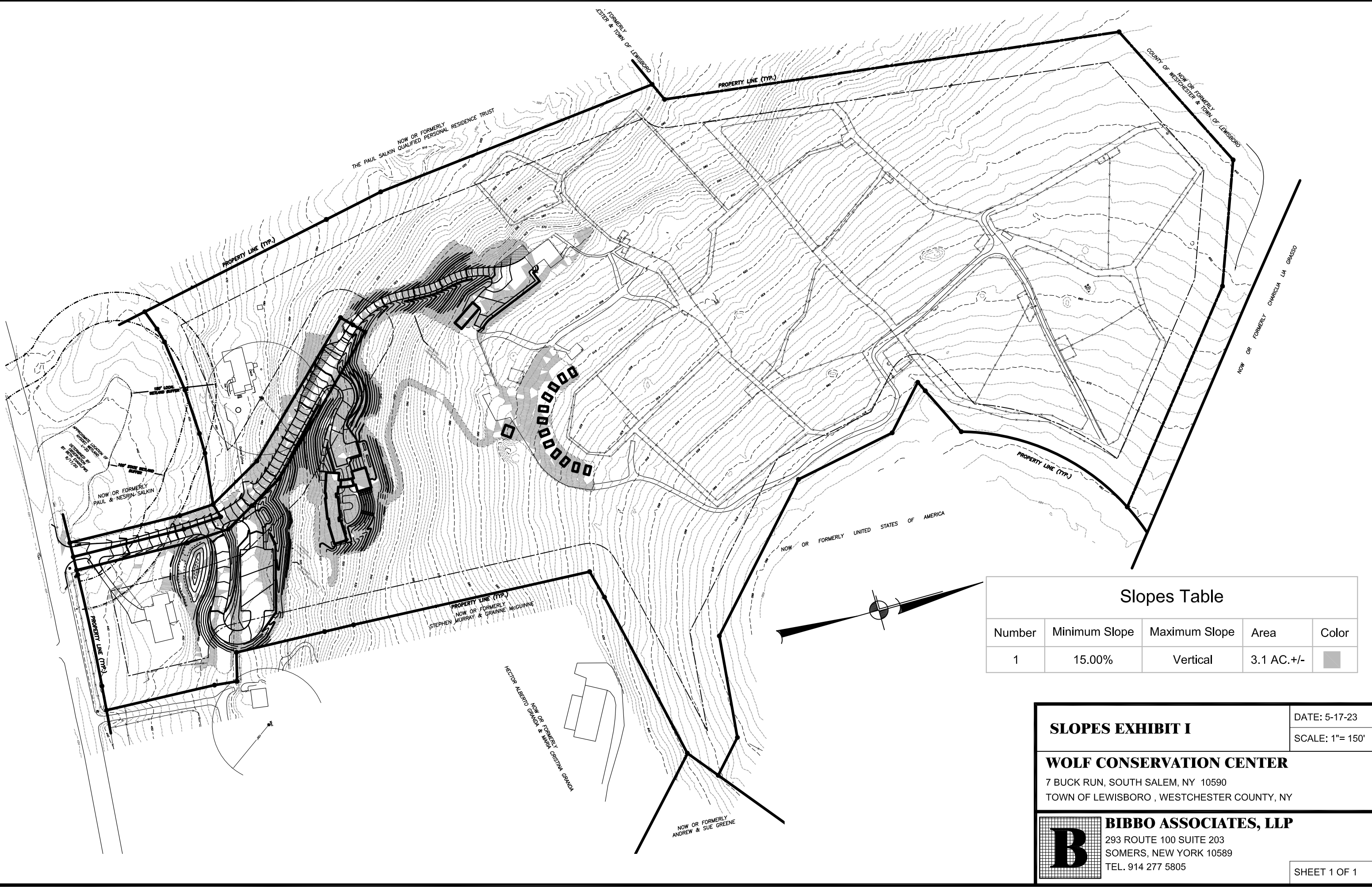
The Planning Board has conducted a coordinated review of the Proposed Action and any potential environmental impacts. It has reviewed and considered Parts 1 and 2 of the Full EAF, and the Application, including the proposed site plans and renderings, the SWPPP and other project materials.


The Planning Board received and considered comments and communications from Kellard Sessions Consulting, its planning and engineering consultants, Town professional staff, the South Salem Fire Chief, the Westchester County Planning Board and the public, and all comments have been given careful consideration.

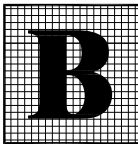
The Planning Board has completed a thorough and rigorous review of the identified areas of environmental concern. Based upon the entire record and for the reasons discussed above, the Planning Board as lead agency determines that the Proposed Action will not result in any significant adverse environmental impact, and that any minor impacts of the Proposed Action have been mitigated to the maximum extent practicable. Accordingly, the Planning Board hereby: 1) adopts a negative declaration of environmental significance for the Proposed Action; and 2) determines that an environmental impact statement (“EIS”) will not be prepared.

For Further Information:

Contact person: Ciorsdan Conran, Planning Board Administrator
Town of Lewisboro
79 Bouton Road
South Salem, New York 10590
(914) 763-3060
Email: planning@lewisborogov.com



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	15.00%	Vertical	3.1 AC. +/-	

SLOPES EXHIBIT I	DATE: 5-17-23
	SCALE: 1"= 150'
WOLF CONSERVATION CENTER 7 BUCK RUN, SOUTH SALEM, NY 10590 TOWN OF LEWISBORO , WESTCHESTER COUNTY, NY	
	BIBBO ASSOCIATES, LLP 293 ROUTE 100 SUITE 203 SOMERS, NEW YORK 10589 TEL. 914 277 5805
	SHEET 1 OF 1

Site Design Consultants

Civil Engineers • Land Planners

May 31, 2023

Via Email and Hand Delivery

Ms. Ciorsdan Conran
Planning Department
Town of Lewisboro
79 Bouton Road
South Salem, NY 10590

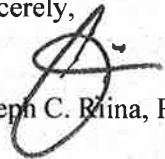
Re: 19 Mark Mead Road, LLC
19 Mark Mead Road, Town of Lewisboro

Dear Ciorsdan:

We are hereby submitting for the above referenced project, (4) revised copies of Page 1 of 3, for Site Plans titled "Site Plan Prepared for 19 Mark Mead Road, LLC" dated 3/10/23, last revised 4/28/23. This revised page reflect discussions from the last planning board meeting where we've increased the buffer areas on the west and east side of the parking lot and moved the rental property tenant parking to come off of Mark Mead Road. We would like to be placed on the next Planning Board Meeting agenda for discussion. If the Planning Board concurs, we will proceed with a fully-engineered set of plans.

Please review and contact our office should you have any questions. Thank you.

Sincerely,


Joseph C. Riina, P.E.

dmd/Enc./sdc 22-60

251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

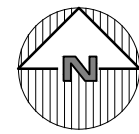
(203) 431-9504

Fax (914) 962-7386

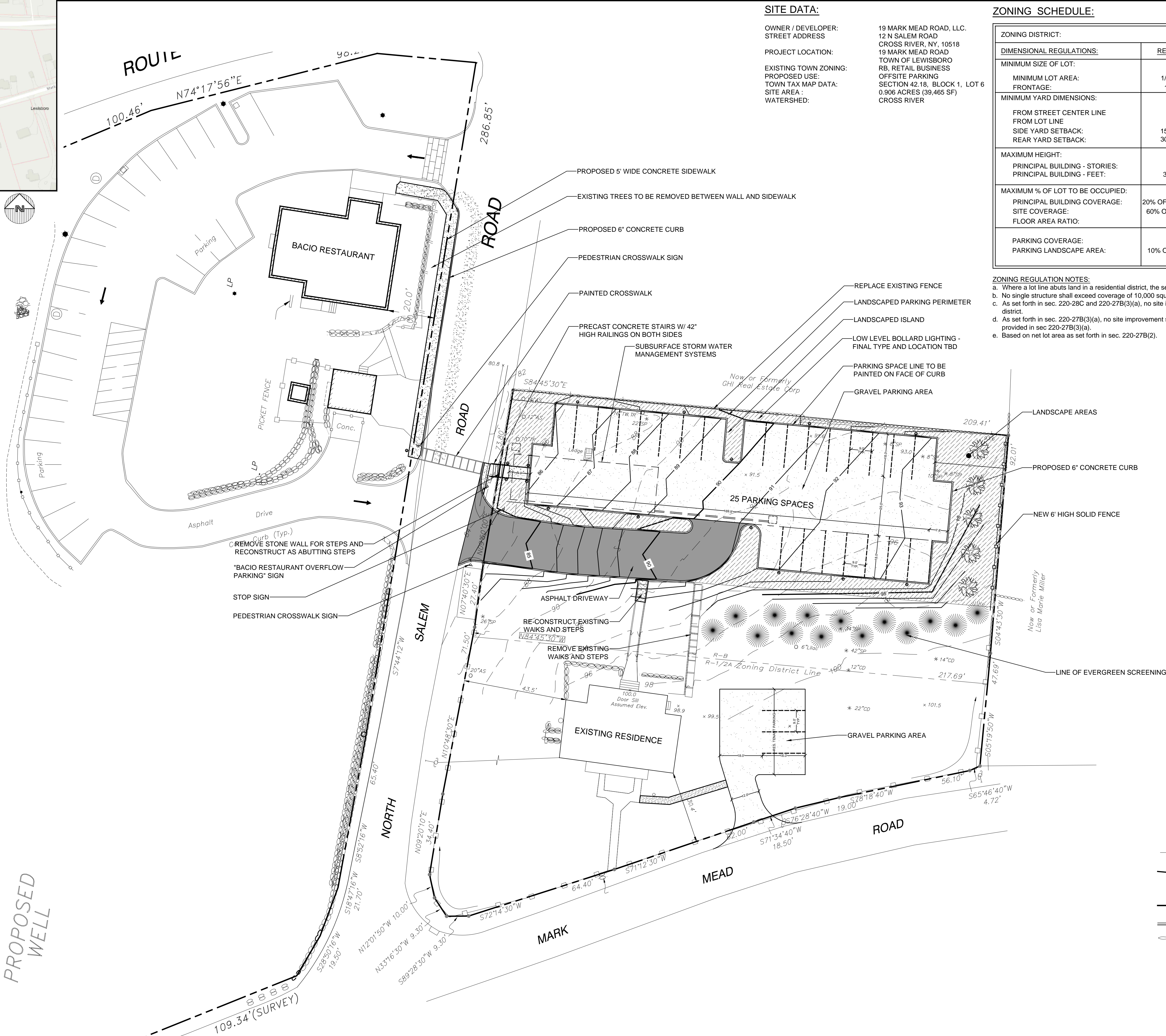




LOCATION MAP
NOT TO SCALE



PROPOSED
WELL



SITE DATA:

OWNER / DEVELOPER:
STREET ADDRESS
PROJECT LOCATION:
EXISTING TOWN ZONING:
TOWN TAX MAP DATA:
SITE AREA :
WATERSHED:

19 MARK MEAD ROAD, LLC.
12 N SALEM ROAD
CROSS RIVER, NY, 10518
19 MARK MEAD ROAD
TOWN OF LEWISBORO
RB, RETAIL BUSINESS
OFFSITE PARKING
SECTION 42.18, BLOCK 1, LOT 6
0.906 ACRES (39,465 SF)
CROSS RIVER

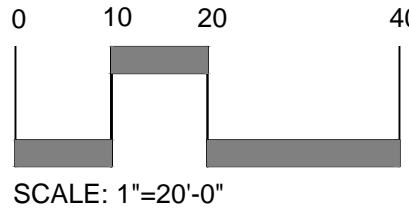
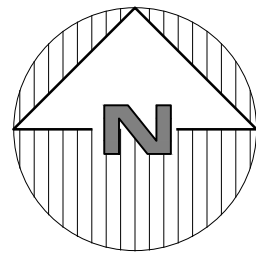
ZONING SCHEDULE:

ZONING DISTRICT: RB, RETAIL BUSINESS			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	1/2 ACRE	0.906 ACRE	NONE
FRONTAGE:	100 FT.	460 FT.	NONE
MINIMUM YARD DIMENSIONS:			
FROM STREET CENTER LINE	45 FT.	45.76 FT.	NONE
FROM LOT LINE	20 FT.	30.40 FT.	NONE
SIDE YARD SETBACK:	15 FT. (a.)	127 FT.	NONE
REAR YARD SETBACK:	30 FT. (a.)	120 FT.	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2 MAX	NONE
PRINCIPAL BUILDING - FEET:	30 FEET	30 FT MAX	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	20% OF LOT AREA (b.)	3.9 % OF LOT AREA	NONE
SITE COVERAGE:	60% OF LOT AREA	36.1 % OF LOT AREA	NONE
FLOOR AREA RATIO:	0.30	0.08	NONE
PARKING COVERAGE:			
PARKING LANDSCAPE AREA:	10% OF PARKING	8,483 SF 4,657 SF 55%	NONE

ZONING REGULATION NOTES:
a. Where a lot line abuts land in a residential district, the setback requirements for that residence district shall govern.
b. No single structure shall exceed coverage of 10,000 square feet.
c. As set forth in sec. 220-28C and 220-27B(3)(a), no site improvement shall be located closer than 100 feet to a residence district.
d. As set forth in sec. 220-27B(3)(a), no site improvement shall be located closer than 200 feet to a residence district, except as provided in sec 220-27B(3)(a).
e. Based on net lot area as set forth in sec. 220-27B(2).

LEGEND

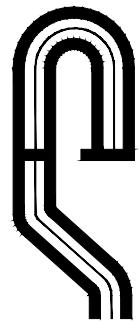
- 222 --- EXISTING GRADING
- x 222.8 EXISTING SPOT GRADE
- 94 PROPOSED GRADING
- x 94.5 PROPOSED SPOT GRADE
- - - - - PROPERTY LINE / RIGHT OF WAY
- ===== PROPOSED CURB
- ===== EXISTING STONE WALL



SAFE DIG
Before You Dig, Drill or Blast!
Call 811
www.diganyway.com

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY JEFFREY B. DEROSA, DATED 7/5/2022. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



PROJECT # 22-60

Site Design Consultants

Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.sitedesignconsultants.com



Revisions:	No.	Date	Comments:
	1.	4/28/23	Reduce Parking

SCALE: 1" = 20'	DRAWN BY: JCR	DATE: 3/10/23
--------------------	------------------	------------------

Site Plan

SITE PLAN
PREPARED FOR
19 MARK MEAD ROAD, LLC

19 MARK MEAD ROAD

Lewisboro

Westchester County, NY

Sheet

1

of

3



Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

George Latimer
County Executive

May 5, 2023

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

**County Planning Board Referral File LEW 23-001 – Overflow Parking
Bacio Trattoria Restaurant – 19 Mark Mead Road
Site Plan Approval**

Dear Ms. Conran:

The Westchester County Planning Board has received a site plan (date March 10, 2023) and related materials for the construction of a 30 space overflow parking lot, to be used by the Bacio Trattoria Restaurant. The 0.906 acre property is located at 19 Mark Mead Road (SBL 20-10800-1) on the corner of North Salem Road within the Cross River hamlet center, and is split zoned between the R-1/2A – One-Family Residence and RB – Retail Business districts. The proposed lot would lie within a single-family residential property located across the street from the restaurant, and would require the demolition of an existing garage. The parking lot would be located within the RB-zoned portion of the property. Gravel would be used for the parking lot, with an asphalt driveway that would connect to North Salem Road across from the existing exit driveway for the restaurant.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. Creation of new parking lot.

While we approve the use of permeable pavement for the proposed overflow parking lot, we question if other methods for increasing available parking for the restaurant have been explored. We note that a large parking lot is already located across the street serving the mixed-office building at 873 Cross River Road. As the office use and restaurant use may not share overlapping parking demand, we recommend the applicant seek a shared parking arrangement with this property as a first option rather than the construction of a new parking lot.

2. Pedestrian infrastructure.

We are pleased to note the inclusion of a sidewalk and crosswalk connecting the proposed parking lot to the restaurant, as this would constitute the first sidewalk within the Hamlet. We encourage this new infrastructure to become a catalyst for additional sidewalks within Cross River, which would provide safe access for pedestrians within this automobile-oriented neighborhood.

3. Croton Watershed protection.

The site is located in the Croton Watershed. Components of the site development may be subject to compliance with the New York City Department of Environmental Protection (NYC DEP) *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources*, including the preparation of a Stormwater Pollution Prevention Plan. Adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance.

4. Stormwater management.

As the proposed site plan includes subsurface stormwater quality and retention infrastructure, we point out that subsurface methods of stormwater management can be of diminishing effectiveness over time if not properly cleaned and maintained. To ensure the continued operability of this stormwater management system in to the future, the applicant should provide an enforceable maintenance program that will prevent the system from being clogged with sediment, and in turn force a higher amount of stormwater runoff offsite. The applicant should also be encouraged to explore further at-grade stormwater management solutions, in addition to the proposed permeable pavement, that treat runoff on-site wherever possible, such as the installation of vegetative rain gardens.

Please inform us of the Town's decision so that we can make it a part of the record.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:

A handwritten signature in black ink, reading "Blanca P. Lopez". The signature is written in a cursive style with a large, looping "L" at the end.

Blanca P. Lopez
Acting Commissioner

BPL/MV

cc: Cynthia Garcia, Bureau of Water Supply, SEQR Coordination Section, NYC DEP



May 10, 2023

Ciorsdan Conran, Planning Board Administrator
Lewisboro Town Offices
79 Bouton Road
South Salem, NY 10590

Rohit T. Aggarwala
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner

465 Columbus Avenue
Valhalla, NY 10595

Tel. (845) 340-7800
Fax (845) 334-7175
prush@dep.nyc.gov

Re: **Bacio Trattoria Restaurant Overflow Parking**
19 Mark Mead Rd.
Town of Lewisboro; Westchester County
Tax Map #: 10800-001-0020
DEP Log #: 2023-CR-0220-OT.1

Dear Ms. Conran and Members of the Planning Board:

The New York City Department of Environmental Protection (DEP) has reviewed the short Environmental Assessment Form (EAF) and site plan for the above referenced project.

The project site is located in the Cross River Reservoir drainage basin of New York City's Water Supply. Cross River Reservoir is a priority reservoir and, as such, has been subject to heightened protection and various on-going DEP water quality protection initiatives associated with Long Term Protection Program(s). The proposed project and any associated mitigation measures should not conflict with the goals of this management plan.

The proposed action involves the demolition of an existing garage and the construction of an overflow parking lot with 30 spaces for the adjacent Bacio Trattoria Restaurant. The installation of a 5-foot wide concrete sidewalk is also proposed.

DEP's status as an involved agency stems from its review and approval authority for a Stormwater Pollution Prevention Plan (SWPPP) pursuant to Section 18-39 of the *Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations).

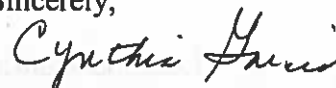
Based upon review of the submitted documents, DEP respectfully submits the following comment for the Board's consideration:

1. The project site is located in a Designated Main Street Area (DMSA) and, in accordance with Section 18-39(a)(11) of the Watershed Regulations, creation of any new impervious surfaces in a DMSA requires DEP review and approval of a stormwater pollution prevention plan (SWPPP).

2. As shown on the site plan, the parking area is proposed to be gravel, which is considered pervious by DEP. The concrete sidewalk and stairs are impervious. Given that the proposed disturbance is under one acre total, the project may meet the reduced criteria applicable to "Small Project SWPPPs".

Thank you for the opportunity to provide comments. You may reach the undersigned at cgarcia@dep.nyc.gov or (914) 749-5302 with any questions or if you care to discuss the matter further.

Sincerely,



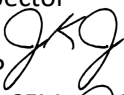

Cynthia Garcia, Supervisor
SEQRA Coordination Section

X: J. Petronella, NYCDEC Region 3
M. Vernon, WCPD

MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Kevin Kelly, Building Inspector

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

DATE: June 15, 2023

RE: Kristie Moran
119 Willow Court
Sheet 17B, Block 10533, Lot 319

PROJECT DESCRIPTION

The subject property is located at 119 Willow Court within the R-MF Multifamily Residential Zoning District. The applicant is proposing a fourteen (14) foot by fifteen (15) foot wood deck.

