

TO: The Town of Lewisboro Planning Board  
FROM: Lewisboro Conservation Advisory Council  
SUBJECT: Bernabo vacant land, 96 Post Office Road, Waccabuc, NY 10597  
DATE: August 7, 2023

The Conservation Advisory Council (CAC) has reviewed the materials submitted by the applicant for a new well, septic and house.

The entire project is in the wetland buffer. The CAC would like to see the wetland and the 150 foot buffer lines clearly marked. Given the closeness to the wetland, the CAC would like to see:

- A calculation of the disturbance and the association mitigation planting plan size to meet the 1 to 1 criteria
- A detailed list of any tree removals including size and type and their position on the plan to determine if their removal is necessary
- A stormwater management plan
- A soil report both for the septic area and to determine if there are wet areas in the buffer that may be disturbed.