

AGENDA PACKET

SEPTEMBER 19, 2023 MEETING

Part 2 of 3

	<u>CAL#</u>	<u>PAGE</u>
<u>AGENDA</u>		3
<u>HOLLANDER/AUDEMARD RESIDENCES, 153 POST OFFICE ROAD AND 151 POST OFFICE ROAD, SOUTH SALEM</u>	Cal #02-22PB	Cal #03-22WP
Planning, Wetland and Stormwater applications, dated September 1, 2023	Cal #02-22SW	5
SEAF, dated August 30, 2023		18
Wetland Delineation Report, Evans Associates, dated May 17, 2022		25
Driveway Realignment Wetland Buffer Plan, F. Capparelli Landscape Design, dated August 29, 2023		28
Surveys of Lots 1 & 2; Eliot Senor, P.C.; April 2, 2021		31
Site Plans and engineering drawings; Gregory Caccioppoli, P.E.; June 29, 2023		33
Planning Board Resolution, dated September 20, 2022		38
<u>MERCHAN AND VALENCIA RESIDENCE, 1324 ROUTE 35, SOUTH SALEM</u>	Cal #02-23WV	
No new materials		-
<u>SCOTT'S DAM RESERVOIR REHABILITATION, 0 WAKEMAN ROAD, SOUTH SALEM</u>	Cal #26-23WP	
SEAF, undated		49
<u>SAMBERG RESIDENCE, 6 COVE ROAD, SOUTH SALEM</u>	Cal #22-23WP	
Kellard Sessions review memo, dated September 15, 2023		51
Cover letter, ALP Engineering, dated August 28, 2023		54
DEC / USACOE Joint application, dated March 21, 2023		60
Floodplain application, dated August 8, 2023		64
OPRHP Opinion letter, dated August 22, 2023		68
Wetland Delineation Report, Evans Associates, dated June 6, 2022		69
Engineering drawings, ALP Engineering, dated August 9, 2023		73

Architectural drawings, Messenger Architecture, dated March 9, 2023		76
<u>BERNABO VACANT LAND, 96 POST OFFICE ROAD, WACCABUC</u>	Cal #29-23WP	Cal #09-23SW
Kellard Sessions review memo, dated September 15, 2023		77
CAC review memo, dated September 11, 2023		81
Cover letter, PW Scott, dated August 28, 2023		82
Engineering Report, PW Scott, dated November 4, 2021		83
DEP IRSP Approval letter, dated June 13, 2023		90
SEAF, dated April 5, 2023		96
Site Plans and engineering drawings, PW Scott, dated May 8, 2023		99
Westchester County Dept. of Health Approval, dated June 26, 2023		108
Architectural drawings, SD Design, dated August 21, 2023		109

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, September 19, 2023

The Commons / Courtroom at 79 Bouton Road

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

I. SITE DEVELOPMENT PLAN REVIEW

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 25 parking spaces for Bacio restaurant and four residential spaces.

Cal #09-19WP, Cal #05-19SW

Kranz vacant land, 0 Elmwood Road, South Salem, NY 10590, Sheet 43, Block 10302, Lot 23 (Alexander Kranz, owner of record) – Application for a single-family residence, driveway, septic system and well.

Cal #04-19PB, Cal #17-19WP, Cal #06-19SW

Pound Ridge Stone, 2 West Road, South Salem, NY 10590; Sheet 49B, Block 9831, Lot 1 (Two West Road LLC, owner of record) – The Planning Board Resolution for a Negative Declaration of Significance, Site Development Plan Approval, Special Use Permit Approval, Town Wetland Activity Permit Approval and Town Stormwater Permit Approval granted on August 17, 2021 for site upgrades including additional parking and storage areas expired August 17, 2023. Reapproval resubmittal.

II. LOT-LINE CHANGE

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

Hollander/Audemard residences, 153 Post Office Road, South Salem, NY 10590; Sheet 32A, Block 10804, Lot 19 (Cassie & Seth Hollander, owners of record) and 151 Post Office Road Sheet 32A, Block 10804, Lot 91 (Olivier & Rebecca Audemard, owners of record) – Reapproval for lot-line change and driveway work; Planning Board approval expired March 20, 2023.

III. WETLAND PERMIT REVIEWS

Cal #22-23WP, Cal #02-23WV

Merchan and Valencia Residence, 1324 Route 35, South Salem, NY 10590; Sheet 39, Block 10543, Lot 22 (Lina Merchan and Fabio Valencia, owners of record) - Application for remediation of wetlands.

Cal #26-23WP

Scott's Dam Reservoir Rehabilitation, 0 Wakeman Road, South Salem, NY 10590; Sheet 47, Block 10057, Lot 11 (Norwalk City First Taxing District, owner of record) - Application for dam improvements and a temporary accessway.

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.

Cal #29-23WP, Cal #09-23SW

Bernabo vacant land, 96 Post Office Road, Waccabuc, NY 10597; Sheet 25, Block 10812, Lot 3 (Alex Bernabo, owner of record) – Application for a new well, septic and house.

Cal #24-23WP

Lindberg driveway, 74 Elmwood Road, South Salem, NY 10590; Sheet 55, Block 10302, Lot 11 (Kevin & Naomi Lindberg, owners of record) – Application for paving an existing gravel driveway.

Cal #37-23WP

Pollinator Garden, 28 Fairmount Road, Goldens Bridge, NY 10526; Sheet 7, Block 11137, Lot 25 (Town of Lewisboro, owner of record) – Application for the installation of a pollinator garden.

IV. SPECIAL USE PERMIT

Cal #02-10PB

Bedford Audubon Society, 35 Todd Road, Katonah, NY 10536; Sheet 5, Block 10776, Lots 7 & 30 and Sheet 5, Block 10777, Lot 3 (Bedford Audubon Society, owner of record) – Application for the renewal of a Special Use Permit or a private nature preserve.

Cal #01-13PB

Verizon Wireless, 117 Waccabuc Road, Goldens Bridge, NY 10526; Sheet 11, Block 11137, Lot 52 (Ash Tree Development, LLC, owner of record) - Application for the renewal of a Special Use Permit for a colocator on an existing cell tower.

V. CORRESPONDENCE

Cal #08-02PB

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

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

Referral from Wilton, CT Inland Wetlands Commission – Zitterman Residence, 24 Silver Spring Road, Wilton, CT – Application for a flagstone patio in gravel, plant above retaining wall and removal of a small shed within a regulated area.

Resident complaint regarding LED lighting at Wild Oaks Townhouses, Park Road, Goldens Bridge, NY 10526

VI. MINUTES OF August 15, 2023.

VII. NEXT MEETING DATE: October 17, 2023.

VIII. ADJOURN MEETING.

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: 151 & 153 Post Office Rd.
153 Post Office Rd: _____ 151 Post Office Rd: _____
Section: 43.1 Block: 2 Lot(s): 33 Section: 43.1 Block: 2 Lot(s): 28

Project Description (Identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): _____
Construction of a proposed driveway within a wetland buffer with approx. 3277 SF of disturbance.