SEQRA

The proposed action has been preliminarily identified as a Type II Action and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA).

REQUIRED APPROVALS

1. Site Development Plan Approval is required from the Planning Board; unless waived by the Planning Board, a public hearing is required to be held on the Site Development Plan.
2. The proposed action must be referred to the Architectural and Community Appearance Review Council (ACARC).

Chairperson Janet Andersen

June 15, 2023

Page 2 of 2

COMMENTS

1. Our office defers review of the application for zoning conformance to the Building Inspector.
2. The site plan must be to scale; the scale of the drawing should be identified on the plan.
3. Provide a note on the plan stating that the excavated soil material will be removed from the site and transported properly.

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 RICHARD JOHN TORRES ARCHITECT AIA, DATED FEBRUARY 3, 2023:

- Deck Framing Plan, Deck Floor Plan, Elevations (A1)
- Architectural Site Plan

DOCUMENTS REVIEWED:

- Letter, prepared by The Meadows at Cross River Condominium II, dated August 4, 2022
- Planning Board Application

JKJ/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Lewisboro/Correspondence/2023-06-15_LWPB_Moran - 119 Willow Court_Review Memo.docx

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590 Tel: (914) 763-5592 Email: 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

☐

Project Information

Project Name: Kristie Moran

Project Address: 119 Willow Court Cross River NY 10518

Gross Parcel Area: _____ Zoning District: _____ Sheet(s): _____ Block(s): _____ Lot(s): _____

Project Description: New Construction of Deck

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: Kristie Moran

Email:

Kristielynn49@gmail.com

Address:

119 Willow Court Cross River NY 10518

Phone:

914-705-9718

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

[Signature]

DATE

OWNER'S SIGNATURE

[Signature]

DATE

4/24/23

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: planning@lewisborogov.com

Tel: (914) 763-5592

Fax: (914) 875-9148

Affidavit of Ownership

State of: New York

County of: Westchester

Kristie Moran, being duly sworn, deposes and says that he/she

resides at 119 Willow Court

in the County of Westchester, State of New York

and that he/she is (check one) ☒ the owner, or ☐ the _____

Title

of _____

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 10533-3A-17B, Lot _____, on Sheet _____.

[Signature]
Owner's Signature

Sworn to before me this

8 day of MAY, 2023

[Signature]

Notary Public - affix stamp

THERESA GIANNONE
Notary Public - State of New York
No. 01GI488784
Qualified in Dutchess County
My Commission Expires 04/06/2026

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: 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)

Name of Applicant Kristie Moran **Project Name** New Construction Deck

Property Description 10533 17B **Property Assessed to:**

Tax Block(s): 10533 319-17B **Name** Kristie Moran

Tax Lot(s): 319 **Address** 119 Willow Court

Tax Sheet(s): 10533 17B **City** Cross River NY **State** 10518 **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: [Signature] **Date** 5/8/23

Sworn to before me this 8th **day of** May **2023**

[Signature]
Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01D06259627
Qualified in Westchester County
Commission Expires April 16, 2024

THE MEADOWS AT CROSS RIVER CONDOMINIUM II

August 4, 2022

Kristie Moran
119 Willow Court
Cross River, NY 10518

RECEIVED
SEP 22 2022

Re: Modification Approval- Deck

Dear Ms. Moran:

Your modification request for a deck has been reviewed and approved provided the below stipulations are followed:

1. The deck must match the other approved decks in the community.
2. Homeowners are responsible for ensuring the installed deck is consistent in appearance to other approved decks in the community.
3. Should this installation potentially impact the common areas or neighboring homeowners, we must be notified in advance of installation.
4. This installation must be installed by a properly licensed and insured contractor.
5. No construction debris is permitted to be disposed of in the community dumpsters.
6. Any and all damage to the common elements as a result of this installation will be the homeowner's responsibility to repair.
7. Homeowner is responsible for obtaining any necessary Building Permits and adhering to any and all local Building codes.
8. All construction must take place during normal business hours.

This approval is based on the stipulations listed above and the modification request you submitted. Failure to adhere to the above specifications voids this approval. If you are concerned about or have questions regarding any of the conditions listed above, please contact us prior to any construction taking place. We may be contacted through our Managing Agent, Scalzo Property Management via email at jkeller@scalzoproperty.com or by phone at 203-790-6888.

Sincerely,

Board of Directors

Board of Directors
Meadows at Cross River Condo II

Lewisboro

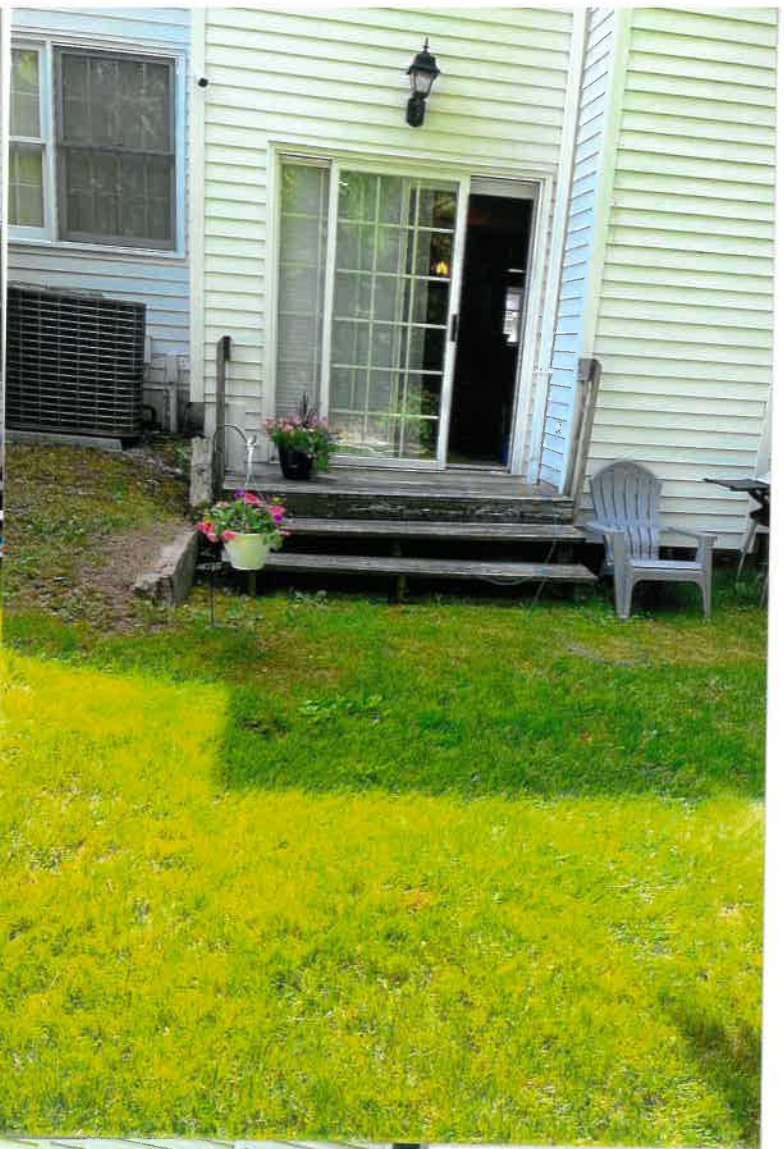
THE MEADOWS

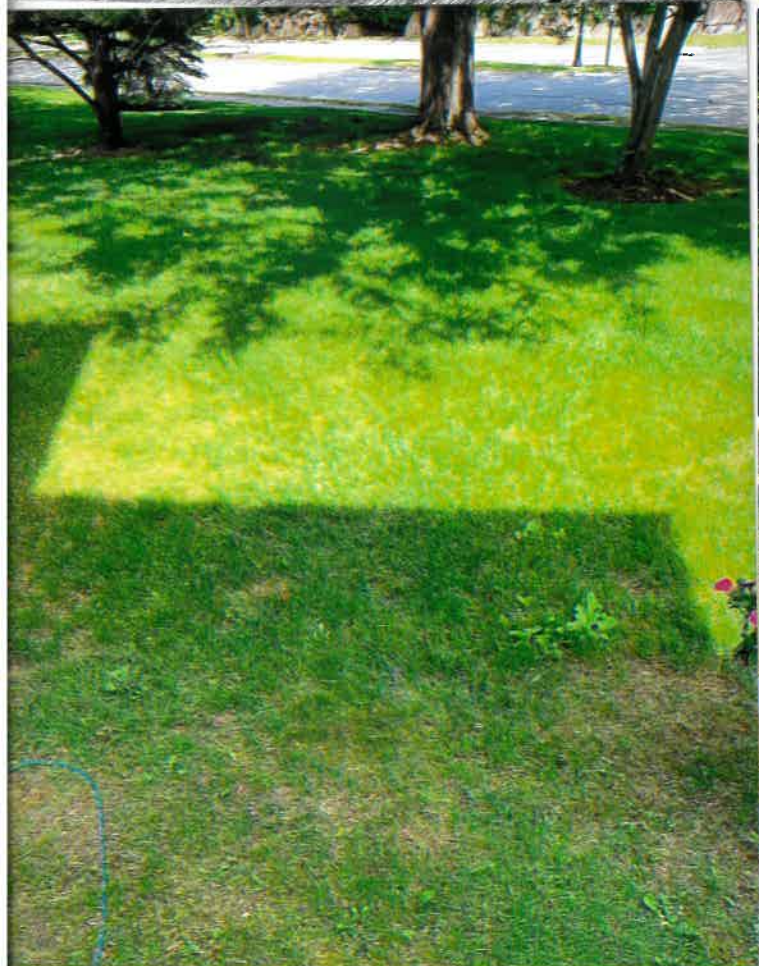
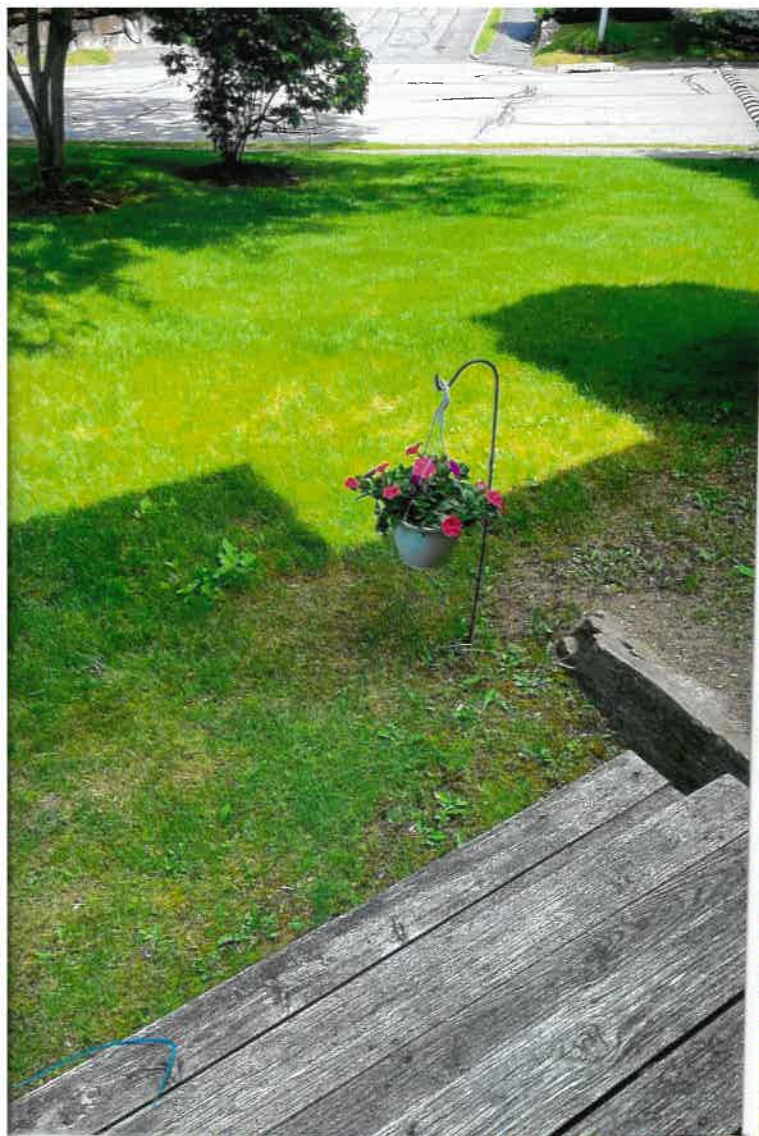
WILLOW ST

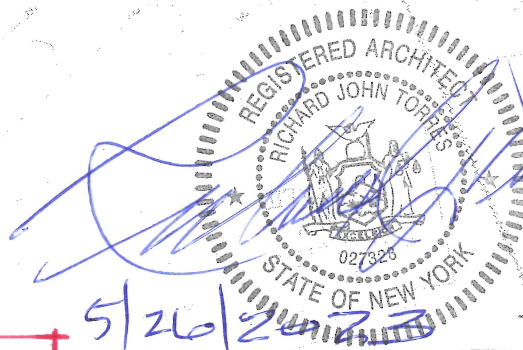
1947 1950 1976 1990 20

1









Richard John Torres Architect AIA
P.O. Box 237 21 First Street
Purdys, New York 10578

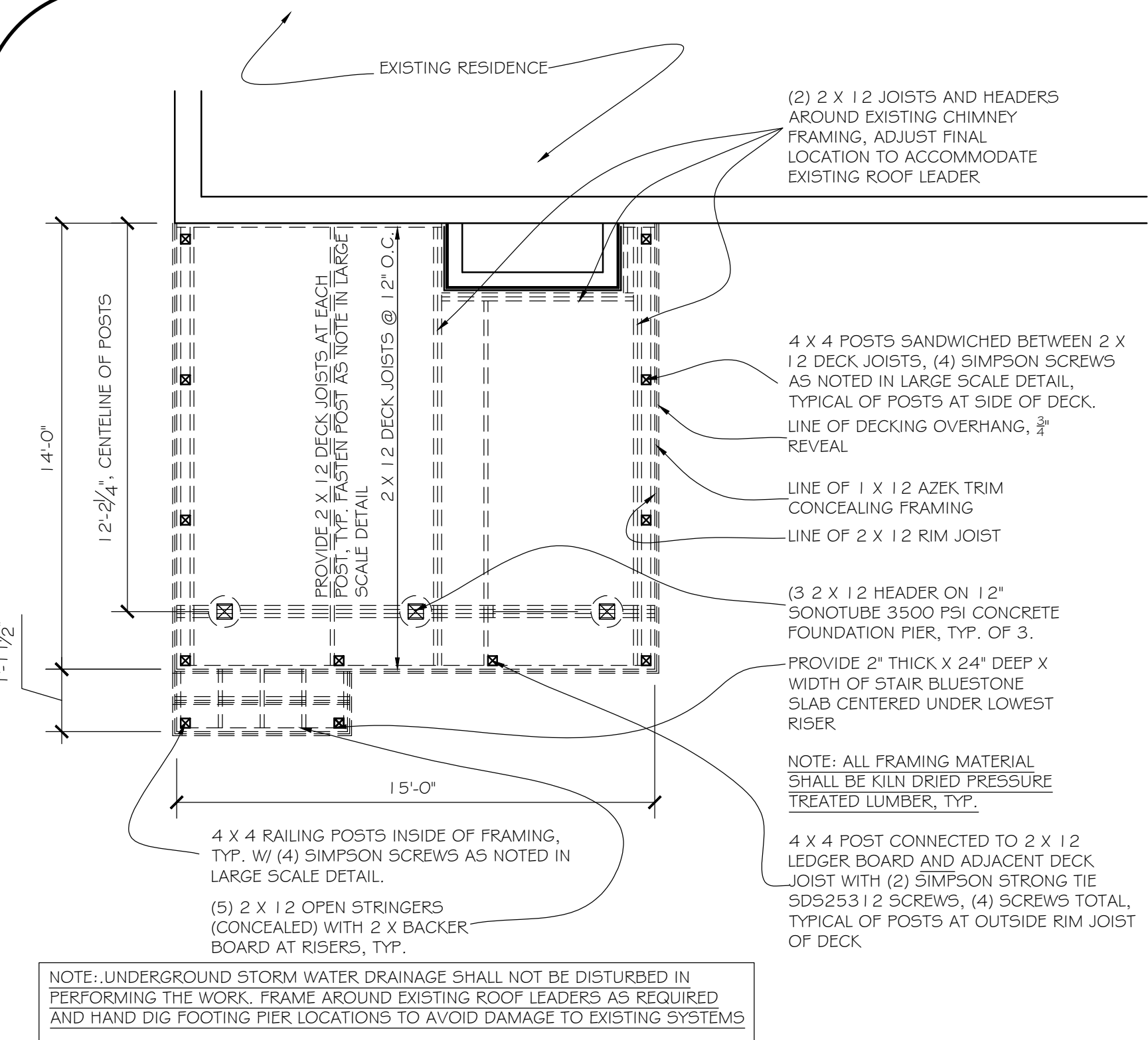
Project Name and Address
15' WIDE X 14' DEEP WOOD DECK FOR:
THE MORAN RESIDENCE
119 WILLOW COURT (UNIT #2)
THE MEADOWS
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SITE PLAN
N.T.S.
BASED ON SURVEY
PREPARED BY
CHAS. SEHS, INC. ±
1934

15'-0" x 14'-0"
WOOD FRAMED
DECK ADDITION
210 #

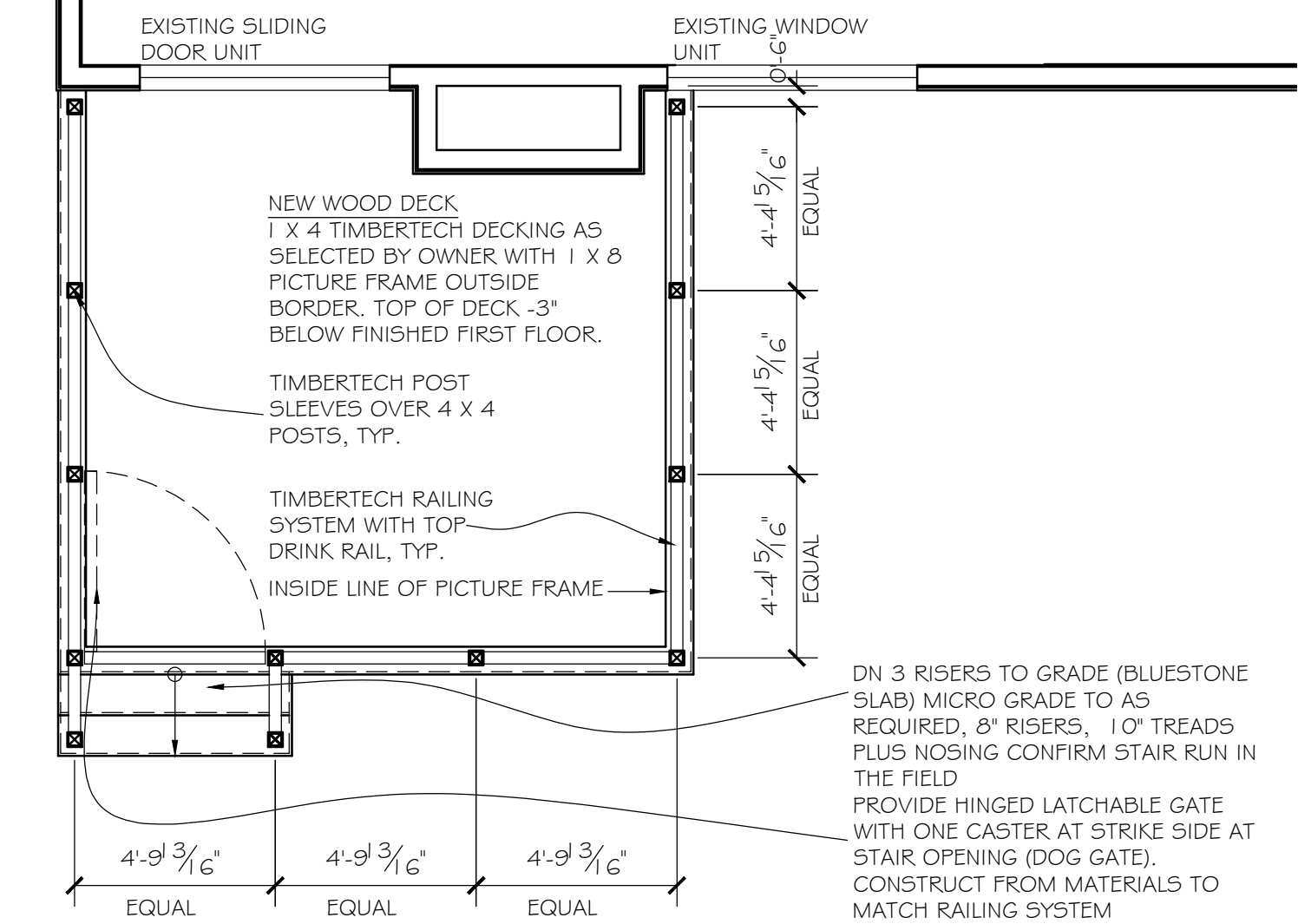
- Notes:
- 1) For Sanitary Sewer And Types C Inverts See Sheet # 11
 - 2) For Drainage Pipes, Profiles, Etc., See Sheet # 12
 - 3) For Minor Sanitary Drainage & Misc. Details See Sheet # 13
 - 4) Sanitary Sewer Line May be C.I.P. or P.V.C. See Detailing Detail for both types. Between Manholes the type of pipe must never change.

