

TO: The Town of Lewisboro Planning Board  
FROM: Lewisboro Conservation Advisory Council  
SUBJECT: Bernabo vacant land, 96 Post Office Road, Waccabuc, NY 10597  
DATE: September 11, 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. At one time this property was considered unbuildable due to its nearness to the wetland and possible wetness of the soil.

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 associated mitigation planting plan size to meet the 1 to 1 criteria. The notes imply that a 1 to 1 mitigation plan may not be possible. The CAC would like to see an alternative plan that might include offsite mitigation that conforms to the wetland offsite requirements.
- A document titled "Tree Preservation" was submitted but this does not appear to be a list of trees being preserved based on the drawings. The CAC would like to see a more accurate document.
- It appears that all the trees that screen the house from the neighbor's property are being removed. The CAC would like to see adjustments to the plan so that those screening trees can be preserved to provide a level of privacy for the neighbor.
- 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.