Owner's Name: Seth Hollander Phone: 914-241-7430
Owner's Address: 153 Post Office Rd Email: hollander@kohlberg.com
Owner's Name: Olivier Audemard Phone: 914-763-1777
Owner's Address: 151 Post Office Rd Email: lagalerie@optonline.net
Agent's Name (if applicable): N/A Phone: _____
Agent's Address: _____ Email: _____

TO BE COMPLETED BY OWNER/APPLICANT

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

☐ Administrative ☒ Planning Board

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

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

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

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

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

153 Post Office Rd
Owner Signature: 

Date: 9/1/23

151 Post Office Rd - Owner's Signature: 

Date: 9/1/23

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	<input type="checkbox"/>		
Site Development Plan Approval	Step I <input checked="" type="checkbox"/>	Step II <input type="checkbox"/>	
Special Use Permit Approval	Step I <input type="checkbox"/>	Step II <input type="checkbox"/>	
Subdivision Plat Approval	Step I <input checked="" type="checkbox"/>	Step II <input type="checkbox"/>	Step III <input type="checkbox"/>

Project Information

Project Name: 151 & 153 Post Office Rd - Lot Line Adjustment and Proposed Driveway

Project Address: 151 & 153 Post Office Rd, South Salem, NY 10590 - Town of Lewisboro

153 Post Office Rd

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

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

Is the site located within 500 feet of any Town boundary?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is the site located within the New York City Watershed?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Is the site located on a State or County Highway?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

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

Town Board	<input type="checkbox"/>	ZBA	<input checked="" type="checkbox"/>	Building Dept.	<input checked="" type="checkbox"/>	Town Highway	<input checked="" type="checkbox"/>
ACARC	<input type="checkbox"/>	NYSDEC	<input type="checkbox"/>	NYCDEP	<input type="checkbox"/>	WCDH	<input type="checkbox"/>
NYSDOT	<input type="checkbox"/>	Town Wetland	<input checked="" type="checkbox"/>	Town Stormwater	<input checked="" type="checkbox"/>		

Other The project involves less than 5000 SF Disturbance

Owner's Information

Name: Seth Hollander Email: hollander@kohlberg.com
Address: 153 Post Office Rd, South Salem, NY 10590 Phone: 914-241-7430

Owner's Information

Name: Olivier Audemard Email: lagalerie@optonline.net
Address: 151 Post Office Rd. Section: 43.1 Block: 2 Lot(s): 28 Phone: 914-763-1777
Gross Area = 2.065 AC

Authorized Agent's Information

Name: N/A Email: _____
Address: _____ Phone: _____

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

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

APPLICANT'S SIGNATURE
153 Post Office Rd.

DATE 9/1/23

OWNER'S SIGNATURE

DATE 9/1/23

151 Post Office Rd.
Owner Signature: Olivier Audemard

Date: 9/1/23

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: planning@lewisborogov.com
Tel: (914) 763-5592 Fax: (914) 875-9148

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)

Seth Hollander	153 Post Office Rd - Lot Line Adj. and Proposed Driveway
<u>Name of Applicant</u>	<u>Project Name</u>
<u>Property Description</u>	<u>Property Assessed to:</u>
Tax Block(s): 10804	Hollander, Seth H. & Cassie B.
Tax Lot(s): 19	<u>Name</u> 153 Post Office Rd
Tax Sheet(s): 32A	<u>Address</u> South Salem, NY 10590
	<u>City</u> <u>State</u> <u>Zip</u>

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] 8/29/23
Date

Sworn to before me this 30th day of August, 2023

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

[Signature]
Signature - Notary Public (affix stamp)

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)

<u>Seth Hollander</u>	<u>151 Post Office Rd - Lot Line Adj. and Proposed Driveway</u>
<u>Name of Applicant</u>	<u>Project Name</u>
<u>Property Description</u>	<u>Property Assessed to:</u>
Tax Block(s): <u>10804</u>	<u>Olivier & Rebecca Audemard</u>
Tax Lot(s): <u>91</u>	<u>Name 151 Post Office Rd</u>
Tax Sheet(s): <u>32A</u>	<u>Address South Salem, NY 10590</u>
	<u>City State Zip</u>

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 8/29/2023

Sworn to before me this 29th day of August, 2023

[Signature]
Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2029



523243576DED0031

Westchester County Recording & Endorsement Page

Submitter Information

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

Document Details

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

Parties

☐ Additional Parties on Continuation page

1st PARTY

2nd PARTY

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

Property

☐ Additional Properties on Continuation page

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

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

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

Transfer Taxes

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

Mortgage Taxes

Document Date:
Mortgage Amount:

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

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



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

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Frank J. Veith, Esq.
135 Katonah Avenue

Katonah, NY 10536

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

As of 6th December
THIS INDENTURE, made the 29th day of November, in the year 2012

32A
10804
19
Lewisboro

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

as husband and wife

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

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

Ten dollars

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

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

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

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

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

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

IN PRESENCE OF:

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

PinPat Acquisition Corporation

[Signature]
By Gary Hett, Vice President

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 17th day of October in the year 2012, before me, the undersigned, personally appeared ~~Toni Maida Lochner~~

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

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

State of New York, County of , ss:

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

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

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

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

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

**Bargain and Sale Deed
With Covenants**

Title No.

**PINPAT ACQUISITION CORPOEATION
TO**

SETH H. HOLLANDER and CASSIE B. HOLLANDER.

DISTRIBUTED BY



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

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

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

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

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

*State of CONNECTICUT, County of FAIRFIELD, ss:

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

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

Gary S. Herr

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

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

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

[Signature]

(BAGBAY)

SECTION: 32A

BLOCK: 10804

LOT: 19

COUNTY OR TOWN: Lewisboro



RETURN BY MAIL TO:

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

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A DESCRIPTION

Title No.: 3712-00563

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHICAGO TITLE INSURANCE COMPANY

Title No.: 3712-00563

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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



443240143DEDE

Control Number
443240143

WIID Number
2004324-000068

Instrument Type
DED



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

TOTAL PAGES 4

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$12.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$117.00

TRANSFER TAXES

CONSIDERATION	\$1,500,000.00
TAX PAID	\$21,000.00
TRANSFER TAX #	9774

RECORDING DATE 03/15/2005
TIME 12:01:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
COUNTY TAX	\$0.00
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER
DWELLING

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:**

TOWN OF LEWISBORO

WITNESS MY HAND AND OFFICIAL SEAL

**LEONARD N. SPANO
WESTCHESTER COUNTY CLERK**

**Record & Return to:
RICHARD K BERNSTEIN ESQ
551 MADISON AVE**

NEW YORK, NY 10022

3

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS
(INDIVIDUAL OR CORPORATION)**

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made September ⁷, 2004,

between SPARTAN ASHER DEVELOPMENT CORP., of c/o Pollock & Maguire, LLP, 106 Corporate Park Drive, White Plains, New York 10604, party of the first part, and

OLIVIER AUDEMARD and REBECCA AUDEMARD of 145 East 81st Street, New York, New York 10028, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" ANNEXED HERETO

BEING a part of the same premises as conveyed by Deed dated December 31, 2002 and recorded July 1, 2003 under Control Number ~~43165007~~ **431650007**

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

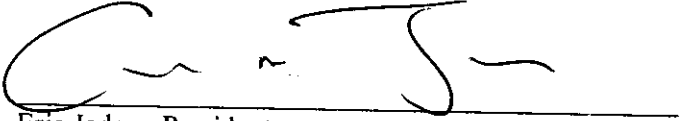
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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



Eric Jadov, President


George Retinas, Executive Vice President

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:
)

On the 9th day of September, 2004, before me, the undersigned, personally appeared Eric Jadow, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



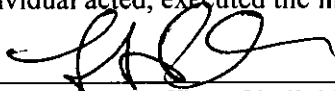
(signature and office of individual taking acknowledgment)

BARBARA A. FLEIZACH
Notary Public, State of New York
No. 01FL5075087
Qualified in Westchester County
Commission Expires March 24, 2007

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:
)

On the 7th day of September, 2004, before me, the undersigned, personally appeared George Retsinas, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



(signature and office of individual taking acknowledgment)

LEE A. POLLOCK
Notary Public, State of New York
No. 02PD4684938
Qualified in Westchester County
Commission Expires December 31, 2005

BARGAIN & SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. BA29086

SPARTAN ASHER DEVELOPMENT
CORP

Section 32A

Block 10804

Lot 19 (p.d.)