ZONING DATA TABLE	
ZONE:	R-MF
MIN. LOT AREA	15 ACRES
MIN. LOT WIDTH	250 FEET
MIN. FRONT YARD SETBACK FROM PROPERTY LINE	50 FEET
MIN. FRONT YARD SETBACK FROM CENTER OF ROAD	75 FEET
MIN. SIDE YARD SETBACK	40 FEET
MIN. REAR YARD SETBACK	50 FEET



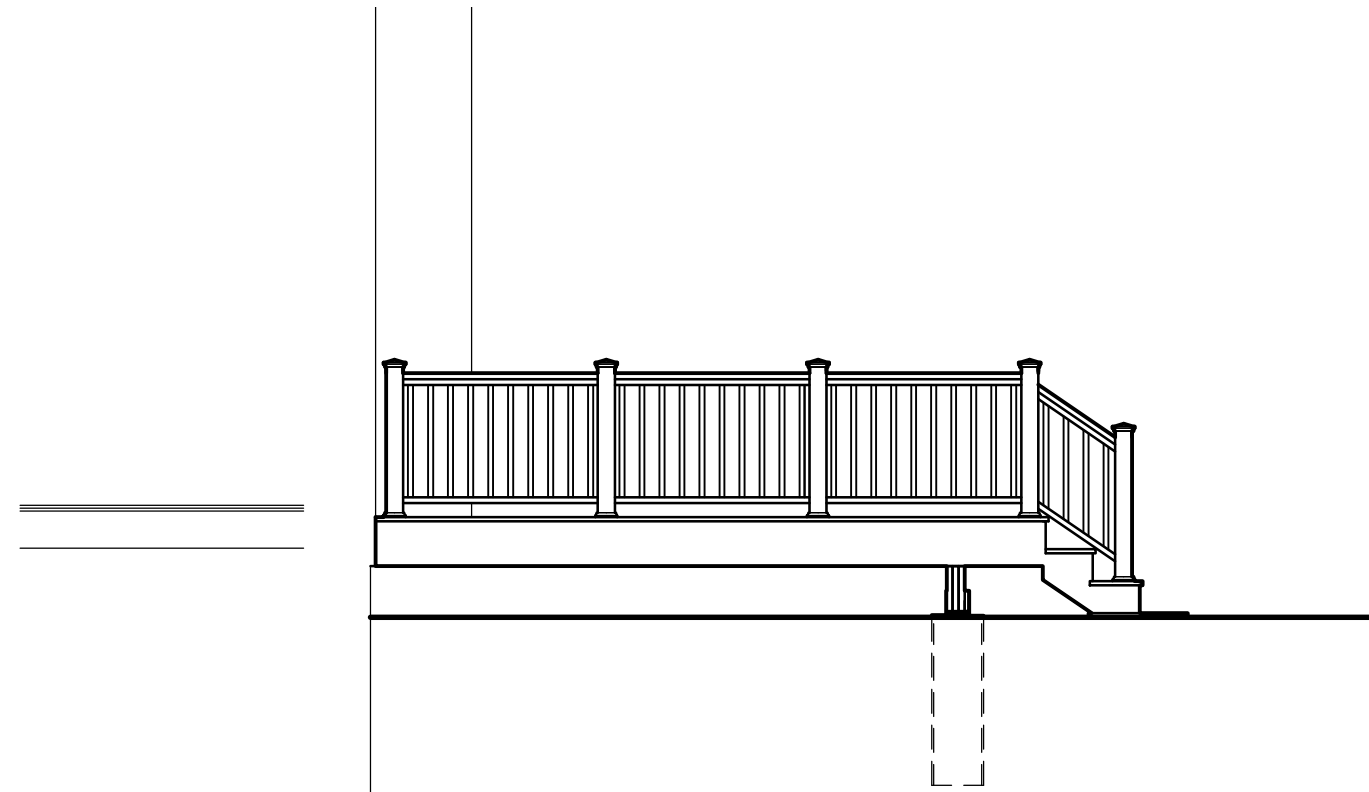
1 - DECK FRAMING PLAN

SCALE : 1/4" = 1'-0"

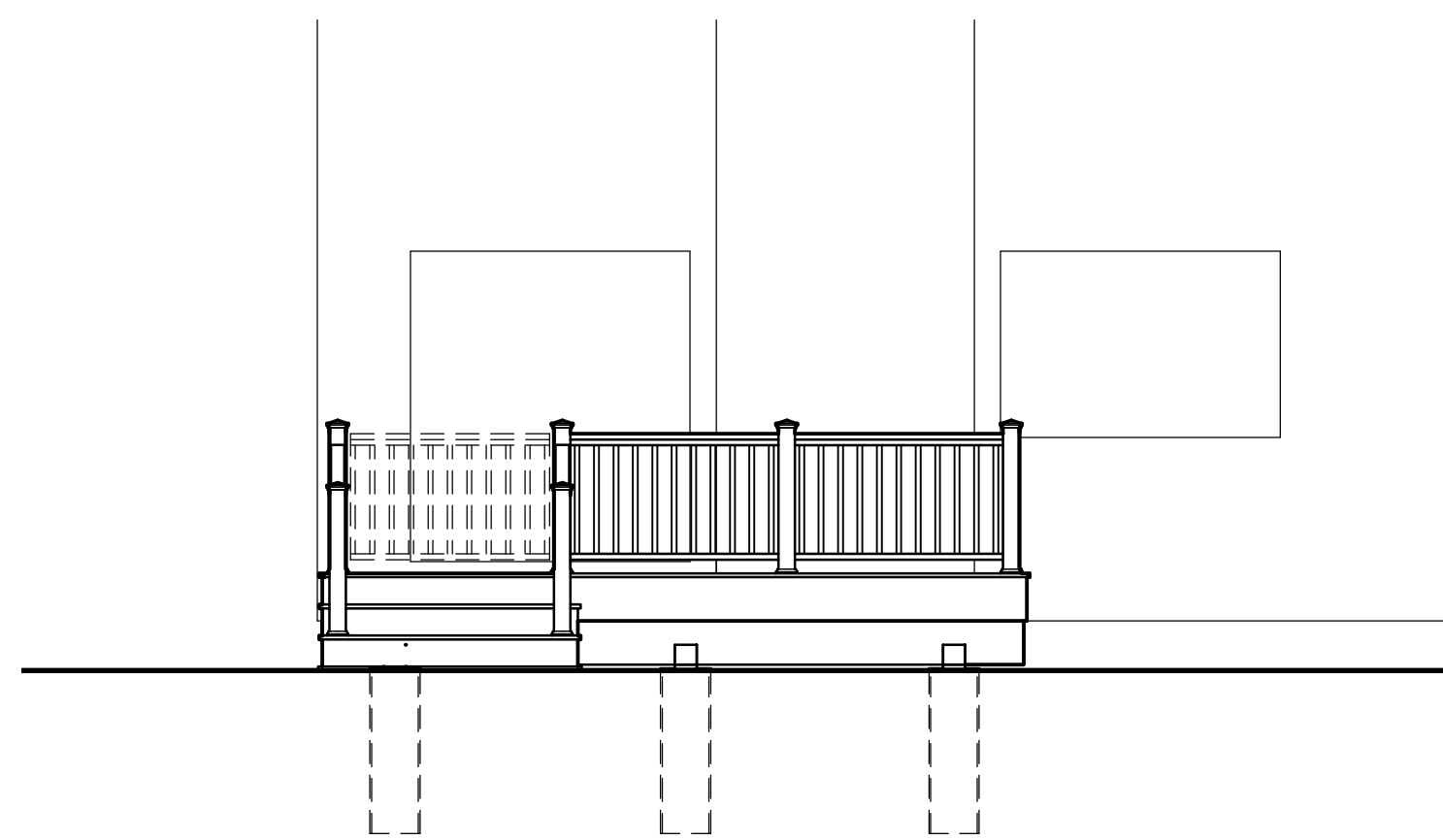


2 - DECK FLOOR PLAN

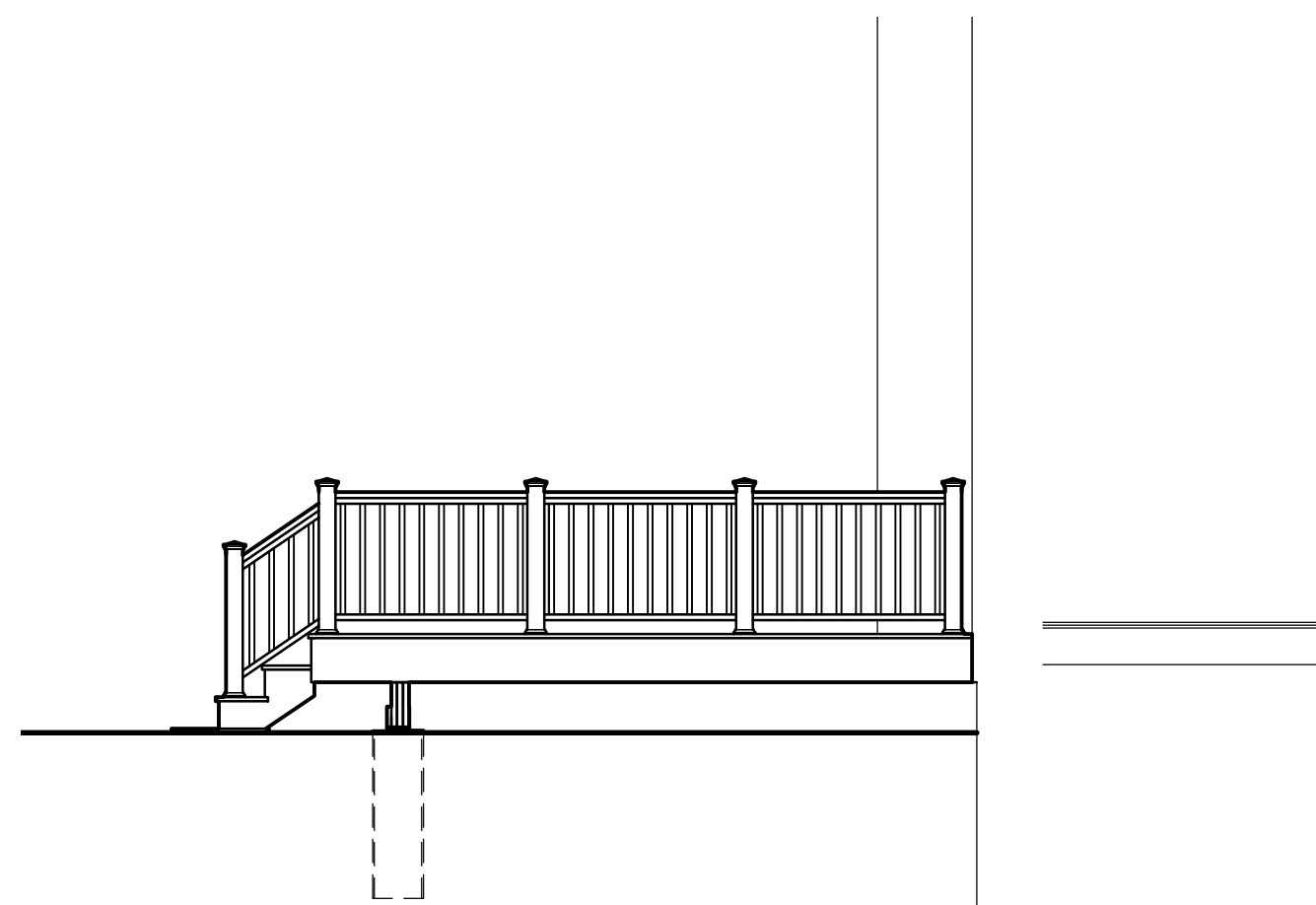
SCALE : 1/4" = 1'-0"



3 - RIGHT SIDE ELEVATION



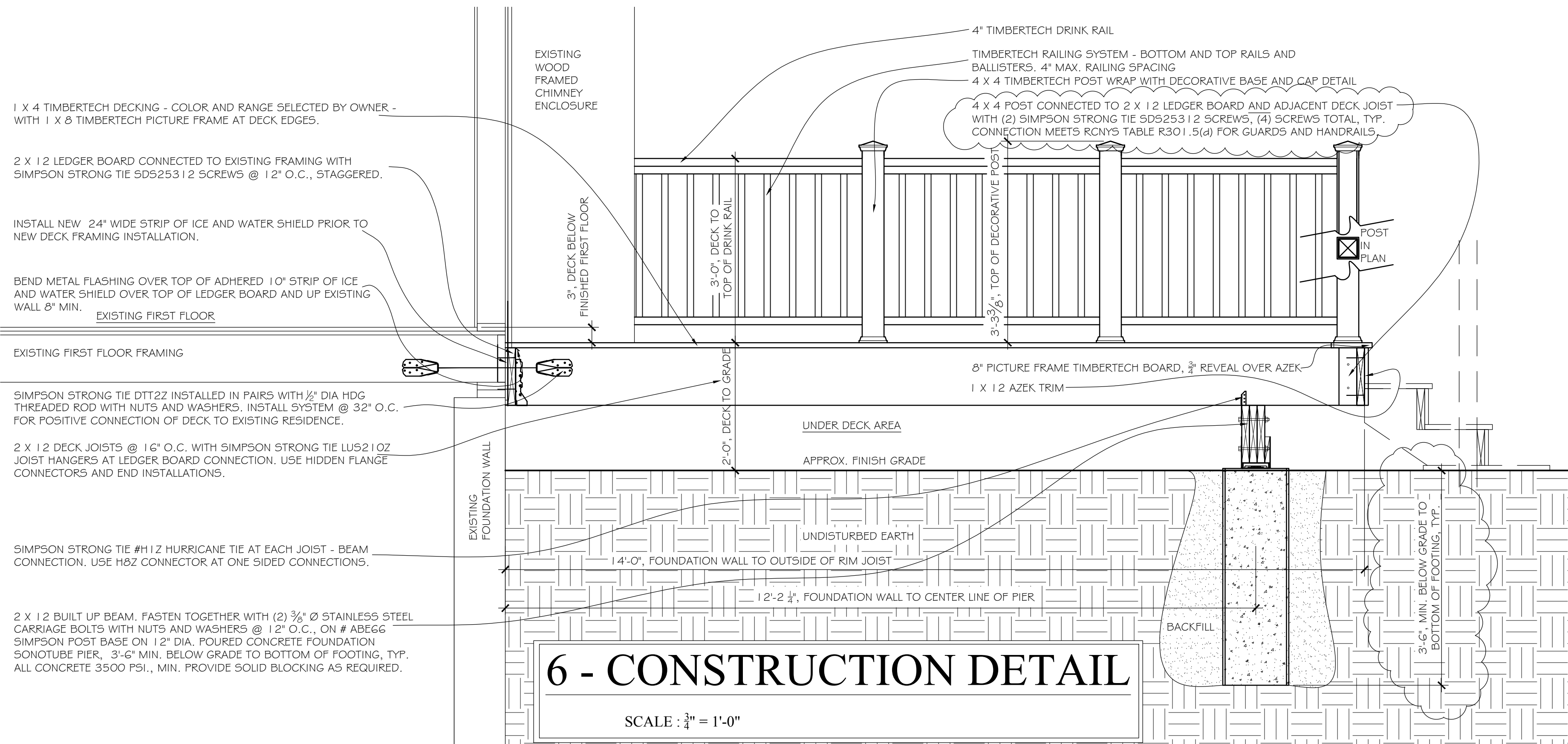
4- REAR ELEVATION



5 - LEFT SIDE ELEVATION

GENERAL AND FRAMING NOTES:

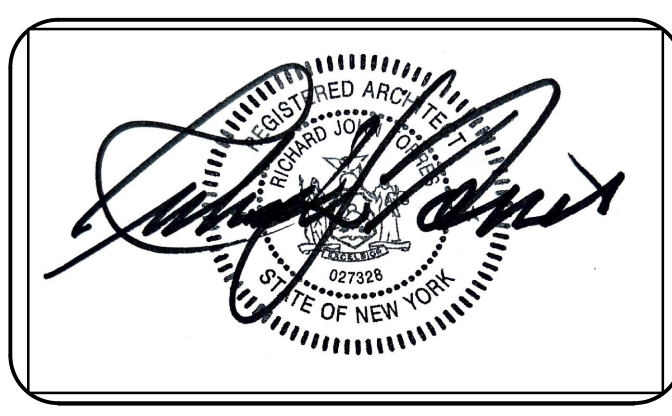
1. ALL BUILT UP MULTI-PLY BEAMS SHALL BE FASTENED TOGETHER AS SHOWN ON PLANS. NAILING TOGETHER OF BUILT UP BEAMS SHALL NOT BE ACCEPTED.
2. THESE PLANS SHOW STRUCTURAL MEMBERS ONLY. ALL BLOCKING SHALL BE FULL DEPTH OF FRAMING MEMBERS AND SHALL BE LOCATED AS PER APPLICABLE CODES, MIN. AND AS INDICATED ON DRAWINGS. PROVIDE FIRE BLOCKING AS PER APPLICABLE CODES.
3. ALL FRAMING LUMBER AND POSTS SHALL BE KILN DRIED PRESSURE TREATED.
4. ALL MATERIALS SHALL BE NEW AND OF THE HIGHEST QUALITY. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES. DIMENSION FRAMING LUMBER SHALL BE STRESS GRADED, DOUGLAS FIR FB=1250 PSI CONSTRUCTION GRADE FOR BEAMS, JOISTS, COLLAR TIES RAFTERS, STUDS, ETC. ALL FRAMING MATERIALS SHALL BE NEW AND FREE FROM DEFECTS. COORDINATE DIMENSIONAL LUMBER CONNECTIONS TO OTHER MATERIALS TO ALLOW FOR SHRINKAGE.
5. GENERAL CONTRACTOR SHALL INCLUDE AN ON SITE DUMPSTER AND TEMPORARY TOILET AS PART OF THEIR BASE BID PRICE.
6. MATCH EXISTING SIDING WHERE REMOVED TO PERFORM WORK.
7. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED IN GOOD STANDING WITH GOVERNING AUTHORITIES AND SHALL CARRY ALL RISK GENERAL LIABILITY INSURANCE AND PROPER WORKMEN'S COMPENSATION INSURANCE. ALL LICENSES AND PROOF OF INSURANCE SHALL BE PRESENTED TO THE OWNER AND MUNICIPALITY PRIOR TO START OF WORK. THE OWNER, ARCHITECT AND MUNICIPALITY SHALL BE NAMED AS ADDITIONALLY INSURED ON THE G.C. INSURANCE POLICIES.
8. THE G.C. SHALL PROVIDE THE OWNER MATERIAL QUANTITIES AND TAKEOFFS FOR FINAL PURCHASING OF MATERIALS TO BE PURCHASED BY OWNER AND INSTALLED BY CONTRACTOR, WHERE APPLICABLE.
9. ALL SUBSTITUTIONS SHALL BE MADE WITH PERMISSION BY OWNER AFTER PROVIDING OWNER WITH PRODUCT LITERATURE.
10. PATCH AND FILL ALL AREAS (WALLS, CEILINGS, ETC.), BOTH EXISTING TO REMAIN AND THE AFFECTED AREAS, WITH NEW MATERIALS TO MATCH AND ALIGN WITH ADJACENT FINISH SURFACES, WHERE APPLICABLE.
11. THESE DOCUMENTS ARE LIMITED TO THE WORK OF THE NEW WOOD FRAMED DECK. ALL OTHER WORK AT THIS SITE DESIGNED BY OTHERS.
12. PROVIDE CODE COMPLIANT GRASPABLE CONTINUOUS WOOD HAND RAIL AT ONE SIDE OF DECK STAIRS. HAND RAIL SHALL RETURN TO POSTS AT TOP AND BOTTOM OF RUN.



6 - CONSTRUCTION DETAIL

General Notes		
ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF RICHARD JOHN TORRES ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS, PLANS OR SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF RICHARD JOHN TORRES ARCHITECT. NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS DRAWING THAT ARE MARKED WITH THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT SHALL BE CONSIDERED AS TRUE VALID COPIES.		
© 2022 RICHARD JOHN TORRES ARCHITECT		
WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE. DO NOT SCALE DIMENSIONS DIRECTLY OFF THIS DRAWING. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING.		
DRAWING LIST		
2	FOR OWNER REVIEW, BUILDING DEPARTMENT, BIDDING AND CONSTRUCTION RE: TOWN OF LEWISBORO EMAIL DATE 2/3/2023 PERMIT # 2022-0237 REVISIONS CLOUDED	02/03/23
1	FOR OWNER REVIEW, BUILDING DEPARTMENT, BIDDING AND CONSTRUCTION	04/09/22
No.	Revision/Issue	Date

Sheet Contents	
CONSTRUCTION DRAWINGS	
DECK FRAMING PLAN	
DECK FLOOR PLAN	
RIGHT SIDE ELEVATION	
REAR ELEVATION	
LEFT SIDE ELEVATION	
CONSTRUCTION DETAIL	
GENERAL AND FRAMING NOTES	



Firm Name and Address	
Richard John Torres	
Architect AIA	
21 First Street P.O. Box 237	
Purdys, New York 10578	
(914) 419-3653	
rtorres@rjtarch.com	
NYS# 027328 EXPIRES 2/28/2023	

Project Name and Address	
15' WIDE X 14' DEEP WOOD DECK FOR:	
THE MORAN RESIDENCE	
119 WILLOW COURT (UNIT #2)	
THE MEADOWS	
TOWN OF LEWISBORO	
WESTCHESTER COUNTY, NEW YORK	

Project	Sheet
KMORAN	A1
2022	
Date	
02/19/22	
Scale	
AS NOTED	1 OF 1

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: 34 Twin Lakes Road, South Salem, NY 10590

Sheet: 34A Block: 11831 Lot(s): 17

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

Owner's Name: Josephine & Dominick Catalano Phone: 201-696-0026

Owner's Address: 75 Westdale Dr, Hillsdale, NJ 07642 Email: joscato6@gmail.com

Applicant's Name (if different): _____ Phone: _____

Applicant's Address: _____ Email: _____

Agent's Name (if applicable): _____ 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: _____

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: 4/14/23

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: planning@lewisborogov.com

Tel: (914) 763-5592

Fax: (914) 875-9148

Affidavit of Ownership


State of: New York

County of: Westchester

Josephine & Dominick Catalano, being duly sworn, deposes and says that he/she
resides at 34 Twin Lakes Road, South Salem, NY 10590
in the County of Westchester, State of _____
and that he/she is (check one) ☒ the owner, or _____ the _____
of _____
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 11831, Lot 17, on Sheet 34A.


Owner's Signature

Sworn to before me this

14 day of April, 2023


Notary Public - affix stamp

DOREEN C. FINOCCHIARO NOTARY PUBLIC STATE OF NEW JERSEY ID # 2400357 MY COMMISSION EXPIRES 9-14-25
--

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: planning@lewisborony.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)

CATALANO
Name of Applicant

CATALANO DOCK (34)
Project Name

Property Description

Tax Block(s): 11831

Tax Lot(s): 17

Tax Sheet(s): 34A

Property Assessed to:

JOSEPHINE & DOMINICK CATALANO

Name 15 WESTDALE DRIVE

Address HILLSDALE N.J. 07642
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: [Signature] Date 4/13/23

Sworn to before me this 23rd day of April 2023.

[Signature]
Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01D06259627
Qualified in Westchester County
Commission Expires April 16, 2026

LAKE OSCALETA

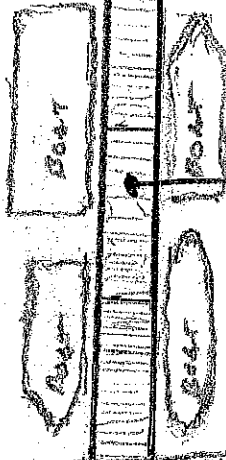
NORTH



NEW 10FT X 10FT
ANCHORED FLOAT



NEW 8FT X 10FT
STATIONARY or FLOATING
DOCK



NEW 5FT X 40FT
STATIONARY DOCK

LAWN AREA

PROPERTY LINE

PROPERTY LINE

34 TWIN LAKES RD

BLOCK 11831

LOT 17

SCALE: $\frac{1}{8}" = 1'$
4/13/23

Tax Parcel Maps

Address: 34 TWIN LAKES RD

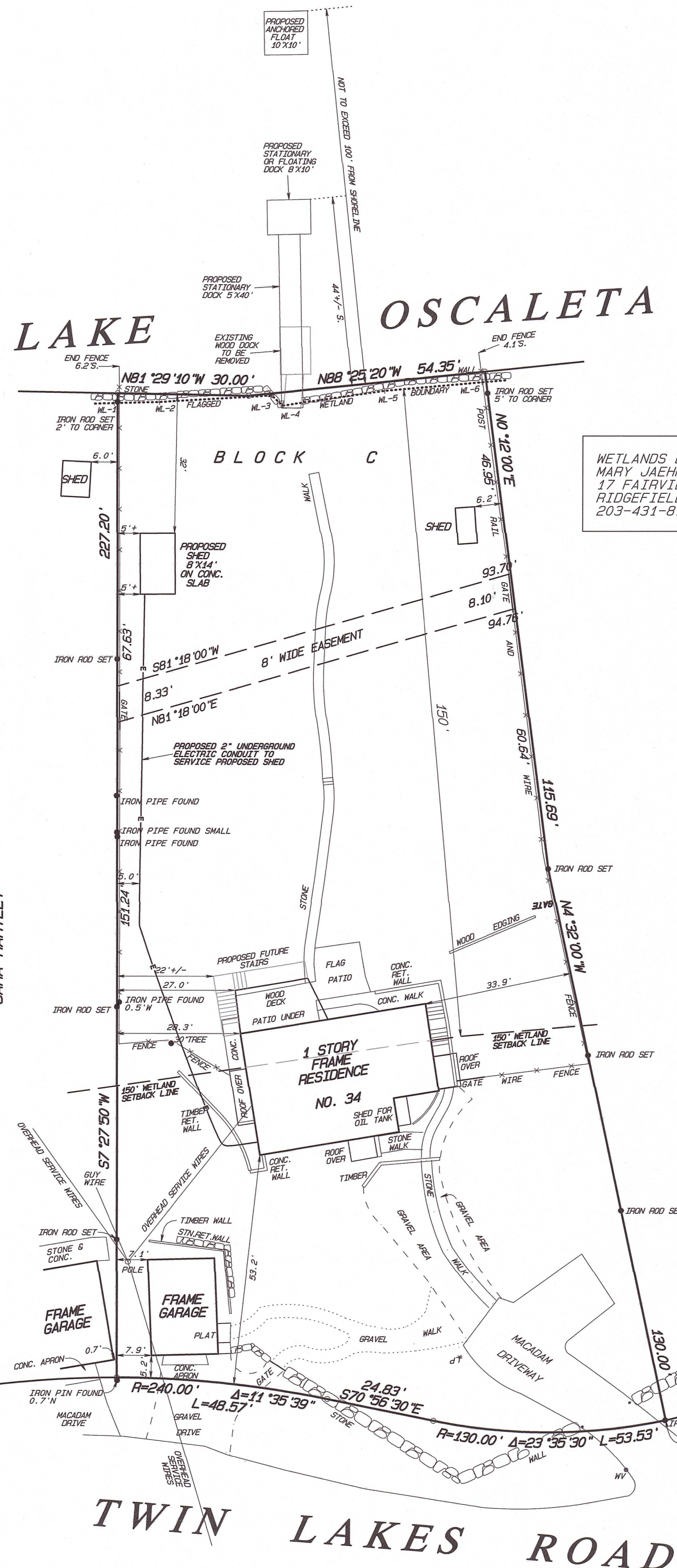
Print Key: 33.3-2-52

SBL: 03300300020520000000



Disclaimer:

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.



Area = 24,100 S.F. or 0.553 Acres.

Deed Reference: Control No. 611993046.

Tax Identification: Sheet 34-A Block 11831 Lot 17.

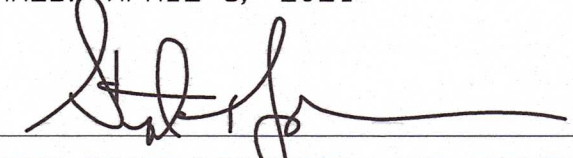
In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

All certifications are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

REVISED: MAY 19, 2023
SURVEY BROUGHT TO DATE: APRIL 23, 2023
MAP REVISED: MAY 2, 2023
SURVEYED: MARCH 30, 2021
MAP PREPARED: APRIL 6, 2021

BY: 
NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749
STEPHEN T. JOHNSON, P.L.S.



SURVEY OF PROPERTY
PREPARED FOR
DOMINICK CATALANO
and
JOSEPHINE CATALANO

Being a parcel of land in Block C as shown on a certain map entitled "Outline Map of Twin Lake Village, etc." said map filed in the Westchester County Clerk's Office, Division of Land Records December 5, 1949 as Map No. 6955.

SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.
42 SMITH AVENUE P.O. BOX 93
MT. KISCO, N.Y. 10549
TEL. 914-241-3872
FAX. 914-241-0438

PREPARED BY: STJ CHECKED BY: STJ

JOB NO. F21-029.01

REF.: F96-105

The Two Lake Club, Inc.

Letter of Support for Proposed Dock Installation at 34 Twin Lakes Road, South Salem, NY 10590

May 9th, 2023

To: Lewisboro Planning Board

ATTN: Ciorsdan Conran, Planning Board Administrator

79 Bouton Rd., South Salem, NY, 10590

From: The Two Lake Club, Inc. Officers, and Board of Directors

Greetings,

We, the board of directors and officers of the Two Lake Club, Inc., are writing in support of the submitted application by Club member Dominick Catalano for the proposed renovation and installation of docking infrastructure at 34 Twin Lakes Road, South Salem, NY, 10590.

The proposed work does not impinge upon any other residences or community members in their access to or use of the lake and will provide an increase in property value to the homeowners should they choose to list for sale. Any attendant value increase is a natural boon to any/all neighboring homes and the Two Lake Club community.

If you have any additional questions or further concerns regarding this endorsement, please do not hesitate to be in touch with The Two Lake Club, Inc. by emailing us at twolakeclubinc@gmail.com.

Thank You,



Trevor McGinn

President, The Two Lake Club, Inc.

The Two Lake Club, Inc. Officers and Board of Directors

LAKE OSCALETA

Flag 1

approximate edge of wetland/lake

Udorthents (upland)

Wetland Flagged
April 14, 2023,
Mary Jaehnig
soil sci.
203 431 8113

N/F
SARA HARTLEY

N/F
DAVID A. ROBINETTE



Area = 24,100 S.F. or 0.553 Acres.

Deed Reference: Control No. 460410596.

Tax Identification: Sheet 34-A Block 11831 Lot 17.

In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

All certifications are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

SURVEYED: MARCH 30, 2021
MAP PREPARED: APRIL 5, 2021

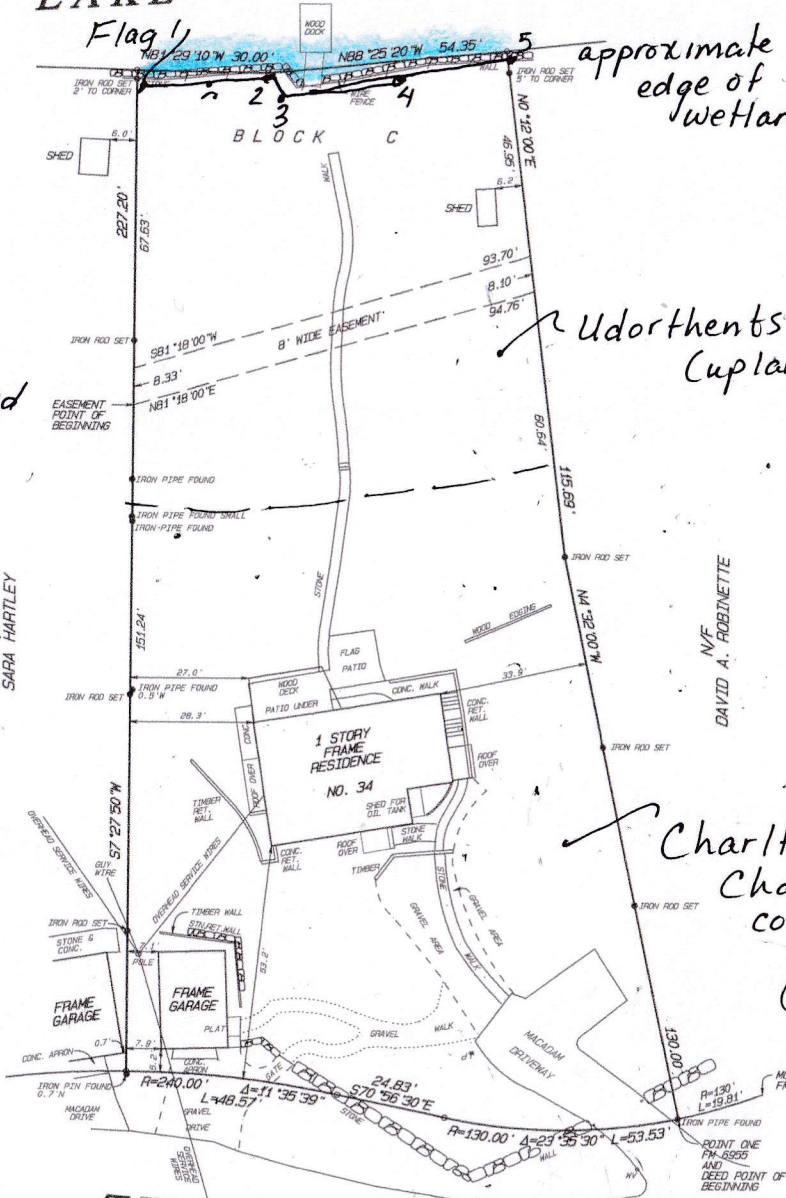
BY:
NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749
STEPHEN T. JOHNSON, P.L.S.

SURVEY OF PROPERTY
PREPARED FOR
DAVID A. ROBINETTE
WILLIAM A. BENDEL
and
ALICE CAMPBELL

Being a parcel of land in Block C as shown on a certain map entitled "Outline Map of Twin Lake Village, etc." said map filed in the Westchester County Clerk's Office, Division of Land Records December 5, 1949 as Map No. 6955.

SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'



Charlton-Chatfield complex, v. rocky (upland)

TWIN LAKES ROAD

H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.
42 SMITH AVENUE P.O. BOX 93
MT. KISCO, N.Y. 10549
TEL. 914-241-3872
FAX. 914-241-0438

PREPARED BY: STJ CHECKED BY: STJ

JOB NO. F21-029

REF.: F96-105

NYSDEC L-13 ≈ 800' to west

April 22, 2023

Wetland Delineation Report

34 Twin Lakes Road

Town of Lewisboro, New York

Introduction:

A wetland delineation was conducted at 34 Twin Lakes Road on April 14, 2023 by Mary Jaehnig, soil scientist. The 0.5+ parcel is located on the southern side of Twin Lakes Road and north of Lake Oscaleta. The site supports a single family dwelling and detached garage.

The topography descends to the south. The site is within the watershed to the New York City reservoir system. The edge of the lake was flagged in the field using chronologically labeled pink ribbon from 1 to 5. The regulated feature on site is the edge of the lake.

No New York State Department of Environmental Conservation regulated wetlands are located in the immediate area. The closest is L-13, approximately 800 feet to the west.

Soils and Vegetation:

Soil samples were obtained using an auger. Features noted include color, texture and depth to hydric indicators. Soils were classified according to guidelines established by the USDA NRCS.

The soils on site are Charlton-Chatfield complex, very rocky and Udorthent, or fill.

The Charlton-Chatfield complex is located on the slopes in the northern portion of the site. This soil consists of the deep and well drained Charlton loam, the somewhat deep and well drained Chatfield loam in a landscape with stones and boulders. The depth to bedrock in Charlton loam usually exceeds 5 feet below grade and averages 20 to 40 inches below grade in Chatfield loam. The depth to the water table usually exceeds 6 feet below grade for both loams.

PFIZER – JÄHNIG
ENVIRONMENTAL CONSULTING

The Udorthent is located to the rear of the dwelling in the nearly level portion of the site. The fill was brought in by hand during the early to mid part of the last century. The fill consists of sandy loam, clayey loam and gravelly sands, and was smoothed over wetland soil. The depth to the fill is approximately 20 inches thick and is considered Udorthent.

The edge of the lake is defined by stonework. The uplands are maintained as grassed lawn with light woods in the northern portion of the lot. Mature trees include red cedar, red oak, red maple, white pines, Eastern hemlock, planted weeping willow. Ornamental shrubs have been planted.

Submitted by,



A handwritten signature in cursive script that reads "Mary Jaehnig".

Mary Jaehnig

MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Kevin Kelly, Building Inspector

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

DATE: June 15, 2023

RE: Michael Samberg
6 Cove Road
Sheet 33B, Block 11157, Lot 029

PROJECT DESCRIPTION

The subject property consists of ±1.5 acres of land and is located at 6 Cove Road within the R-1/2A Residential Zoning District. The subject property is developed with a residence, garage, boardwalk, dock and two (2) small gravel parking areas off Cove Road. The subject property contains wetlands regulated by the New York State Department of Environmental Conservation (NYSDEC) and the Town of Lewisboro and all of the existing improvements are located within the wetland proper or wetland buffer. The applicant is proposing to renovate the garage, install a new gravel driveway, and remove two (2) existing gravel pull-off areas adjacent to the street. Two (2) stair footings and a walkway are proposed within the wetland proper and the remainder of the improvements are proposed within the buffer.

SEQRA

The proposed action has been preliminarily identified as a Type II Action and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA).