County or Town Westchester/Lewisboro

Street Address 151 Post Office Road
South Salem, New York 10590

To

OLIVIER AUDEMARD and
REBECCA AUDEMARD

Return By Mail To:

Richard K. Bernstein, Esq.
551 Madison Avenue
New York, New York 10022

Reserve This Space For Use Of Recording Office

SCHEDULE "A" (CONTINUED)

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York, shown and designated as Lot No. 2 on a certain map entitled, "Final Subdivision Plat of Property known as Oak Pastures", made by Bibbo Associates, dated August 16, 2001, last revised April 4, 2002, and filed in the Office of the Westchester County Clerk, Division of Land Records as Map No. 26995 on June 21, 2002, being more particularly bounded and described according to said map as follows:

BEGINNING at the corner formed by the intersection of the easterly side of Post Office Road with the southerly side of Autumn Ridge Road;

RUNNING THENCE North 68 degrees 18 minutes 00 seconds East, 107.64 feet;

THENCE North 64 degrees 14 minutes 10 seconds East, 20.40 feet;

THENCE South 68 degrees 54 minutes 30 seconds East, 40.00 feet;

THENCE North 78 degrees 38 minutes 50 seconds East, 46.18 feet;

THENCE North 88 degrees 22 minutes 10 seconds East, 31.93 feet;

THENCE South 83 degrees 42 minutes 20 seconds East, 20.28 feet;

THENCE South 73 degrees 15 minutes 10 seconds East, 47.20 feet;

THENCE South 34 degrees 56 minutes 00 seconds East, 136.07 feet;

THENCE South 9 degrees 16 minutes 00 seconds East, 146.99 feet;

THENCE South 80 degrees 44 minutes 00 seconds West, 280.00 feet to the easterly side of Post Office Road;

THENCE along the easterly side of Post Office Road, the following four (4) courses and distances:

- 1) North 23 degrees 20 minutes 50 seconds West, 121.13 feet;
- 2) North 27 degrees 35 minutes 00 seconds West, 25.76 feet;
- 3) North 23 degrees 11 minutes 00 seconds West, 86.89 feet;
- 4) North 26 degrees 19 minutes 20 seconds West, 66.22 feet to the corner, at the point or place BEGINNING.

Said premises being known as: 151 Post Office Road, Lewisboro, New York

Sheet: 32-A

Block: 10804

Lot: Part of 19

BA 29086

BIG APPLE ABSTRACT CORP.



42-40 Bell Boulevard
Bayside, New York 11361

(718) 428-6100 • (212) 751-3225
(516) 222-2740 • Fax (718) 428-2064

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
151 & 153 Post Office Rd.			
Name of Action or Project: 151 & 153 Post Office Rd.			
Project Location (describe, and attach a location map): 151 & 153 Post Office Rd, South Salem, NY 10590			
Brief Description of Proposed Action: Proposed lot line realignment and construction of a new curb cut.			
Name of Applicant or Sponsor: Seth Hollander & Olivier Audemard		Telephone: Seth: 914-241-7430 Olivier: 914-763-1777 E-Mail: Seth: hollander@kohlberg.com Olivier: lagalerie@optonline.net	
Address: 151 & 153 Post Office Rd.			
City/PO: South Salem		State: NY	Zip Code: 10590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Westchester County Health Department and the Town Highway Department		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.78 acres	
b. Total acreage to be physically disturbed?		.08 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.78 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: Yes, runoff will be directed toward existing drain inlets adjacent to the proposed driveway. Net increase in impervious is only 64 square feet therefore, minimal impact is anticipated.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Greg Caccioppoli</u> Date: <u>08/30/2023</u> Signature:  Title: <u>Engineer</u>		

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

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

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

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

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

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

Seth Hollander, being duly sworn, deposes and says that he/she

resides at 153 Post Office Rd, South Salem, NY 10590, Town of Lewisboro

in the County of Westchester, State of New York

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

of the property at 153 Post Office Rd, South Salem, NY 10590, Town of Lewisboro ^{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 2, Lot 33, on Sheet 43.1


Owner's Signature

Sworn to before me this

22ND day of SEPTEMBER, 2021


Notary Public - affix stamp

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

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

Oliver Audemano, being duly sworn, deposes and says that he/she
resides at 151 Post Office Road, South Salem, NY 10590

in the County of Westchester, State of New York

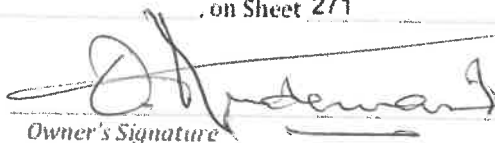
and that he/she is (check one) ☒ the owner, or ☐ the

of 151 Post Office Road, South Salem, NY 10590 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 10804, Lot 2, on Sheet 271


Owner's Signature

Sworn to before me this

15 day of JANUARY, 2022


Notary Public - affix stamp

Revised 2/2019

STUART FELDMAN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 017012378
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES JANUARY 24, 2026



Evans Associates
Environmental Consulting, Incorporated

WETLAND DELINEATION REPORT

DATE: May 17, 2022

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

REPORT BY: Evans Associates Environmental Consulting, Inc.



INTRODUCTION

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

WETLAND DESCRIPTION

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

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

162 Falls Road
Bethany, CT 06524
Tel: 203.393.0690

WETLANDS REGULATORY JURISDICTIONS

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

PHOTOS



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



Mechanical Control Cutting or Pulling: "Cutting or pulling has been used successfully to control small stands of phragmites. Treatments usually need to be repeated annually. The best time to cut Phragmites is at the end of July. Phragmites stems should be cut below the lowest leaf, leaving a 6" or shorter stump. Cut or pulled material to be removed from the site. Cutting or pulling are effective techniques for controlling Phragmites in small areas"

- Source: NRCS, Natural Resources Conservation service
- Conservation Practice Job Sheet NH-595

O GLYPHOSPHATES ARE TO BE USED IN AREA

EDGE OF
WETLANDS

APPROVED BY RESOLUTION OF THE
LEWISBORO PLANNING BOARD

Janet Andersen, Chair	Date
-----------------------	------

Ciorsdan Conran, Administrator
Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

Joseph M. Cemmele, P.E. Date

Kellard Sessions Consulting
Town Consulting Engineer

OWNER'S CERTIFICATION

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

Owners Name: Seth Hollander Date

Owners Address: 153 Post Office Rd

Owners Name: Rebecca Audemard Date

Owners Address: 151 Post Office Rd

NOTES



F. CAPPARELLI
LANDSCAPE DESIGN

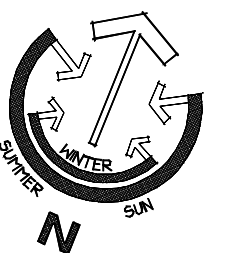
635 Halstead Ave.
Mamaroneck, NY 10543
914.698.6144 - 914.630.4647
Fclandscapedesign.com

WILLIAM HARRIS EINHORN,RLA



No.	Date	Description

REVISIONS



A horizontal scale bar with tick marks at 0, 5, 10, and 20 feet. The text "SCALE IN FEET" is centered below the bar.

DRIVEWAY
REALIGNMENT
WETLAND BUFFER BLOWUP

HOLLANDER
RESIDENCE

153 POST OFFICE ROAD

SOUTH SALEM, NY 10590

SCALE	$I=10'-0"$	PROJECT NO.	
DRAWN BY	WHE		
CHECKED BY		SHEET NO.	
DATE	8/29/2023		L2
DATE OF PRINT			

HOLLANDER DRIVEWAY WETLAND BUFFER PLANTS



©2016 Horticipia, Inc.