Chairperson Janet Andersen

June 15, 2023

Page 2 of 4

REQUIRED APPROVALS

1. A Wetland Activity Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.
2. If land disturbance exceeds 5,000 s.f., a Town Stormwater Permit will be required from the Planning Board as will coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001).
3. A Floodplain Development Permit is required from the Town Building Inspector in accordance with Chapter 126, Flood Damage Prevention, of the Town Code.
4. Work proposed within the Town right-of-way will require a Driveway Opening Permit from the Town Highway Superintendent.
5. An Article 24 Freshwater Wetland Permit is required from the NYSDEC.
6. The proposed action may require a permit from the Army Corps of Engineers (ACOE).

COMMENTS

1. We defer review of the plan for zoning compliance to the Building Inspector; the Planning Board should refer the application to the Building Inspector for review.
2. Upon receipt, submit the NYSDEC Article 24 Freshwater Wetland Permit; provide a copy of the application materials submitted to the NYSDEC.
3. Identify when the wetland boundary was delineated and by whom. If the wetland delineation was conducted more than 2 years ago, provide an updated delineation or, if applicable, provide a letter from the wetland delineator indicating that the wetland boundary, as shown on the plan has not changed and remains accurately reflected based upon a recent site inspection.
4. Proposed footings for the exterior stairs, as well as a proposed walkway, is located within the wetland proper; can this be avoided? The applicant should coordinate with the Army Corps of Engineers regarding their extent of jurisdiction.
5. It is recommended that the proposed planting area be extended on the east side of the walkway, adjacent to the proposed driveway and existing (to be refurbished) garage.

Chairperson Janet Andersen

June 15, 2023

Page 3 of 4

6. The plan specifies the mitigation area to be 1,500 s.f. in size; however, the Note 2 on Sheet C-101 states that the area is 1,350 s.f.; please resolve this discrepancy.
7. The planting plan shall include the specie type, size, quantity and spacing of all proposed plant material. Areas to be seeded with the wetland seed mix should be illustrated; quantify the amount (lbs.) of seed required.
8. It is recommended that a physical demarcation of the wetland mitigation area (defining the new edge of lawn) be incorporated into the mitigation plan.
9. Provide notes or a detail relative to the gravel driveway removal and restoration areas. All gravel shall be removed and a minimum of six (6) inches of topsoil shall be installed. Specify the seed mix to be used to establish the lawn.
10. The existing septic field should be shown to be cordoned off during construction with temporary fencing.
11. The parking area removals/restoration areas should be included within the limits of disturbance. Additionally, silt fence should be shown downgrade at the location of the existing parking area restoration. All erosion controls shall be shown within the limits of disturbance.
12. An existing shed adjacent to Cove Road is not shown on the plan; will this shed remain?
13. The subject parcel and proposed improvements are located within the 100-year FEMA Floodplain (Zone A). The floodplain boundary shall be depicted on the plan, as should the base flood elevation. A Floodplain Development Permit will be required in accordance with Chapter 126 of the Town Code.
14. The plan shall demonstrate that compensatory flood storage has been provided to off-set the proposed fill in the floodplain.
15. The applicant shall submit an updated existing conditions survey, signed and sealed by a NYS Licensed Land Surveyor.
16. The plan shall illustrate existing topography (2-foot contours) and any proposed grading including, spot grades, as appropriate. The finished floor elevation of the existing garage shall be identified on the plan, along with proposed spot elevations within the proposed driveway and at the street. The applicant may choose to use Westchester County GIS topo if same accurately reflects existing condition along with field measurements.

Chairperson Janet Andersen

June 15, 2023

Page 4 of 4

17. The plan shall include a Bulk Zoning Table comparing the requirements of the underlying Zoning District to the existing and proposed condition; required variances and existing nonconformities shall be noted below the table.
18. Provide construction details for the proposed exterior garage stairs and the proposed stone walkways.
19. The applicant shall submit architectural floor plans and elevations, signed and sealed by a NYS Registered Architect or Professional Engineer, for the interior garage improvements. Provide existing and proposed floor areas.
20. The existing conditions plan should note/illustrate all proposed removals.
21. The Tax Parcel Identification number(s) shall be identified on the plan.

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 ALP ENGINEERING, DATED MARCH 24, 2023:

- Existing Condition Plan (C-100)
- Site Plan (C-101)
- Erosion & Sediment Control Plan/Construction Details (C-111)

DOCUMENTS REVIEWED:

- Letter, prepared by ALP Engineering, dated April 24, 2023
- Wetland Permit Application

JKJ/dc

TO: The Town of Lewisboro Planning Board
FROM: Lewisboro Conservation Advisory Council
SUBJECT: Samberg Residence, 6 Cove Road, South Salem, NY 10590
DATE: June 7, 2023

The Conservation Advisory Council (CAC) has reviewed the materials submitted by the applicant for a garage renovation and installation of a driveway, walkway and steps.

The garage renovation has no impact on the wetland. The addition of the walkway and steps have a total wetland impact of 154 s.f.

The drawings submitted shows a wetland mitigation area. The CAC would like to see details of the planting and an area calculation.

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: 6 Cove Road, South Salem, NY 10590-1023

Sheet: 033B Block: 11157 Lot(s): 029

Project Description (Identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): Modifications to an existing garage building including vehicular access on the west side of the building, and exterior steps to the upper level on the east side.

Owner's Name: Mitchell Samberg Phone: (914) 772-0669

Owner's Address: 6 Cove Rd, South Salem, NY 10590-1023 Email: msamberg@truca.com

Applicant's Name (if different): _____ Phone: _____

Applicant's Address: _____ Email: _____

Agent's Name (if applicable): Alan L. Pilch, PE, RLA Direct: (475) 215-5343
ALP Engineering & Land Arch, PLLC Phone: Cell: (203) 710-0587

Agent's Address: P.O. Box 843, Ridgefield, CT 06877 Email: alan@eaec-inc.com

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

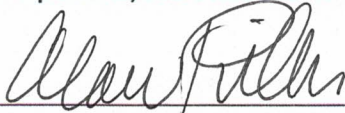
Is the project located within the NYCDEP Watershed? ☒ Yes ☐ No

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: _____
Building Department (building permit), NYSDEC (freshwater wetland permit)

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: 
Alan L. Pilch, PE, RLA
agent for Owner

Date: 04/21/2023

April 24, 2023

Hon. Janet Andersen, Chairwoman and Members of the Planning Board
Town of Lewisboro
79 Bouton Road
South Salem, NY 10590

**Re: 6 Cove Road
Sheet 033B, Block 11157, Lot 029
Application for Wetland Activity Permit**

Dear Chairwoman Andersen and Members of the Planning Board:

We are pleased to submit four (4) copies of the following drawings and report in support of this application by Mitchell Samberg, owner of the property located at 6 Cove Road for Wetland Activity Permit:

<u>Drawing No.:</u>	<u>Drawing Title:</u>	<u>Date:</u>
Dwg. C-100	Existing Conditions Plan	04/23/2023
Dwg. C-101	Site Plan	04/23/2023
Dwg. C-111	Erosion and Sediment Control Plan / Details	04/23/2023

In addition, we are submitting the following permit applications and supporting documentation:

- Wetland Permit Application Form, dated 04/21/2023.

The Affidavit of Ownership Form and Tax Payment Affidavit Requirement form are being submitted by the applicant / owner under separate cover.

This application is being made for a Wetland Permit in order to construct the following associated with the proposed modifications to the existing garage:

- Interior modifications to the existing garage building on the property;
- Construction of a new gravel driveway to the west side of the garage;
- Construction of a flagstone walkway to a door on the south side of the garage building;
- Construction of new steps on the east side of the garage building to its upper level.

At present, there are 700 square feet of impervious surfaces within the area of disturbance consisting of the existing garage building (480 s.f.), an existing stone wall (80 s.f.) and the existing stepping stone walkway from the boardwalk to the garage building (140 s.f.).

With the proposed modifications, the impervious surfaces on the project site will increase by

120 square feet to from 700 s.f. to 820 s.f., consisting of 480 s.f. for the garage building to be renovated, 80 s.f. for the existing stone wall to the north of the garage, 90 s.f. for the new flagstone walkway on the south side of the garage, 150 s.f. for the new flagstone walk from the boardwalk to the gravel driveway, and 20 s.f. for the piers to support the steps to the garage attic.

Semi-pervious surfaces in the wetland buffer at present include the gravel area to the north of the garage (877 s.f. on site + 101 s.f. in the right-of-way) and the gravel surfaced area to the west of the proposed driveway (407 s.f. on site + 125 s.f. in the right-of-way) for a total of 1,284 s.f. on site and 226 s.f. within the right-of-way). The new gravel driveway will cover 1,012 s.f. total, so there will be a decrease in the semi-pervious surfaces overall by 498 s.f.

The project site is 65,277 square feet (1.498 acres) in size and is located on the south side of Cove Road. Wetlands associated with Lake Waccabuc cover the majority (about 47,671 square feet) of the lot; the Town's 150-foot wetland buffer covers the entire lot and extends to the north of Cove Road. There is an existing house which is located in the southern portion of the property; renovations to the house were performed about 14 year ago. In the northern portion of the property is an existing garage building. A gravel driveway is located on the north side of the garage building with access from Cove Road.

The wetland is also regulated by the New York State Department of Environmental Conservation (Freshwater Wetland L-13). A Joint Application Form was submitted to the NYSDEC and U.S. Army Corps of Engineers on March 21, 2023.

Proposal:

The current owner, Mr. Samberg, wishes to renovate the existing garage building which has no vehicular access and is presently used only for storage. The renovations would provide for two vehicular garage spaces on the ground level and attic space on the upper level. The footprint of the garage building would not change.

Access to the garage would be from a new gravel driveway from Cove Road. Wood steps supported on concrete piers would provide the one means of exterior access to the attic / upper level space. A door on the south side at the ground level would open out to a new flagstone walkway.

The existing gravel surfaced area on the north side of the garage and a second gravel surfaced area just off the edge of the street would be removed (see Sheet C-101).

Wetland and Wetland Buffer Impacts / Mitigation:

The project does involve direct wetland buffer impacts. The direct impact to the wetland for the construction of the piers to support the steps is calculated to be 11 s.f. By counting the entire (elevated) steps above the wetland surface, the direct wetland impact would be 24 square feet. The flagstone walkway on the south side of the building to link the door to the gravel driveway to the garage is about 130 s.f., for a total direct wetland disturbance of 154 s.f.

Wetland buffer disturbance includes 1,012 s.f. for the construction of the new gravel driveway, 180 square feet for the stepping stones from the existing boardwalk to the driveway, 5 s.f. for the walk segment from the driveway to the flagstone walk to the door on the south side of the garage building, and 73 s.f. for the construction of the steps on the east side of the garage. The total of all these proposed wetland buffer disturbances is 1,272 square feet.

To mitigate the impacts of the proposed wetland and wetland buffer disturbance, as noted above, it is proposed to: (1) remove the existing gravel surfaced area to the north of the garage, (2) remove another gravel surfaced area on the south side of Cove Road to the west of the driveway to the garage, and (3) remove portions of the existing (hydric) lawn to the south of the garage and from the field to the west of the driveway and plant this area with appropriate trees, shrubs and herbaceous species.

The gravel surfaced area to the north of the garage and to the west of the driveway will be restored to lawn.

The proposed land disturbance totals 1,781 s.f. which includes the new driveway, walkways, installation of steps and the installation of the temporary erosion and sediment controls. The proposed mitigation area covers 1,825 s.f., in excess of the proposed land disturbance area.

We look forward to your review of the plans and applications. If you have any questions regarding this submission, please feel free to call me on my direct line at (475) 215-5343 or my cell at (203) 710-0587, or by email at alan@eaec-inc.com.

Sincerely,

ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC



Alan L. Pilch, P.E., R.L.A.
Principal

cc: Mitchell Samberg (via email)
Michael Messinger, Architect (via email)

Fee: \$50.00 Date: 03/31/2023

**TOWN OF LEWISBORO
ENVIRONMENTAL QUESTIONNAIRE**

The purpose of this Questionnaire is to determine whether a Town Wetland Permit, a Town Stormwater Permit and/or coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity is required. This form does not provide authorization to commence work.

Project Address: 6 COVE RD

S/B/L: 11157-029-033B

Project Description: Modification to an existing garage building for vehicular access and add flagstone walkway

This questionnaire must be accompanied with a Site Plan or, at a minimum, a Plot Plan which clearly illustrates the location and dimensions of the proposed activity. Said plans must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). Failure to submit these items will delay review.

Owner's Name: SAMBERG, MITCHELL D. & LYNN Phone: _____

Owner's Address: 6 COVE ROAD SOUTH SALEM, NY Email: _____

Agent's Name (if applicable): SAMBERG, MITCHELL D. & LYNN Phone: _____

Agent's Address: 6 COVE ROAD, SOUTH SALEM NY Email: _____

I hereby grant permission to the Town's professional consultants to enter onto my property to conduct a site inspection.

Owner (Signature): SAMBERG, MITCHELL D. & LYNN Date: 03/15/2023

FOR TOWN USE – PLEASE DO NOT WRITE BELOW THIS LINE

1. The use of the property is? **Residential**
2. Is a Town Wetland Permit required? **Yes**
If Yes, what type of Wetland Permit is required? **Planning Board**
3. Is the project located within the NYCDEP Watershed? **Yes**
4. Area of proposed disturbance: **TBD**
5. Is a Town Stormwater Permit required? **TBD**
If Yes, the approval authority will be?
6. Will the project require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity?

Application Fee (if required): **Wetland Permit \$: 255 plus escrow**
Stormwater Permit \$: tbd

Notes: **Applicant to schedule meeting with Wetland Consultant before making application to the Planning Board-pre application meeting required**

Signature: *Jan K. Johannessen*
Wetland Inspector/Consultant

Date: 03/31/2023



JOINT APPLICATION FORM

For Permits for activities affecting streams, waterways, waterbodies, wetlands, coastal areas, sources of water, and endangered and threatened species.

You must separately apply for and obtain Permits from each involved agency before starting work. Please read all instructions.

1. Applications To:

>NYS Department of Environmental Conservation



Check here to confirm you sent this form to NYSDEC.

Check all permits that apply:

☐ Stream Disturbance

☐ Dams and Impoundment Structures

☐ Tidal Wetlands

☐ Water Withdrawal

☐ Excavation and Fill in Navigable Waters

☐ 401 Water Quality Certification*

☐ Wild, Scenic and Recreational Rivers

☐ Long Island Well

☐ Docks, Moorings or Platforms

☒ Freshwater Wetlands

☐ Coastal Erosion Management

☐ Incidental Take of Endangered / Threatened Species

* See Instructions (page 3)

>US Army Corps of Engineers



Check here to confirm you sent this form to USACE.

Check all permits that apply: ☒ Section 404 Clean Water Act

☐ Section 10 Rivers and Harbors Act

Is the project Federally funded? ☐ Yes ☒ No

If yes, name of Federal Agency:

General Permit Type(s), if known: 18 - Minor Discharges

Preconstruction Notification: ☒ Yes ☐ No

>NYS Office of General Services



Check here to confirm you sent this form to NYSOGS.

Check all permits that apply:

☐ State Owned Lands Under Water

☐ Utility Easement (pipelines, conduits, cables, etc.)

☐ Docks, Moorings or Platforms

>NYS Department of State



Check here to confirm you sent this form to NYSDOS.

Check if this applies: ☐ Coastal Consistency Concurrence

2. Name of Applicant

Mitchell Samberg

Taxpayer ID (if applicant is NOT an individual)

Mailing Address

6 Cove Road

Post Office / City

South Salem

State Zip

NY

10590

Telephone 914 772 0669

Email Mitchell@bedford234.com

Applicant Must be (check all that apply): ☒ Owner ☐ Operator ☐ Lessee

3. Name of Property Owner (if different than Applicant)

Mailing Address

Post Office / City

State Zip

Telephone

Email

For Agency Use Only

Agency Application Number:

4. Name of Contact / Agent

Alan L. Pilch, PE, RLA, ALP Engineering & Land. Arch., PLLC

Mailing Address

P.O. Box 843

Post Office / City

Ridgefield

State Zip

CT

06877

Telephone (203) 710-0587

Email alan@eaec-inc.com

5. Project / Facility Name

Samberg Residence

Property Tax Map Section / Block / Lot Number:

033B/11157/029

Project Street Address, if applicable

6 Cove Road

Post Office / City

South Salem

State Zip

NY

10590

Provide directions and distances to roads, intersections, bridges and bodies of water

✓ Town Village City County Stream/Waterbody Name

Lewisboro

Westchester

NYSDEC Freshwater Wetland L-13, Lake Waccabuc

Project Location Coordinates: Enter Latitude and Longitude in degrees, minutes, seconds:

Latitude: -73 ° 34 ' 24.7 " Longitude: 41 ° 17 ' 56.3 "

6. Project Description: Provide the following information about your project. Continue each response and provide any additional information on other pages. **Attach plans on separate pages.****a. Purpose of the proposed project:**

Improvements to an existing garage to allow for vehicular entry and to improve overall access, including the addition of a gravel driveway.

b. Description of current site conditions:

The approximately 1.5-acre residential parcel is located on/adjacent to Lake Waccabuc (Freshwater Wetland L-13). A house is located on the lake and is accessed by a boardwalk. A garage, gravel parking areas, a stone wall, and a flagstone walkway are located on the parcel, outside of the wetland. The entire parcel is located either within the wetland or within the 100' Adjacent Area, as well as within the FEMA Special Flood Hazard Area (SFHA).

c. Proposed site changes:

Proposed site changes would include: modification, in place, of the existing garage, including interior renovations and addition of two standard doors and two garage doors; addition of exterior stairs to access the upper level of the garage; removal of existing flagstone walkway and construction of new flagstone walkway; addition of a gravel driveway to access the new garage doors.

d. Type of structures and fill materials to be installed, and quantity of materials to be used (e.g., square feet of coverage, cubic yards of fill material, structures below ordinary/mean high water, etc.):

No work would occur below ordinary/mean high water (the regularly ponded portion of the lake).

The installation of the flagstone walkway and concrete piers for the stairs would directly impact 141 sq. ft. of wetland. The entire area of disturbance, including installation of the gravel driveway, for all activities would be 1,566 square feet (0.036 acres).

e. Area of excavation or dredging, volume of material to be removed, location of dredged material placement:

No dredging is proposed. The installation of the piers/sonotubes for the stairs would result in the removal of approximately 3-5 cu. yd. of material (depending on installation method); the installation of the walkway (which could be done by hand) would remove approximately 1.6 cu. yd. of material (to be replaced by flagstone); and the driveway would replace the 8" of existing surface material with approximately 25 cu. yd. of crushed stone and gravel. Excavated material will be removed from the site.

f. Is tree cutting or clearing proposed? Yes If Yes, explain below. ✓ No

Timing of the proposed cutting or clearing (month/year):

Number of trees to be cut:

Acreage of trees to be cleared:

g. Work methods and type of equipment to be used:

Typical methods and equipment for residential improvements. A backhoe and/or boring machine may be used for installation of the piers for the stairs.

h. Describe the planned sequence of activities:

Please refer to the detailed construction sequence narrative on Drawing C-111, Erosion & Sediment Control Plan/Construction Details.

i. Pollution control methods and other actions proposed to mitigate environmental impacts:

Installation of 1,600 sq. ft. of native plantings are proposed as mitigation for the proposed impacts to wetlands (141 sq. ft.) and the 100' Adjacent Area (1,566 sq. ft.). Please refer to Drawing C-101, Site Plan.

j. Erosion and silt control methods that will be used to prevent water quality impacts:

An Erosion and Sediment Control Plan (Drawing C-111) has been prepared to prevent eroded sediment, should it occur, from leaving the work areas and entering wetlands/waters. Erosion control measures include silt fencing and construction fencing, a soil stockpile, along with using the existing gravel driveway between Cove Road and the garage as a stabilized construction entrance and materials staging area. Contractor parking would utilize an existing gravel parking area immediately adjacent to Cove Road.

k. Alternatives considered to avoid regulated areas. If no feasible alternatives exist, explain how the project will minimize impacts:

Because the existing garage is to be renovated in place, relocation of the proposed work is not feasible. The proposed stairs were relocated from the south side of the garage (entirely within the wetland) to the west side to minimize direct impacts to a total of 141 square feet. Impacts to the Adjacent Area are unavoidable, as the entire site is located within this area. 1,600 sq. ft. of mitigation plantings are proposed. The parcel currently supports a well-vegetated wetland edge between the proposed work area and the forested wetland and open water.

l. Proposed use: ☒ Private ☐ Public ☐ Commercial

m. Proposed Start Date: 0615/2023 Estimated Completion Date: 11/30/2023

n. Has work begun on project? Yes If Yes, explain below. ☒ No

o. Will project occupy Federal, State, or Municipal Land? Yes If Yes, explain below. ☒ No

p. List any previous DEC, USACE, OGS or DOS Permit / Application numbers for activities at this location:

3-5530-00151/00001, Article 24 Freshwater Wetlands, Article 15 Title 5 Stream Disturbance (for a previous owner)

q. Will this project require additional Federal, State, or Local authorizations, including zoning changes?

☒ Yes If Yes, list below. ☐ No

Town of Lewisboro Wetland Permit

7. Signatures.

Applicant and Owner (If different) must sign the application. If the applicant is the landowner, the **landowner attestation form** can be used as an electronic signature as an alternative to the signature below, if necessary. Append additional pages of this Signature section if there are multiple Applicants, Owners or Contact/Agents.

I hereby affirm that information provided on this form and all attachments submitted herewith is true to the best of my knowledge and belief.

Permission to Inspect - I hereby consent to Agency inspection of the project site and adjacent property areas. Agency staff may enter the property without notice between 7:00 am and 7:00 pm, Monday - Friday. Inspection may occur without the owner, applicant or agent present. If the property is posted with "keep out" signs or fenced with an unlocked gate, Agency staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site. I understand that failure to give this consent may result in denial of the permit(s) sought by this application.

False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the NYS Penal Law. Further, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from said project. In addition, Federal Law, 18 U.S.C., Section 1001 provides for a fine of not more than \$10,000 or imprisonment for not more than 5 years, or both where an applicant knowingly and willingly falsifies, conceals, or covers up a material fact; or knowingly makes or uses a false, fictitious or fraudulent statement.

Signature of Applicant

Date



3/20/2023

Applicant Must be (check all that apply): ☒ Owner ☐ Operator ☐ Lessee

Printed Name

Title

Mitchell Samberg

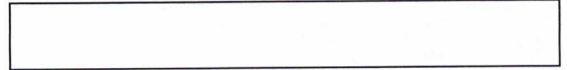
Signature of Owner (if different than Applicant)

Date



Printed Name

Title



Signature of Contact / Agent

Date



3/21/2023

Printed Name

Title

Alan L. Pilch

Principal, ALP Engineering & Landscape Architecture

For Agency Use Only**DETERMINATION OF NO PERMIT REQUIRED**

Agency Application Number

(Agency Name) has determined that No Permit is required from this Agency for the project described in this application.

Agency Representative:

Printed Name

Title

Signature

Date



ARCHITECT:
Michael Messinger, RA
Messinger Architecture LLC
16 Washington Avenue
Bedford, New York 10506
914-908-0225

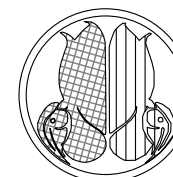
Submission to Town	03/08/2023
Submission to Town for Wetland Permit	03/24/2023

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO
THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF
THE NEW YORK STATE EDUCATION LAW.

SEAL



ENVIRONMENTAL CONSULTANTS:
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
162 Falls Road
Bethany, Connecticut 06524
Tel. (203) 393-0690



**ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE PLLC**

P.O. Box 843 Ridgefield, CT 06877
Direct Tel. (475) 215-5343 Cell (203) 710-0587

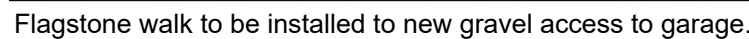
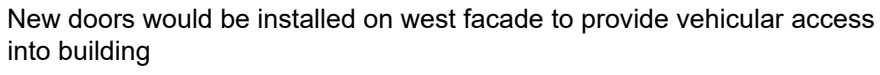
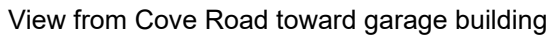
Existing Condition Plan

Date: April 9, 2023

Dwn. by: alp

ID: 6 Cove Rd Site 03-09-2023

C-100



PLANT LIST FOR MITIGATION AREA

TREES

Botanical Name	Common Name
<i>Acer rubrum</i>	Red Maple
<i>Amelanchier canadensis</i>	Shadblow
<i>Betula nigra</i>	River Birch
<i>Quercus palustris</i>	Pin Oak

SHRUBS

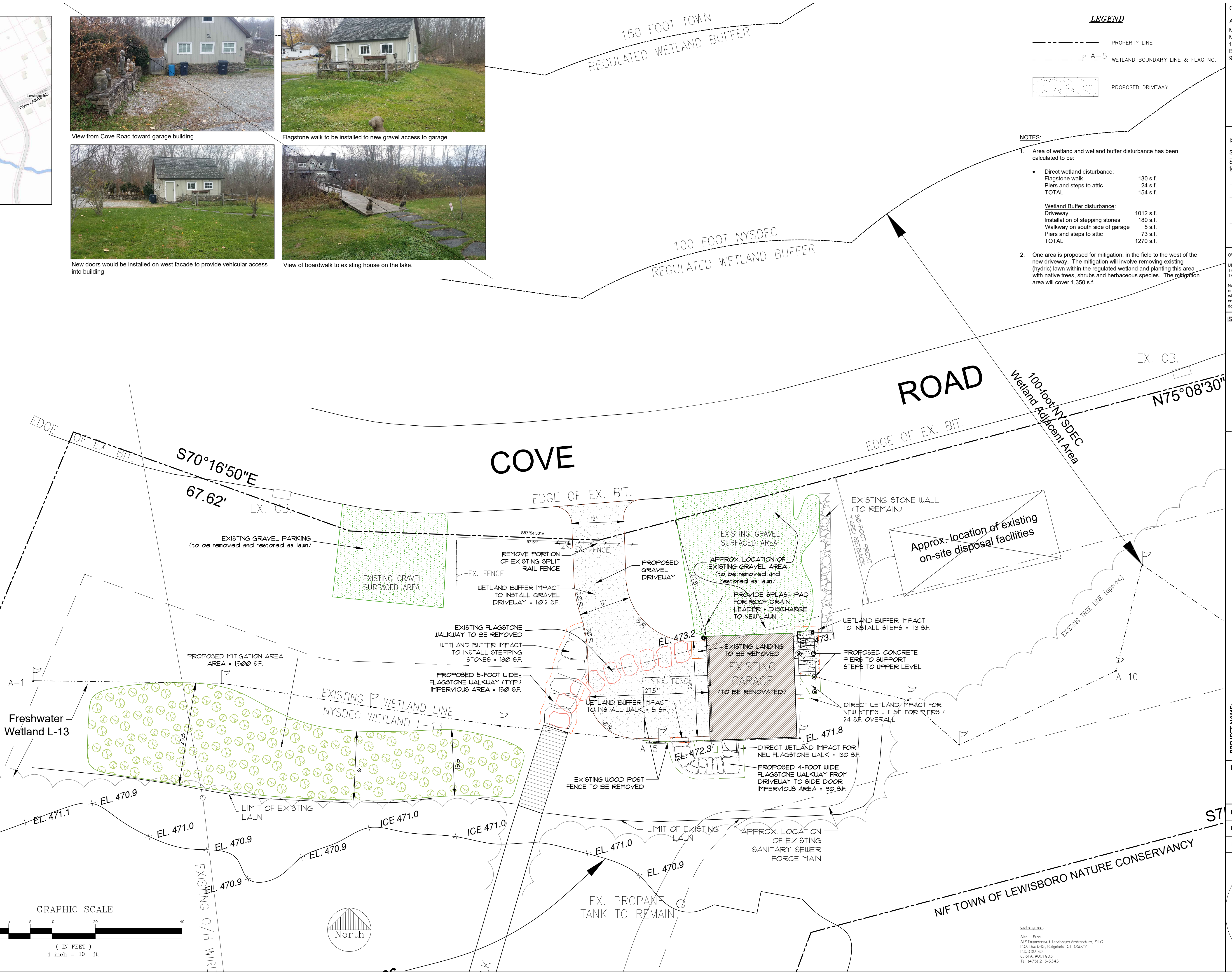
<u>Botanical Name</u>	<u>Common Name</u>
<i>Clethra alnifolia</i>	Summersweet Clethra
<i>Cornus racemosa</i>	Gray Dogwood
<i>Ilex verticillata</i>	Winterberry
<i>Itea virginica</i>	Virginia Sweetspire
<i>Leucothoe fontanesiana</i>	Drooping Leucothoe
<i>Lindera benzoin</i>	Spicebush
<i>Sambucus canadensis</i>	Elderberry

HERBACEOUS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Comptonia peregrina</i>	Sweet Fern
<i>Matteuccia struthiopteris</i>	Ostrich Fern
<i>Osmunda cinnamomea</i>	Cinnamon Fern
<i>Osmunda regalis</i>	Royal Fern

SEED MIXES

ERNMX-131 OBL Wetland Mix
(Seed Mixes from Ernst Conservation Seeds, Inc.)
8884 Mercer Pike, Meadville PA 16335
(800) 873-3321 / sales@ernstseed.com



LEGEND

PROPERTY LINE

WETLAND BOUNDARY LINE & FLAG NO. P-A-5

PROPOSED DRIVEWAY

NOTES:

- Area of wetland and wetland buffer disturbance has been calculated to be:
- Direct wetland disturbance:

Flagstone walk	130 s.f.
Piers and steps to attic	24 s.f.
TOTAL	154 s.f.
- Wetland Buffer disturbance:
- | | |
|---------------------------------|------------------|
| Driveway | 1012 s.f. |
| Installation of stepping stones | 180 s.f. |
| Walkway on south side of garage | 5 s.f. |
| Piers and steps to attic | 73 s.f. |
| TOTAL | 1270 s.f. |
2. One area is proposed for mitigation, in the field to the west of the new driveway. The mitigation will involve removing existing (hydric) lawn within the regulated wetland and planting this area with native trees, shrubs and herbaceous species. The mitigation area will cover 1,350 s.f.

CONSULTANTS:

ARCHITECT:
Michael Messinger, RA
Messinger Architecture LLC
16 Washington Avenue
Bedford, New York 10506
914-908-0225

ISSUED:

Submission to Town	03/08/2023
Submission to Town for Wetland Permit	03/24/2023

OWNERSHIP AND USE OF DOCUMENTS

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO
THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF
THE NEW YORK STATE EDUCATION LAW.

No part of these drawings shall be copied, disclosed to others or used in connection with any work or project other than for which they have been prepared without the express written consent of the licensed professional who prepared the document.

SEAL:




PROJECT NAME: **SAMBERG RESIDENCE**

SAMBERG RESIDENCE

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE, PLLC

ENVIRONMENTAL CONSULTANT:
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.



ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE, PLLC

P.O. Box 843 Ridgefield, CT 06877
Direct Tel. (475) 215-5343 Cell (203) 710-0587

Drawing Title:

Site Plan

Date: April 9, 2023

Dwn. by: alp

ID: 6 Cove Rd Site_03-09-2023

C-101

Civil engineer

Alan L. Pilch
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
P.E. #80167
C. of A. #0016331
Tel: (475) 215-5343

CONSTRUCTION SEQUENCE NARRATIVE FOR SITE CONSTRUCTION

All erosion and sedimentation control measures and procedures shall comply with the latest edition (2016) of the New York State Department of Environmental Conservation publication Standards and Specifications for Erosion and Sediment Control. Erosion control measures shall be installed prior to the start of construction and maintained in effective condition throughout the construction period.

Land disturbance shall be kept to a minimum. Restabilization and final stabilization of disturbed ground surfaces shall be scheduled as soon as practicable following disturbance.

Notify all appropriate authorities (i.e., Town of Lewisboro Building Department - Telephone: (914-763-3060) at least 48 hours prior to the commencement of site work.

Identify Disturbance Limits - Identify in the field with flagging or markers the limits of the areas to be disturbed within the property in accordance with the drawing C-111.

Call Dig Safe New York - Contractor is required to verify all existing underground and overhead utilities prior to any construction activity by calling Dig Safe New York and conducting one's own due diligence.

Definition: Final Stabilization - means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

CONSTRUCTION SEQUENCE

1. Site Preparation - The existing gravel driveway is to be used for access for the site construction activities (see drawing C-111).
2. Install Erosion and Sediment Control Measures: Install silt fence as per the instructions of the manufacturer and as shown on the construction details. Silt fence shall be installed in the locations as shown on the drawings. Where one length of silt fence ends and another begins, provide a minimum 10 foot overlap. Additional silt fence may be placed in the field at the discretion of representatives of the approving authorities. Silt fence shall be maintained in operable condition and shall not be removed until disturbed areas are thoroughly stabilized.
3. Install the stabilized construction entrance in the location shown on the plan and maintain the entrance throughout the duration of the work.
4. Install construction fencing measures as delineated on the drawings to ensure that impacts to existing site improvements, including the septic system, trees and vegetation to remain are avoided.
5. Fence in an area for trash and waste to prevent it from being blown and washed to neighboring properties, the watercourses, or to the public street.
6. Garage Interior Renovation and Driveway Construction - Following the installation of the soil erosion and sediment controls measures, prepare the garage driveway area for its construction. Stockpile topsoil and removed to install the driveway and protect the stockpile in the location shown on the drawings and in accordance with the detail. Any excess soil material shall be removed off-site. Renovate the garage in accordance with the architect's plans. Install the stone for the new driveway access to the garage. Install the walkway from the driveway to the door on the south side of the garage building in accordance with the plans.
7. Prepare the Disturbed Area for Final Stabilization and Planting - Clean up all residual site debris and litter and prepare all disturbed

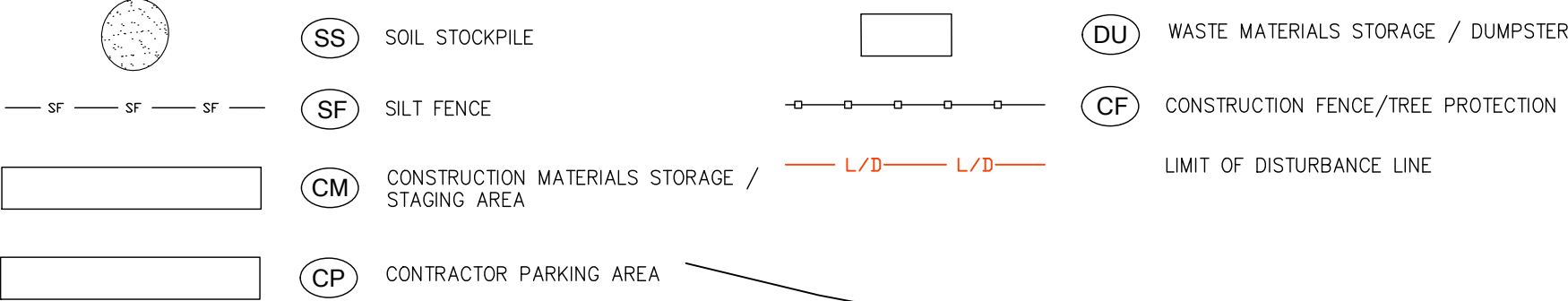
areas, plus the wetland mitigation area for topsoiling and seeding and/or planting.

8. Prior to final stabilization, restore the permeability of areas that were disturbed by construction activity by following the Soil Restoration steps in accordance with the New York State *Stormwater Management Design Manual*, as follows:
 - Apply 3 inches of compost over subsoil.
 - Till compost into subsoil to a depth of at least 12 inches using a cat-mounted ripper, tractor-mounted disc, or tiller, mixing, and circulating air and compost into subsoils.
 - Rock-pick until uplifted stone/rock materials of four inches and larger size are cleaned off the site.
 - Apply topsoil to a depth of 6 inches.
 - Vegetate as required by approved plan.
 - Provide straw mulch cover over seeded areas.
9. All disturbed areas are to be seeded with the permanent grass seed mix noted in the specifications.
10. Remove the erosion control measures only after full vegetative stabilization occurs on the site.

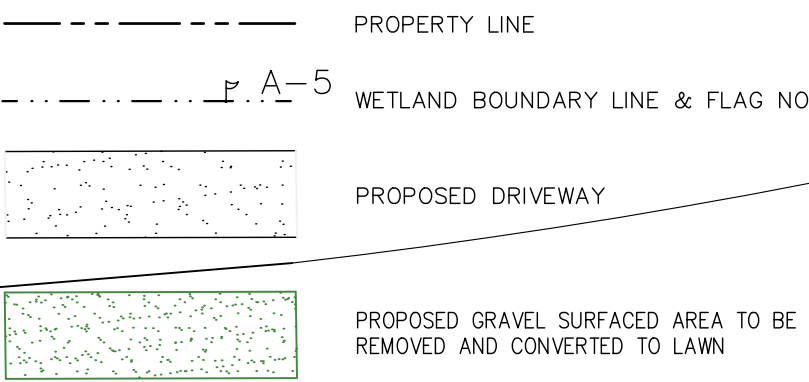
EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE
Silt Fence: Maintenance shall be performed as needed and material removed when bulges develop in the silt fence. Inspection for physical damage to the silt fence material shall be made during the weekly inspection. If filter fabric shows signs of decomposing or is damaged, it shall be repaired immediately. Typically, this entails installing a new line of silt fence adjacent to the damaged line.

Soil Stockpiling: Perimeter sediment controls around each stockpile is to consist of silt fence installed in accordance with the standards delineated above. The silt fence shall be maintained as noted above. Stockpiles and fill area shall be inspected at least weekly for signs of erosion or problems with plant establishment.