GOATS BEARD
Aruncus dioicus



FOREST PANSY REDBUD
Cercis canadensis 'Forest Pansy'



©2016 Horticipia, Inc.

AMERICAN HOLLY
Ilex opaca



RED SPRITE HOLLY
Ilex verticillata 'Red Sprite'



SIBERIAN IRIS
Iris sibirica



©2016 Horticipia, Inc.

OSTRICH FERN
Matteuccia struthiopteris



©2016 Horticipia, Inc.

CINNAMON FERN
Osmunda cinnamomea



©2016 Horticipia, Inc.

DIABLO NINEBARK
Physocarpus opulifolius 'Monlo'



©2016 Horticipia, Inc.

VARIEGATUM SOLOMONS SEAL
Polygonatum odoratum 'Variegatum'



©2016 Horticipia, Inc.

CHRISTMAS FERN
Polystichum acrostichoides

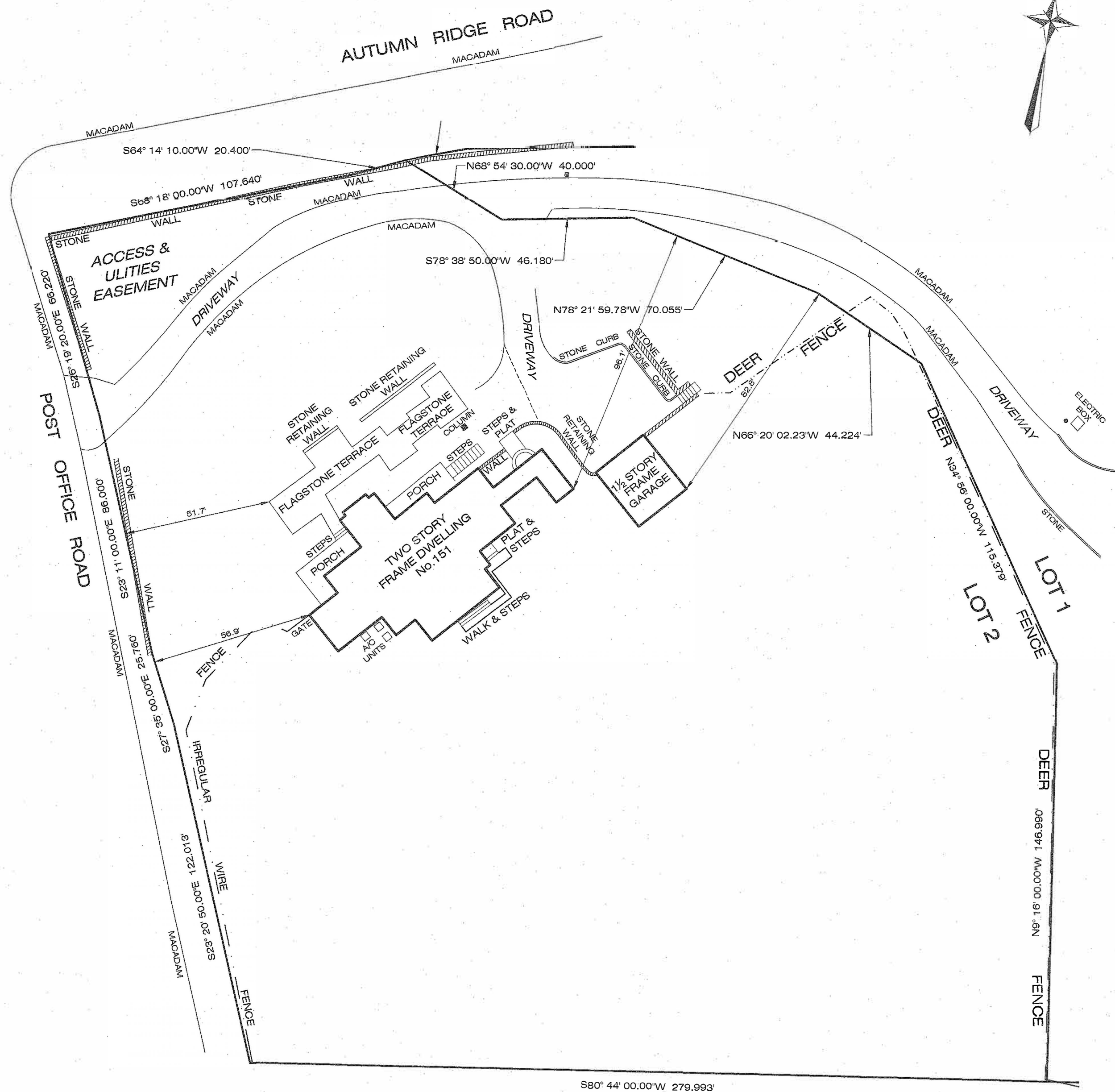


©2016 Horticipia, Inc.

ARROWWOOD VIBURNUM
Viburnum dentatum

LEGEND

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



JOB NUMBER: RO.26995-2

Possession NOT indicated

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

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

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

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

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

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

NOT FOR TITLE TRANSFER

SURVEY OF LOT No.2

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

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

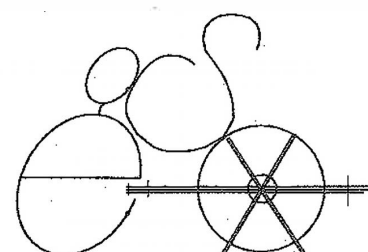
GABRIEL E. SENOR, P.C.

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

SCALE: 1" = 30'

DATE: APRIL 2, 2021

DRAWN BY: MCN. CHECKED BY: ES.



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

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

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



Possession NOT indicated

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

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

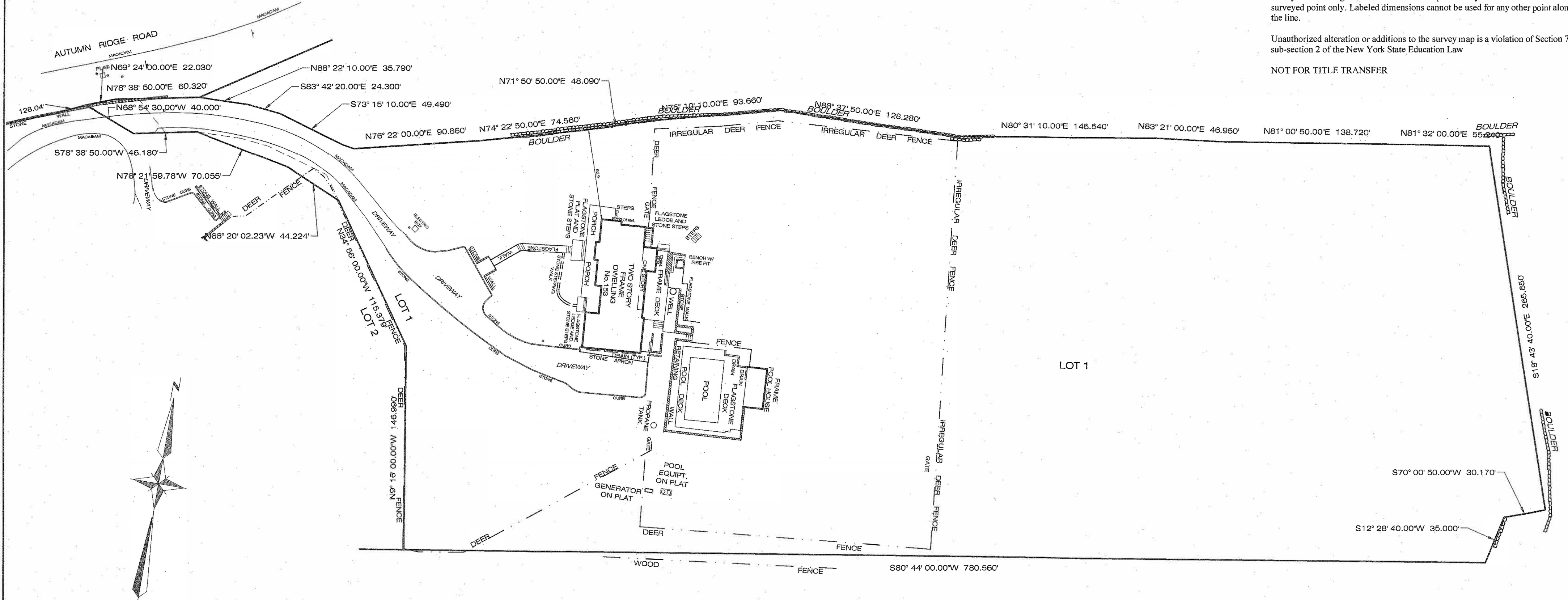
Copies of the survey map not bearing the land surveyor's original blue signature and embossed seal shall not be considered to be a true and valid copy. Copyright Gabriel E. Senor, P.C., 2021. ALL RIGHTS RESERVED.