EROSION CONTROL PLAN LEGEND

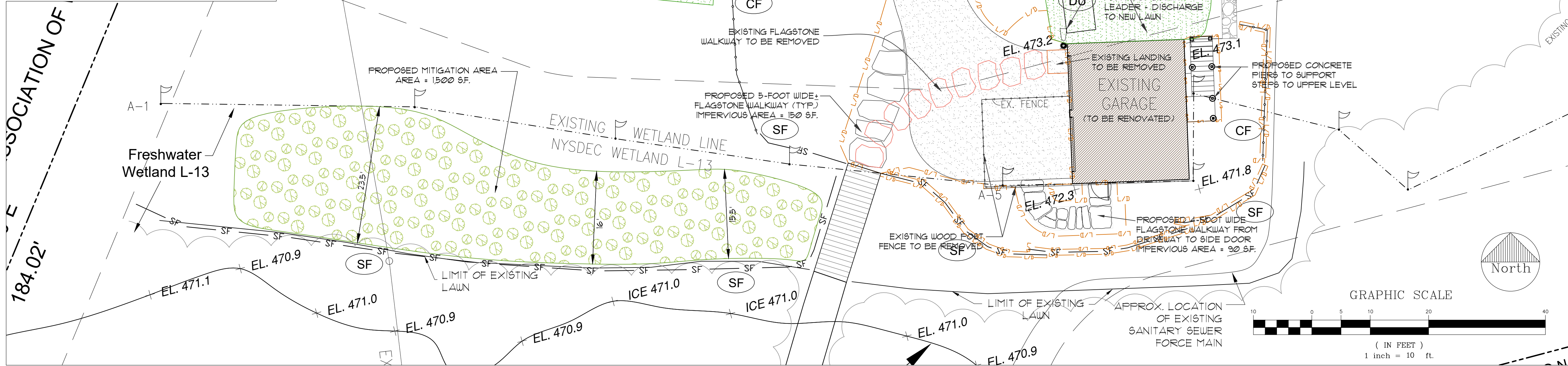


LEGEND



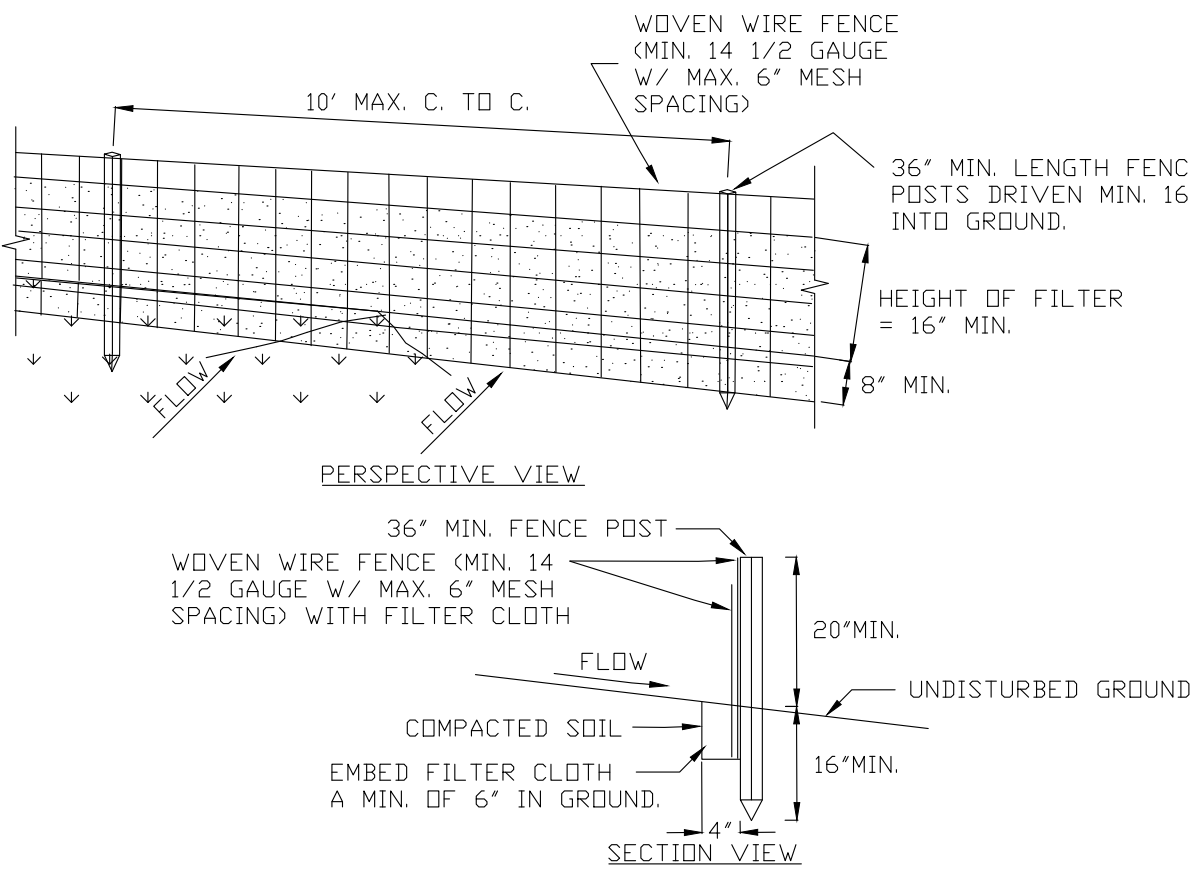
NOTES:

1. Area of land disturbance has been calculated to be 1,781 square feet (0.0409 acres).



Silt Fence

1

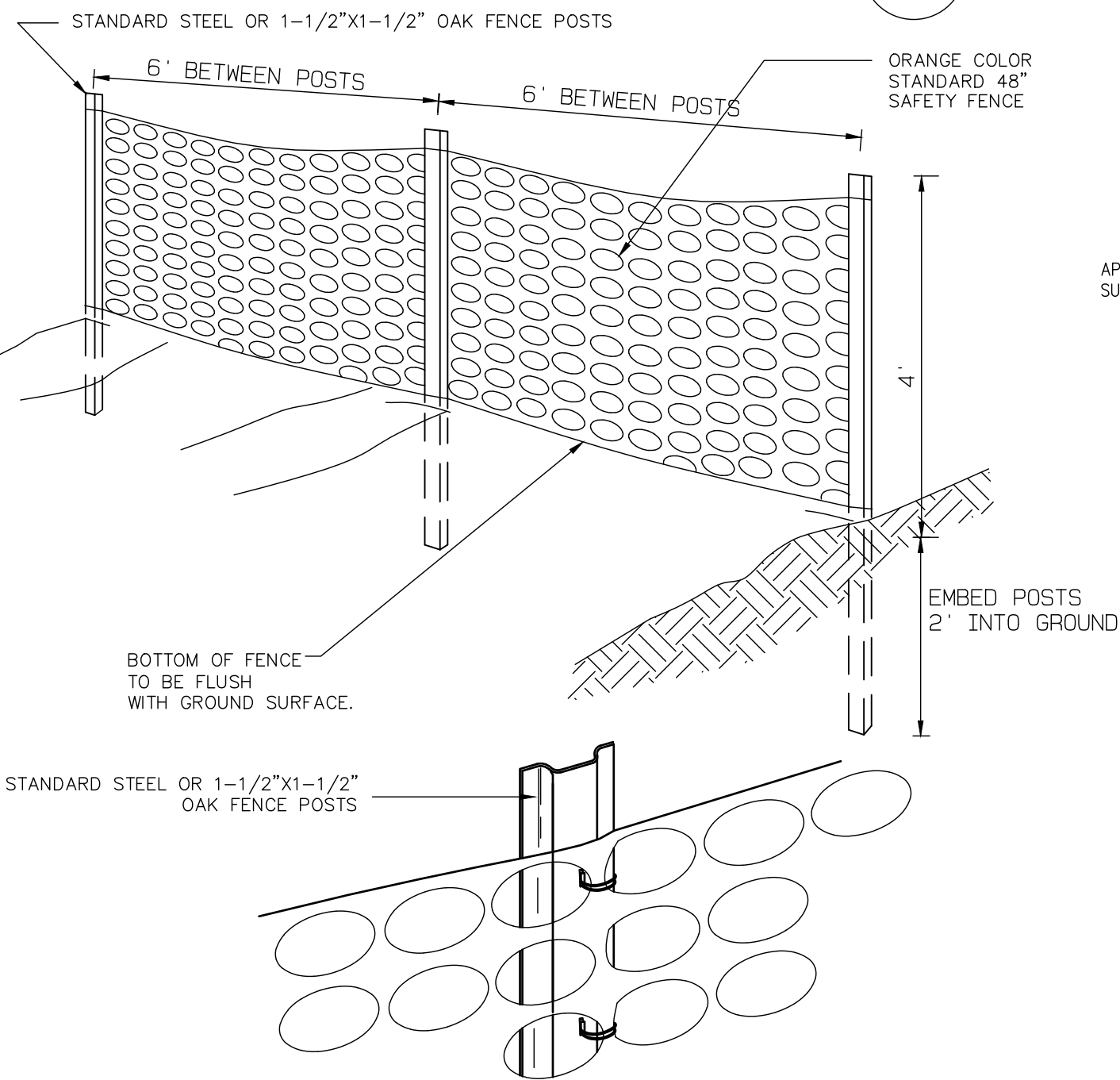


CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

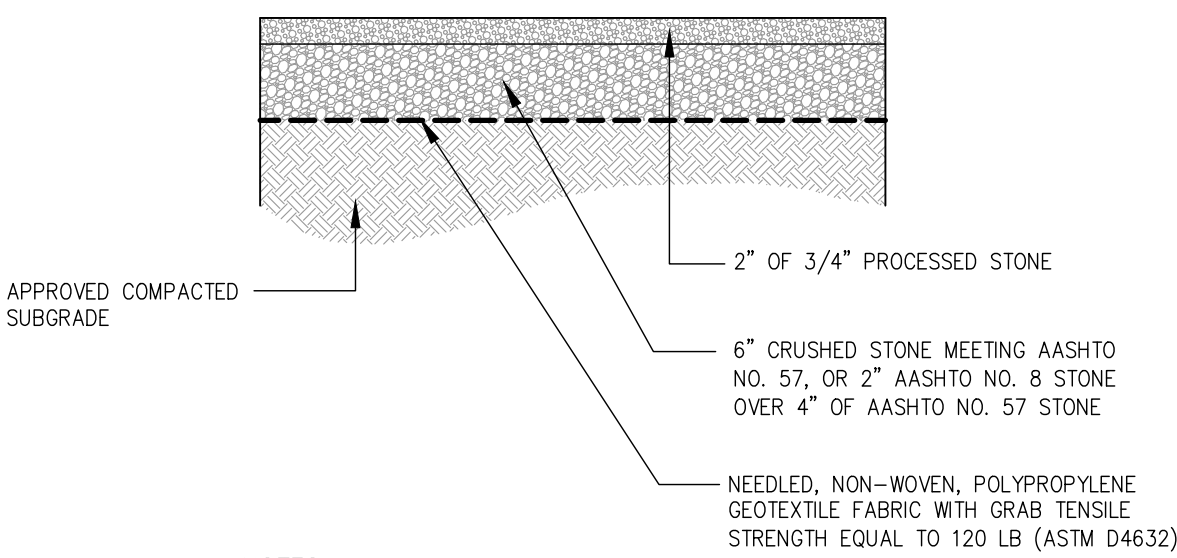
Construction Fence

2



Gravel Driveway

3

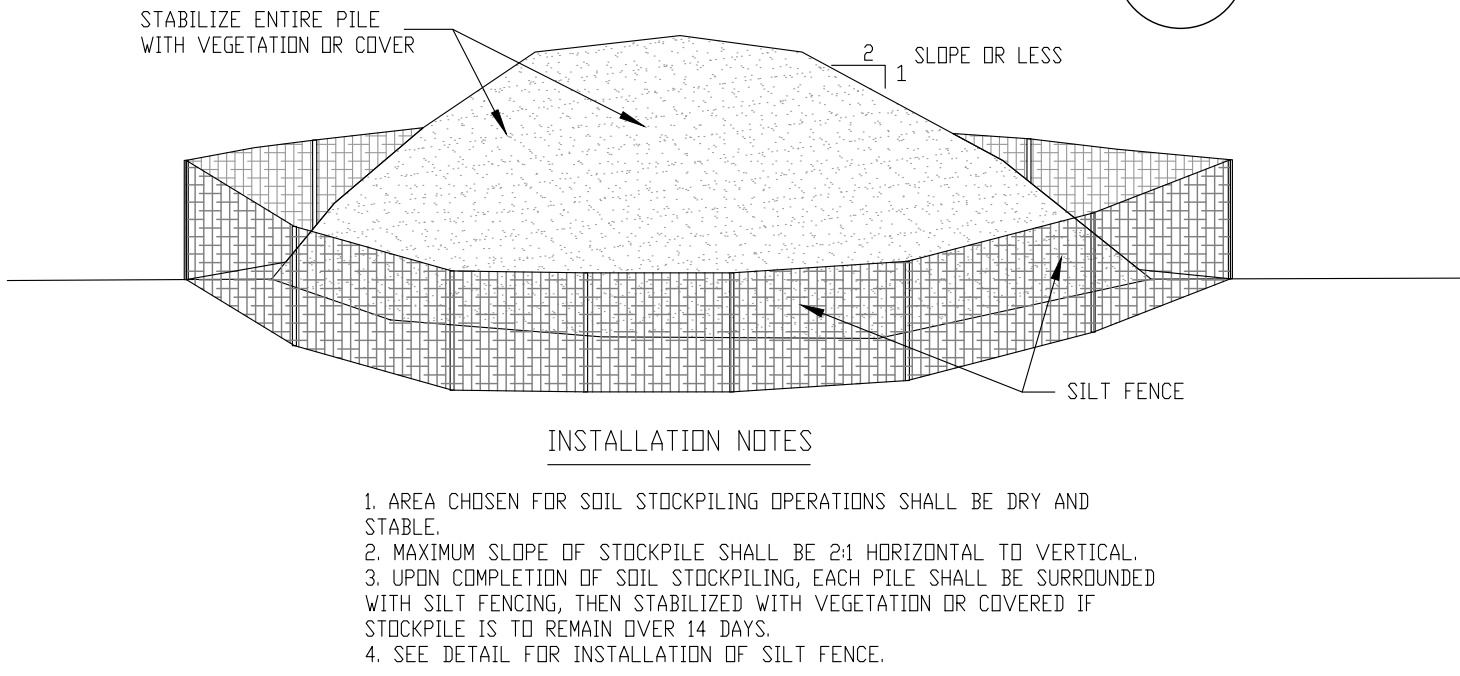


NOTES:

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.

Soil Stockpile

4



CONSULTANTS:

ARCHITECT:
Michael Messinger, RA
Messinger Architecture LLC
16 Washington Avenue
Bedford, New York 10506
914-908-0225

ISSUED:

Submission to Town 03/08/2023
Submission to Town for Wetland Permit 03/24/2023

OWNERSHIP AND USE OF DOCUMENTS

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

No part of these drawings shall be copied, disclosed to others or used in connection with any work or project other than for which they have been prepared without the express written consent of the licensed professional who prepared the document.

SEAL:



PROJECT NAME:
SAMBERG RESIDENCE
6 Cove Road
Waccabuc, New York

ENVIRONMENTAL CONSULTANT:
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
162 Falls Road
Bethany, Connecticut 06524
Tel: (203) 393-0690

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843 Ridgefield, CT 06877
Direct Tel: (475) 215-5343 Cell (203) 710-0587

Drawing Title:
Erosion & Sediment Control Plan / Construction Details

Date: April 9, 2023

Dwn. by: alp

ID: 6 Cove Rd Site_03-09-2023

C-111

**TOWN OF LEWISBORO
OFFICE OF THE SUPERVISOR**

SUPERVISOR@LEWISBOROGOV.COM
(914) 763-3151
WWW.LEWISBOROGOV.COM



TOWN OF LEWISBORO
11 MAIN STREET
P.O. BOX 500
SOUTH SALEM, NEW YORK 10590

ANTONIO GONÇALVES, SUPERVISOR

June 13, 2023

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

Re: Waccabuc/Truesdale Wastewater Collection System and Treatment Plant
Lewisboro, NY 10590

The proposed action seeks to develop a sanitary sewer collection system and wastewater treatment plant for portions of the communities surrounding Lake Waccabuc, Lake Rippowam, Lake Oscaleta, and Lake Truesdale in Lewisboro, NY. In total, 305 properties would be connected to the new wastewater treatment plant via 27,000 linear feet of sanitary sewer main. The wastewater treatment plant would provide capacity for 61,000 gallons per day.

At its meeting of June 12, 2023, the Town of Lewisboro Town Board voted to declare its intent to be Lead Agency for the Proposed Action under SEQR based on its review of a Full EAF – Part 1 dated June 7, 2023.

The Proposed Action is an unlisted action pursuant to Chapter 110 of the Code of the Town of Lewisboro. The Town Board will conduct a coordinated environmental review. The attached Notice of Intent to be Lead Agency and attached Part 1 of the EAF are being distributed to involved and interested agencies for their information.

Very truly yours,


Tony Gonçalves

Attachments: Notice of Intent to be Lead Agency
SEQR Distribution List (see Involved and Interested Agencies list below)
Full Environmental Assessment Form – Part 1
Project Figure
Lead Agency Response Form – **to be filled out and returned**

The following involved and interested agencies have been identified:

INVOLVED AGENCIES:

- Town of Lewisboro Planning Board
- Town of Lewisboro Zoning Board of Appeals
- Town of Lewisboro Architecture and Community Appearance Review Council
- Town of Lewisboro Building Department
- Westchester County Board of Legislators
- Westchester County Department of Health
- New York City Department of Environmental Protection (NYCDEP)
- New York State Department of Environmental Conservation (NYSDEC)
- New York State Historic Preservation Office

INTERESTED AGENCY

- Westchester County Planning Board

RESOLUTION ADOPTED BY THE TOWN BOARD
OF THE TOWN OF LEWISBORO
AT A MEETING HELD ON JUNE 12, 2023
RESOLUTION DECLARING NOTICE OF INTENT TO SERVE AS SEQRA LEAD AGENCY
TRUESDALE/WACCABUC WASTEWATER SOLUTION 1

WHEREAS, the Town Board of the Town of Lewisboro is undertaking a proposed action which seeks to develop a sanitary sewer collection system and wastewater treatment plant for portions of Lake Waccabuc, Lake Rippowam, Lake Oscaleta, and Lake Truesdale in Lewisboro, NY; and

WHEREAS, the proposed action involves determining the feasibility of the formation of a sewer district pursuant to Article 12-A of New York Town Law and the potential future connection of 305 properties to a new wastewater treatment plant with an estimated capacity for 61,000 gallons per day, such connections being effected via 27,000 linear feet of sanitary sewer main; and

WHEREAS, in accordance with the provisions of 6NYCRR Part 617, the Town Board of the Town of Lewisboro intends to serve as Lead Agency for the SEQRA Review of this Type I Action, and in this capacity, will determine if the proposed action will have a significant effect on the environment; and

WHEREAS, it is the intention of the Lead Agency to undertake a coordinated review of this action.

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Lewisboro hereby designates its intention to serve as Lead Agency for the SEQRA Coordinated Review of this action.

BE IT FURTHER RESOLVED, that the Town Clerk Janet Donohue is hereby directed to circulate this Notice of Intent to serve as Lead Agency, along with the Environmental Assessment Form and associated documentation, to all Involved Agencies, which shall be given thirty (30) days from the mailing of this Notice of Intent to serve as Lead Agency to challenge the Planning Boards's designation.

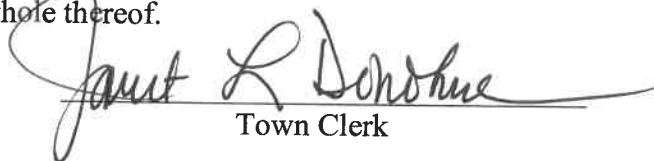
Resolution Offered by: Councilwoman Rendo **Seconded by:** Councilwoman Shah

Roll Call Vote:

Mary Shah	YES
Andrea Rendo	YES
Richard Sklarin	YES
Daniel Welsh	YES
Tony Goncalves	YES

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 of Lewisboro at a meeting held on the 12th day of June, 2023, to the original thereof, and that the same is a true and exact copy of said original and of the whole thereof.


Town Clerk

Dated at South Salem, New York
this 13th day of June, 2023

**State of Environmental Quality Review
Notice of Intent to be Lead Agency**

Lead Agency: Lewisboro Town Board
Address: 11 Main Street
South Salem, NY 10590

Date: June 13, 2023

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lewisboro Town Board has determined that it should be designated lead agency for the proposed action described below. A copy of the Environmental Assessment Form filed for this project is attached. A Lead Agency must be agreed upon within thirty (30) days of the receipt of this notice.

Title of Action: Truesdale/Waccabuc Wastewater Solution 1

SEQR Status: Type I – Coordinated Review

Description of Action: The proposed action seeks to develop a sanitary sewer collection system and wastewater treatment plant for portions of Lake Waccabuc, Lake Rippowam, Lake Oscaleta, and Lake Truesdale in Lewisboro, NY. In total, 305 properties would be connected to the new wastewater treatment plant via 27,000 linear feet of sanitary sewer main. The wastewater treatment plant would provide capacity for 61,000 gallons per day. The attached figure *Lake Waccabuc and Truesdale Lake Combined Sewer Approach* dated May 2023 prepared by Woodard & Curran shows the general layout of the proposed new service area, sewer lines, and wastewater treatment plant location. The proposed action will eliminate individual on-site septic systems and cesspools.