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

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

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

NOT FOR TITLE TRANSFER



GABRIEL E. SENOR, P.C.

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

**SURVEY OF
LOT No.1**

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

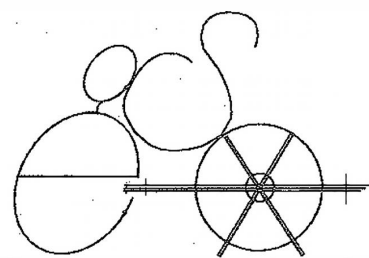
Said "Map" is filed in the Westchester County Clerk's
office, Division of Land Records, on June 21, 2002
as R.O. Map number 26995

SCALE: 1" = 50'

DATE: APRIL 4, 2021

DRAWN BY:
MCN.

CHECKED BY:
ES.



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

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

PROPOSED LOT LINE RE-ALIGNMENT & NEW DRIVEWAY ENTRANCE

SURVEY PERFORMED BY:

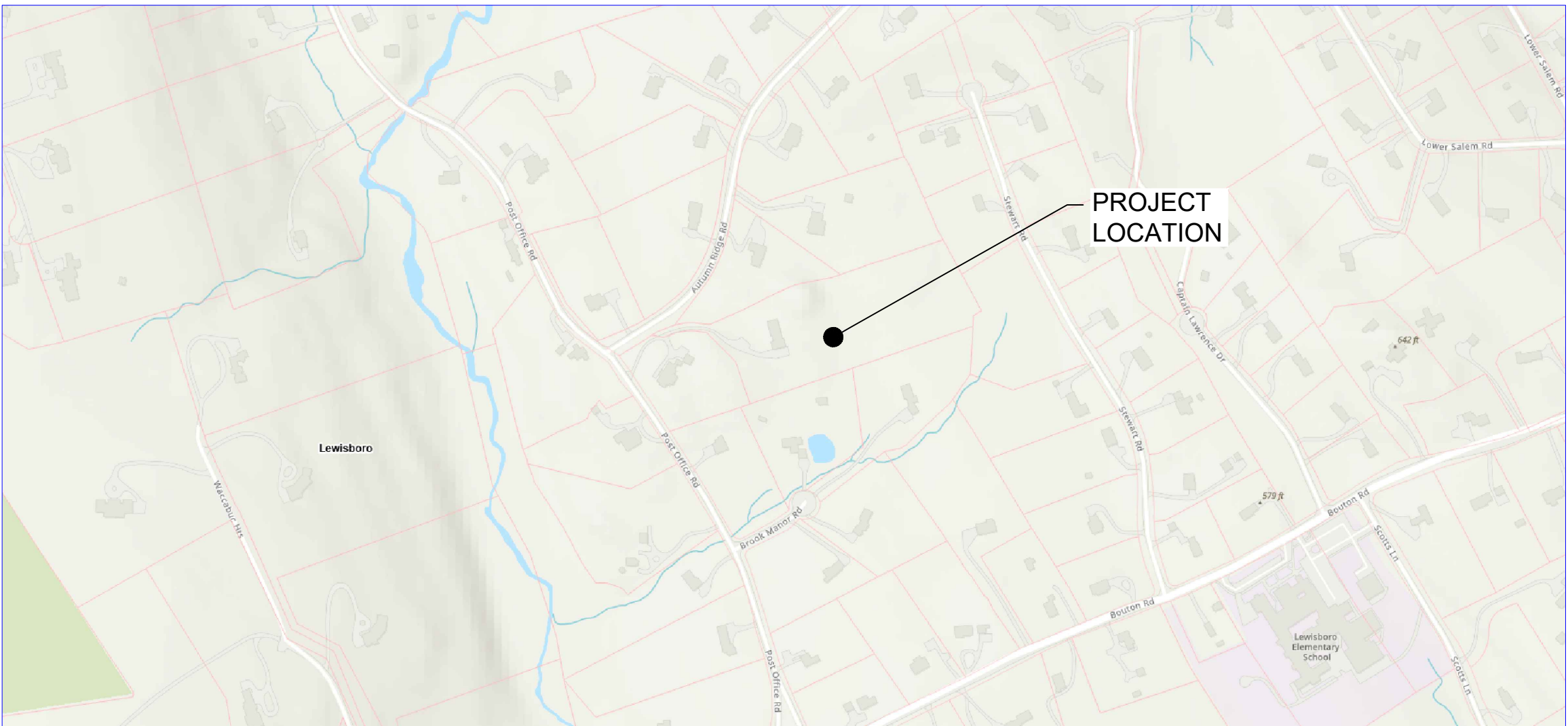
GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
• (914) 422-0070 FAX 422-3009

SURVEY NOTES:

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

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

VICINITY MAP



WETLAND ANALYSIS PERFORMED BY:



WETLAND NOTES:

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

SHEET 1 OF 5 – TITLE SHEET

SHEET 2 OF 5 – SUBDIVISION PLAT

SHEET 3 OF 5 – EXISTING CONDITIONS AND REMOVALS

SHEET 4 OF 5 – GRADING AND SIGHT DISTANCE

SHEET 5 OF 5 – SITE PLAN AND EROSION CONTROL

NEW DRIVEWAY ENTRANCE & LOT LINE RE-ALIGNMENT

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

LOT LINE RE-ALIGNMENT

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

NO.	DATE	REVISION		
-	-	-		
-	-	-		
-	-	-		
1	06/29/2023	ADD COLUMN DETAIL, 16 FT MIN WIDTH, QUAD AREA FOR COVERAGE		
PROPOSED LOT LINE RE-ALIGNMENT & NEW DRIVEWAY ENTRANCE AT 151 & 153 POST OFFICE ROAD				
TITLE SHEET				
GREGORY CACCIOPPOLI, P.E. N.Y. LIC. #105839 100 S. BEDFORD RD., SUITE 343 MOUNT KISCO, NY 10549 CONTACT: 914-689-0220 EMAIL: greg@caccioeng.com				
DESIGNED:	DL	DATE	SCALE	SHEET
DRAWN:	DL	06/21/2023	1"=10'	1-5
REVIEWER:	GC			



ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ENGINEER SHALL AFFIX TO THIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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

ELIOT SENOR, L.S. LICENSE # 049822

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

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

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

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

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

APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH

APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE TOWN OF LEWISBORO, N.Y.

TOWN OF LEWISBORO PLANNING BOARD APPLICATION # APPROVAL:

CLERK TO PLANNING BOARD

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

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Janet Andersen, Chair

Cleridan Conran, Administrator

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

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

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

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

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

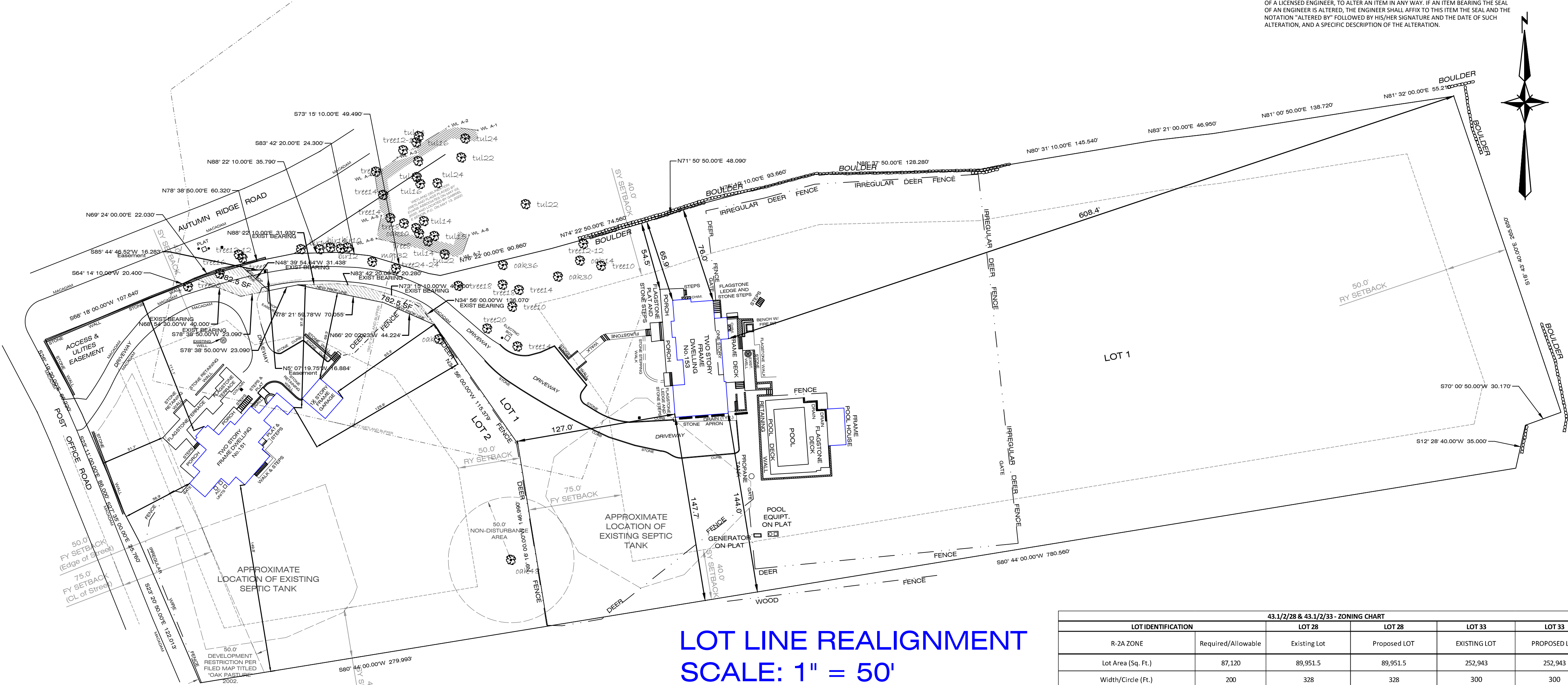
151 & 153 POST OFFICE ROAD
LOT LINE RE-ALIGNMENT
LOT Nos. 1 & 2
AS SHOWN ON MAP TITLED
FINAL SUBDIVISION PLAT
KNOWN AS
OAK PASTURE
SITUATED IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