Location: Lakes Waccabuc, Rippowam, Oscaleta, & Truesdale
Town of Lewisboro
Westchester County, New York

For Further Information

Contact Person: Tony Gonçalves, Supervisor
Town of Lewisboro

Address: 11 Main Street
South Salem, NY 10590

Telephone: 914-763-3151

Involved Agencies

New York Department of Environmental Conservation
Region 3
21 South Putt Corners Road
New Platz, New York 12561

New York State Department of Environmental Protection
Attn: Cynthia Garcia
465 Columbus Avenue, Suite 350
Valhalla, New York 10595

Westchester County Board of Legislators
148 Martine Avenue - #800
White Plains, New York 10601

Westchester County Department of Health
25 Moore Avenue
Mount Kisco, New York 10549

Town of Lewisboro Building Department
79 Bouton Road
South Salem, NY 10590

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

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

Town of Lewisboro Architecture and Community Appearance Review Council
79 Bouton Road
South Salem, NY 10590

New York State Historic Preservation Office
Peebles Island Resource Center
P.O. Box 189
Waterford, NY 12188-0189

Interested Agency

Westchester County Department of Planning
148 Martine Avenue - #432
White Plains, New York 10601

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Truesdale Waccabuc Wastewater Solution 1		
Project Location (describe, and attach a general location map): 11 Main Street, South Salem, NY, property currently being used for recycling center and highway equipment storage		
Brief Description of Proposed Action (include purpose or need): This project is to build a new wastewater treatment plant and collection system for selected homes around Truesdale Lake and Lake Waccabuc, as phase 1 of what we hope will be a more expansive sewerage project. The homes currently have septic systems. Because of poor soils, steep slopes, and limited depth to groundwater and bedrock, together with the age of the on-site systems, they are contributing to phosphorus pollution of the East of Hudson MS4, which has a TMDL for phosphorus. The wastewater treatment plant will be constructed on property owned by the town and is designed to enable future expansion. A low-pressure collection system will connect the homes. This will require formation of the Lewisboro Sewer District which will be administered by the Town of Lewisboro. The Sewer District will administer the project will maintain the sewer system and sewer services on individual properties. The project should improve water quality in lakes Truesdale, Rippowam, Oscaleta, and Waccabuc, which have experienced toxic harmful algal blooms. It will also improve drinking water quality for the area homes, which are reliant upon wells or draw from Lake Waccabuc, and improve water quality of streams and reservoirs within EOH.		
Name of Applicant/Sponsor: Town of Lewisboro	Telephone: 914 763-3151	
	E-Mail: supervisor@lewisborogov.com	
Address: PO Box 500		
City/PO: South Salem	State: NY	Zip Code: 10590
Project Contact (if not same as sponsor; give name and title/role): Tony Goncalves	Telephone: 914 763-3151	
	E-Mail: supervisor@lewisborogov.com	
Address: PO Box 500		
City/PO: South Salem	State: NY	Zip Code: 10590
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R 1/2 A and Special Overlay District
- b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No
- c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

- a. In what school district is the project site located? Katonah-Lewisboro School District
- b. What police or other public protection forces serve the project site?
Town of Lewisboro Police
- c. Which fire protection and emergency medical services serve the project site?
South Salem Fire Department, Town of Lewisboro Volunteer Ambulance Corps
- d. What parks serve the project site?
Lewisboro Town Park, Mountain Lakes Park, Ward Pound Ridge Reservation

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Installation of residential wastewater treatment plant and collection system
- b. a. Total acreage of the site of the proposed action? 6.0 acres
b. Total acreage to be physically disturbed? 3 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.0 acres
- c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:
- d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed?
iv. Minimum and maximum proposed lot sizes? Minimum Maximum
- e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No
i. If No, anticipated period of construction: months
ii. If Yes:
 - Total number of phases anticipated
 - Anticipated commencement date of phase 1 (including demolition) month year
 - Anticipated completion date of final phase month year
 - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: The proposed action could increase the flow in the stream and would be permitted through NYSDEC SPDES permit.

iii. Will the proposed action cause or result in disturbance to bottom sediments?

If Yes, describe:

☐ Yes ☒ No

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

If Yes:

☐ Yes ☒ No

- acres of aquatic vegetation proposed to be removed: _____
 - expected acreage of aquatic vegetation remaining after project completion: _____
 - purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
 - proposed method of plant removal: _____
 - if chemical/herbicide treatment will be used, specify product(s): _____
- v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

If Yes:

☐ Yes ☒ No

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

If Yes:

☒ Yes ☐ No

i. Total anticipated liquid waste generation per day: _____ 61,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
sanitary wastewater from residential properties

iii. Will the proposed action use any existing public wastewater treatment facilities?

If Yes:

☐ Yes ☒ No

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
Annual demand estimate at 65,000 kWh for operation of pumps and equipment

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Electricity to be supplied by the local utility _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday:	8 am - 5 pm	• Monday - Friday:	8 am - 5 pm
• Saturday:	none	• Saturday:	as needed
• Sunday:	none	• Sunday:	as needed
• Holidays:	none	• Holidays:	as needed

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing: _____

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- ☒ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): municipal government

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.7	1.7	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 3 - 6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: Paxton fine sandy loam _____ 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: _____ 1.5 - 3 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No
If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No
If Yes:
i. Name of aquifer: _____

e. 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? ☒ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District

ii. Name: S Salem Presbyterian Church Cemetery

iii. Brief description of attributes on which listing is based: _____

f. 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? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

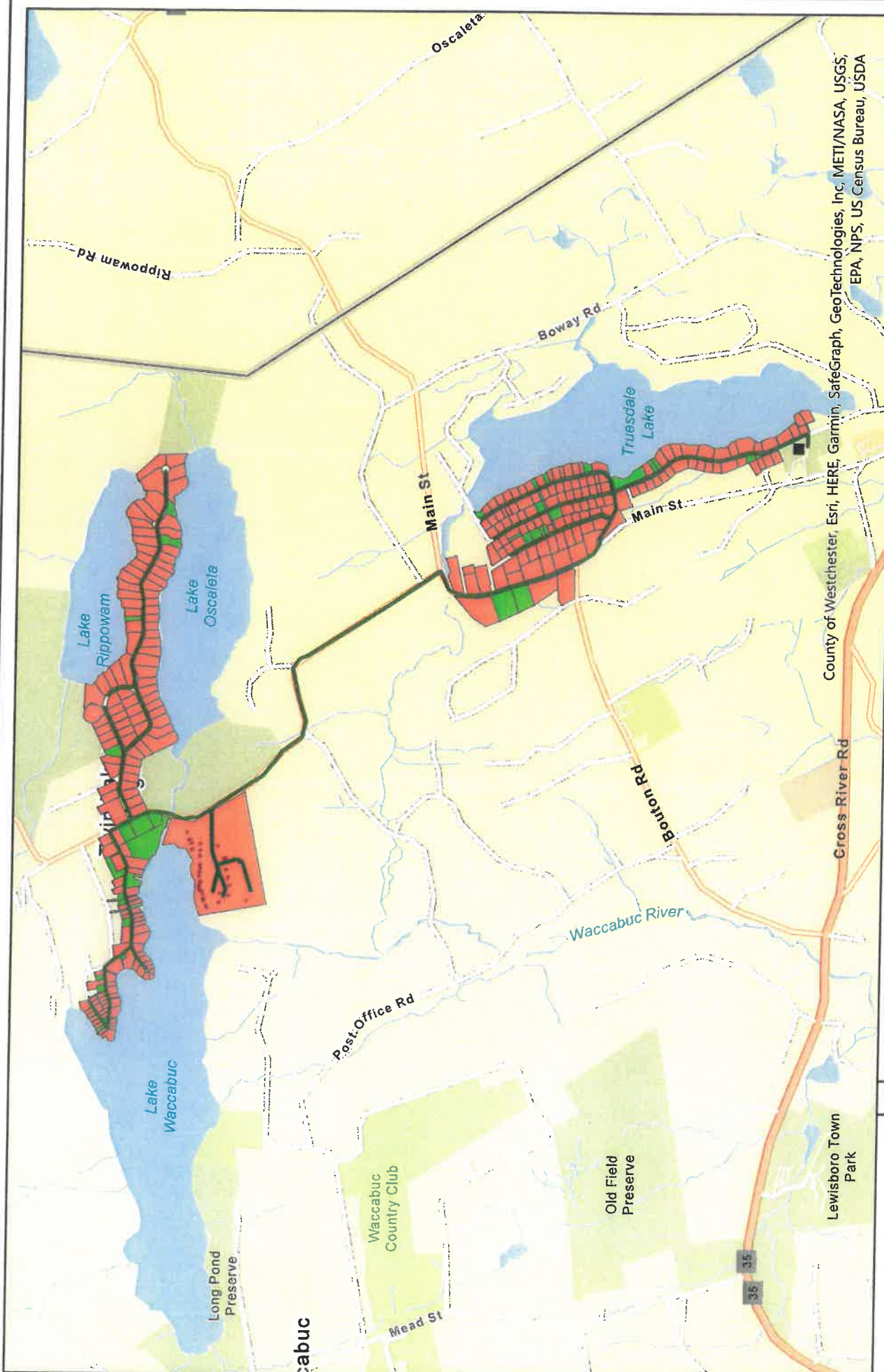
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

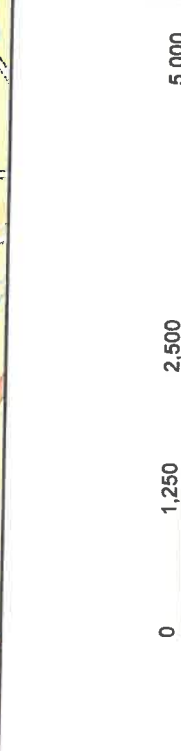
PRINT FORM

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	S Salem Presbyterian Church Cemetery
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



Lake Waccabuc and Truesdale Lake Combined Sewer Approach EOH Study

- Legend**
- Main Street WWTP
 - Low Pressure Sewer Pipe
 - Sewer
 - Vacant



**Woodard & Curran**
Project #: 0214797.00
Map Created: May 2023

Third Party GIS Disclaimer: This map is for reference and graphical purposes only and should not be relied upon by third parties for any legal decisions. Any reliance upon the map or data contained herein shall be at the users' sole risk. Data Sources:

TOWN OF LEWISBORO TOWN BOARD
COORDINATED ENVIRONMENTAL REVIEW
LEAD AGENCY AGREEMENT

Waccabuc/Truesdale Wastewater Collection System and Treatment Plant
Lewisboro, NY 10590

On behalf of the Town of Lewisboro Planning Board,

I acknowledge receipt of the Lead Agency Notice on the above referenced matter, which was mailed on June 13, 2023.

The above-named Involved Agency hereby:
(Please Check One)

() AGREES that the Lewisboro Town Board serve as Lead Agency for the coordinated environmental review of the proposed action and requests that the undersigned continue to be notified of all filings and hearings on this matter.

() DOES NOT AGREE to the Lewisboro Town Board serving as Lead Agency and wishes that _____ serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures in accordance with SEQRA 6 NYCRR Part 617.6.

Please return within 30 days of the mailing of this correspondence. In addition, please specify the jurisdiction that your agency has over this project, what issues you believe are relevant in connection with this project and any additional comments or questions.

Supervisor Tony Gonçalves
Town of Lewisboro
PO Box 500, South Salem, NY 10590
Phone: (914) 763-3151
Email: Supervisor@lewisborogov.com

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

RECEIVED BY

MAY 18 2023

Town Clerk
Town of Lewisboro

May 16, 2023

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Town Clerk
Town of Lewisboro
PO Box 500
11 Main Street
South Salem, NY 10590

Town Clerk:

Pursuant to Public Act 87-533, the Wilton Inland Wetland Commission hereby gives written notice of an application involving regulated activities within 500 feet of the Lewisboro/Wilton Town Boundary. The subject of the application is for an "after-the-fact" underground propane tank within a regulated area at 24 Silver Spring Road, Wilton, CT.

Should you have any questions or comments, please contact our office at the above number. The application is available for review on our website at www.wiltonct.org.

Sincerely,

Liz Larkin
Administrative Assistant

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
248 Danbury Road
Wilton, Connecticut 06897

APPLICATION FOR A MINOR REGULATED ACTIVITY

For Office Use Only:

Filing Fee \$

Date of Submission

Date of Acceptance

WET#

Wilton Land Record Map#

Volume # Page #

Assessor's Map # Lot #

APPLICANT INFORMATION:

Applicant: Pam Zitterman
Address: 24 Silver Spring Road
Wilton CT 06897
Telephone: (925) 330-5356
Email: pzitter@gmail.com

Agent (if applicable): Christina Ballaro (Innovative)
Address: 310 Brewster Road #17
Milford CT 06460
Telephone: (203) 283-7272
Email: innovativeheatingandcooling@yahoo.com

PROPERTY INFORMATION:

Property Address: 24 Silver Spring Road
Acres of altered Wetlands On-Site: 0
Linear Feet of Watercourse: 0
Linear Feet of Open Water: 0
Sq. Ft. of proposed and/or altered impervious coverage: 0

Site Acreage: 1.88
Cu. Yds. of Material Excavated:
Cu. Yds. of Material to be Deposited:
Acres of altered upland buffer:
Sq. Ft. of disturbed land in regulated area:

APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply
Watershed Boundary? NO YES * X

Is The Site Within 500 Feet of a Town Boundary?
NO YES * X

* If the answer is yes, then the applicant is responsible for notifying the appropriate water authority and/or adjoining community's Wetlands Department. Instructions for notification are available at the office of the commission.

Page 2 Application for a Minor Regulated Activity

Project Description and Purpose: After the fact- Install 500 Gallon Underground LP tank

In addition, the applicant shall provide three (3) collated paper copies of the following information as well as an electronic submission via email to info@com.hwy.illinois.org & info@com.hwy.illinois.org

- ☒ A. Written consent from the owner authorizing the agent to act on his/her behalf
- ☒ B. A Location Map at a scale of 1" = 800'
- ☒ C. A Site Plan showing existing and proposed features
- ☒ D. Names and addresses of adjoining property owners

**Application materials shall be collated and copies of documents more than two pages in length shall be double sided.

See Section 7 of the Wetlands and Watercourses Regulations of the Town of Wilton for a more detailed description of applications requirements.

The Applicant or his/her agent certifies that he is familiar with the information provided in this application and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.

By signing this application, permission is hereby given to necessary and proper inspections of the subject property by the Commissioners and designated agents of the Commission or consultants to the Commission, at reasonable times, both before and after a final decision has been rendered.

Applicant's Signature:

OC Zitterman

Date:

05/12/2023

Agent's Signature (if applicable):

CBalley

Date:

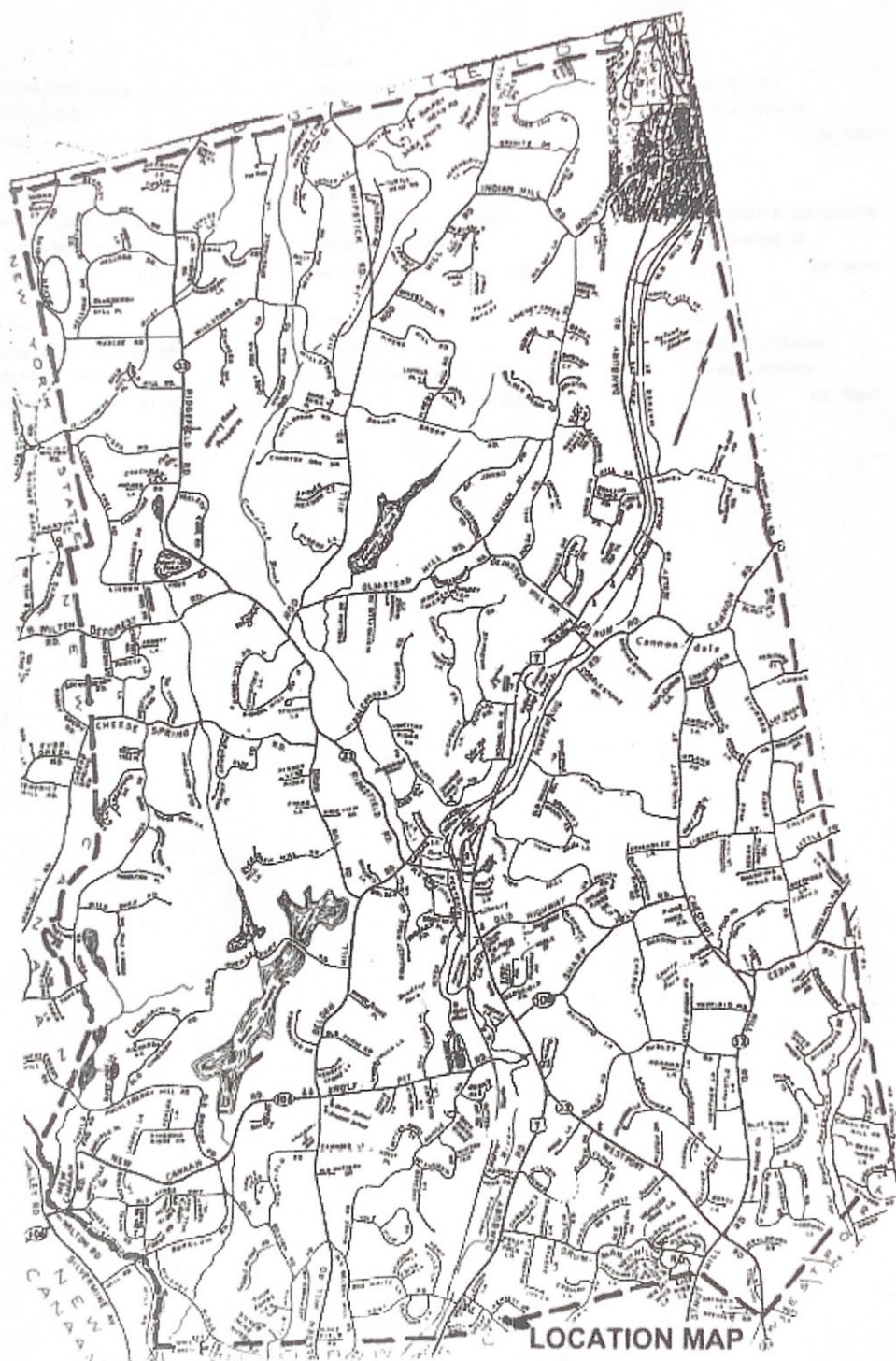
5-11-2023

N/F SUSANNA
GREGORY

LOT # 2



LOT # 5



132-1
CAPUANO TIMOTHY &
129 RUSCOE RD
WILTON CT 06897

132-2-3
EVANS JAMES E & MARY A
24 SILVER SPRING RD
WILTON CT 06897

132-2-6
JACOBS CARSTEN & SUSAN
18 SILVER SPRING RD
WILTON CT 06897

132-1-1
EVANS JAMES E & MARY A
24 SILVER SPRING RD
WILTON CT 06897

132-2-4
SEGAL JOHN S & CAROLE W
22 SILVER SPRING RD
WILTON CT 06897

132-2-7
RAY EVAN MYLES &
14 SILVER SPRING RD
WILTON CT 06897

132-2-2
LAURIA PHILLIP A
32 SILVER SPRING RD
WILTON CT 06897

132-2-5
LUDWIG JOHN P & KATHLEEN M
20 SILVER SPRING RD
WILTON CT 06897

132-4-4
JESSUP GREG & CONNIE
29 OLD KINGS HIGHWAY
WILTON CT 06897

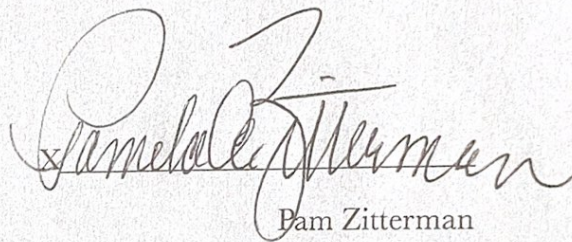
INNOVATIVE HEATING & COOLING LLC

Date: 4-30-2022

Innovative Heating & Cooling LLC
(203) 283-7272

To Whom it may concern,

I give permission for Christina Ballaro to act as my agent and request a permit for:
24 Silver Spring Road Wilton CT 06897- Underground propane tank.

A handwritten signature in cursive script that reads "Pamela Zitterman".

Pam Zitterman

Homeowner