WESTCHESTER COUNTY INDEX SYSTEM
SHEET 271 BLOCK 10804

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

151 POST OFFICE ROAD
SECTION 43.1 BLOCK 2 LOT 28

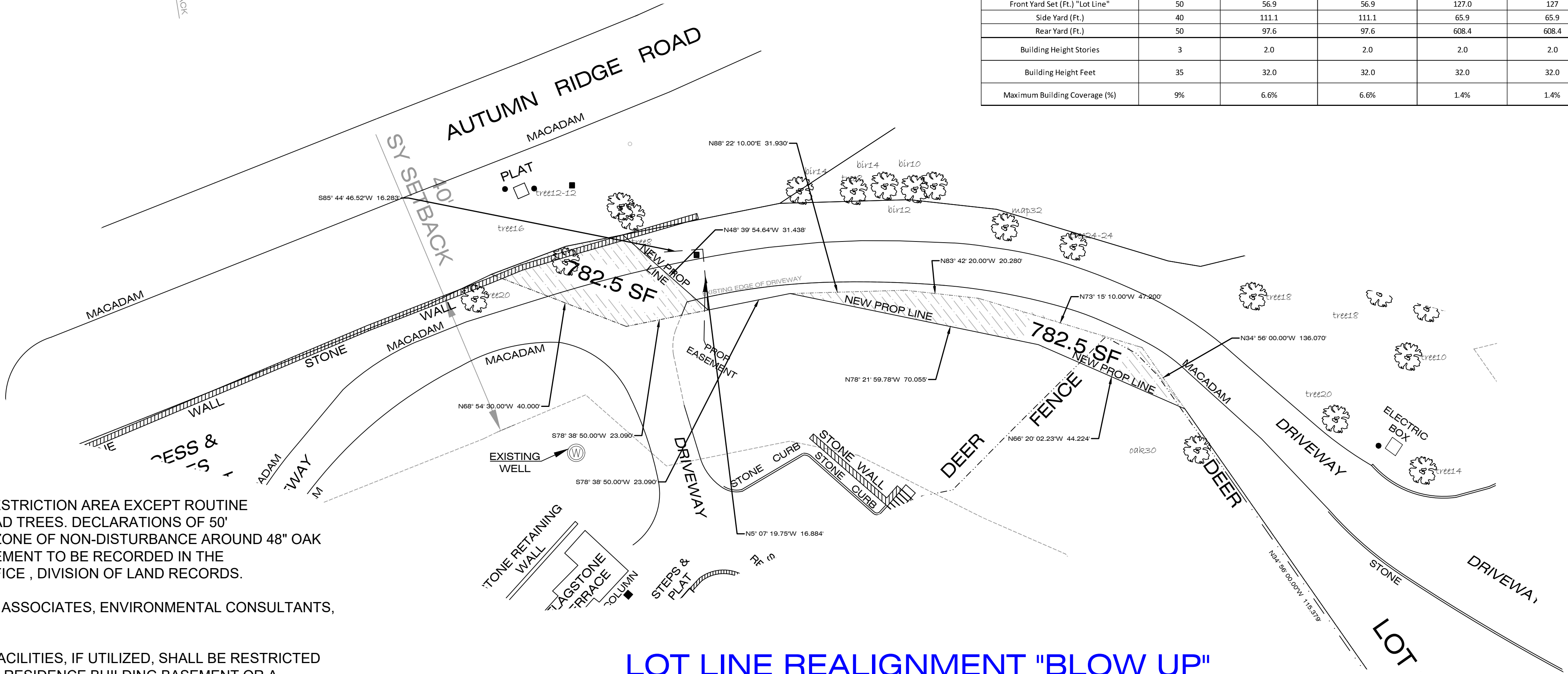
SCALE: AS SHOWN DATE: AUGUST 29, 2023



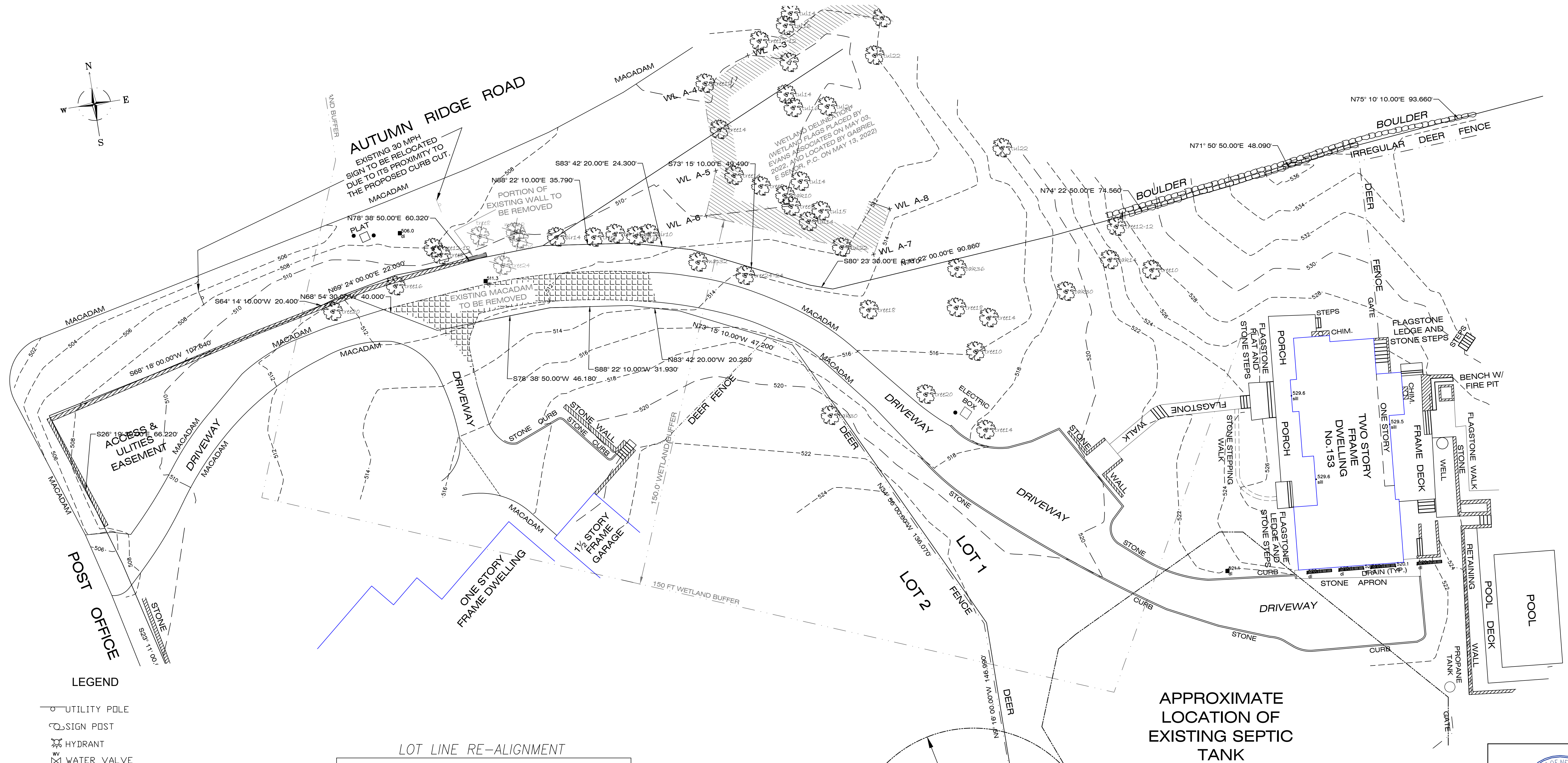
LOT LINE REALIGNMENT
SCALE: 1" = 50'

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

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



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



APPROXIMATE
LOCATION OF
EXISTING SEPTIC
TANK

**APPROVED BY RESOLUTION OF THE
LEWISBORO PLANNING BOARD**

Janet Andersen, Chair	Date
Ciorsdan Conran, Administrator	Date

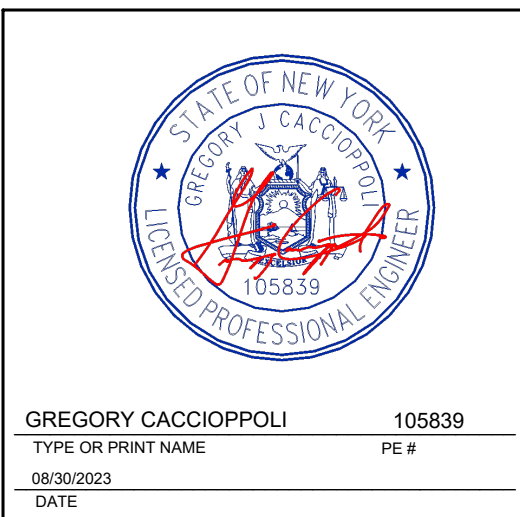
TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning E

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

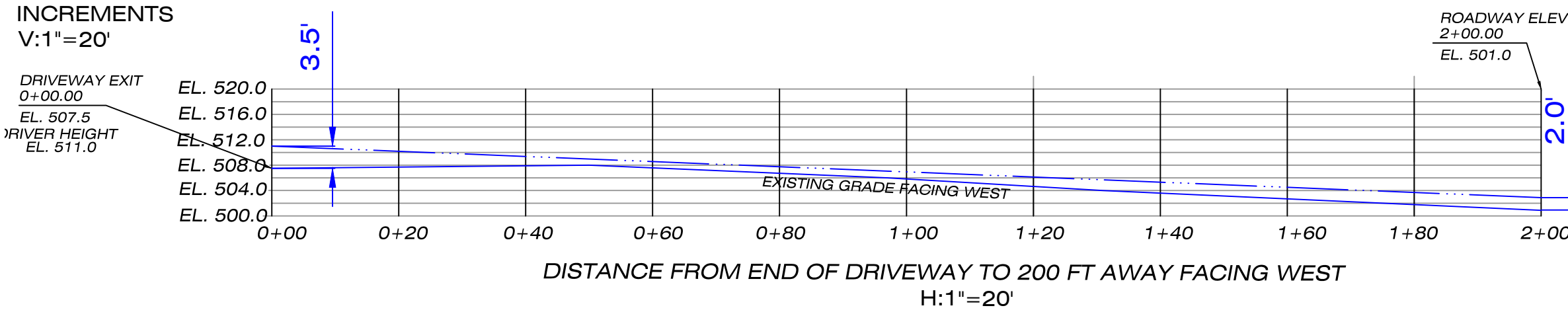
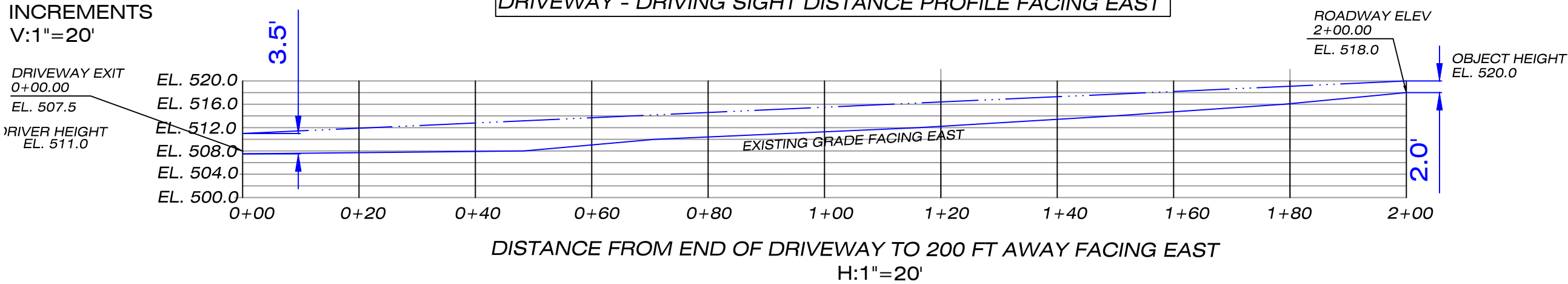
OWNER'S CERTIFICATION
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

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

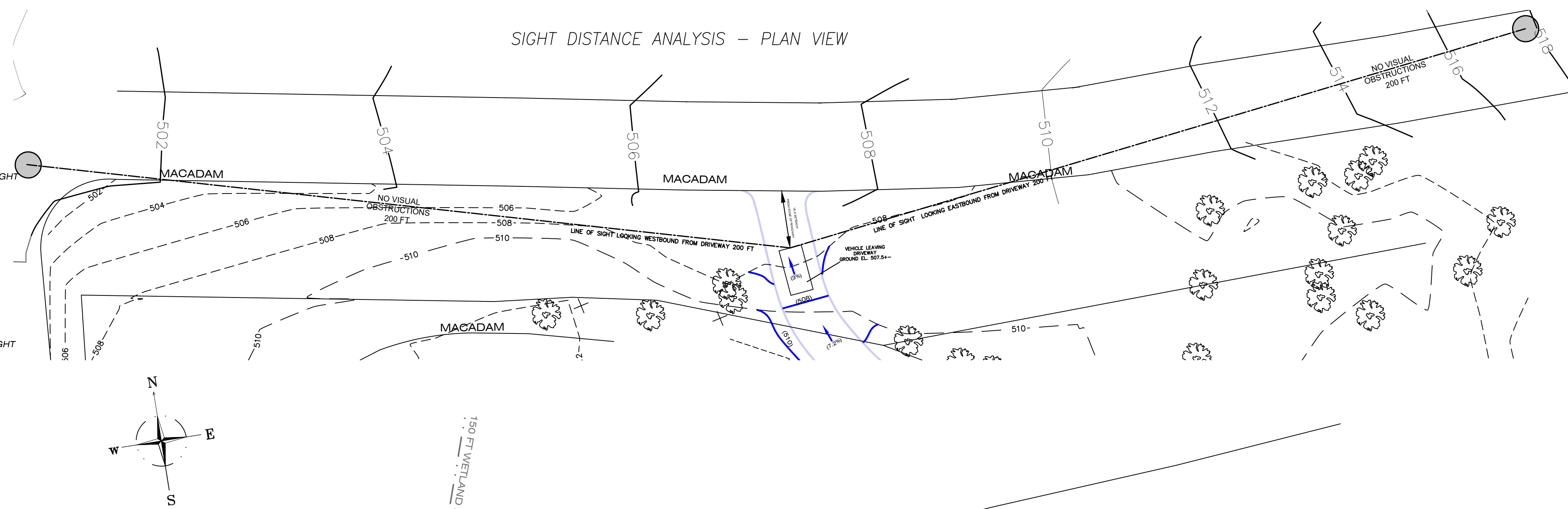
Owners Name: Rebecca Audemard Date
Owners Address: 151 Post Office Rd.
South Salem, NY 10590



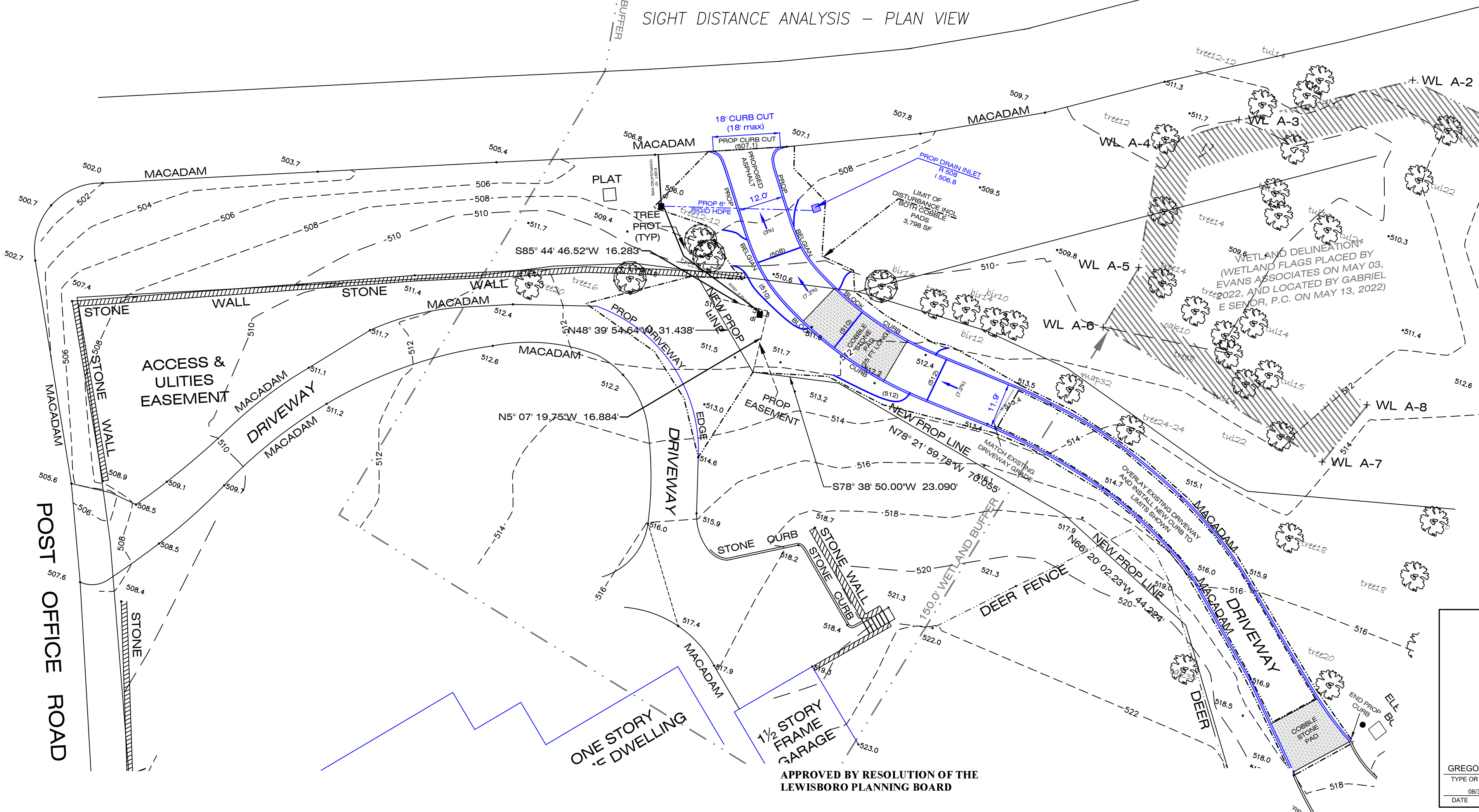
NO.	DATE	REVISION	
→			
→			
→			
→			
→			
<p>PROPOSED LOT LINE RE-ALIGNMENT & NEW DRIVEWAY ENTRANCE AT 151 & 153 POST OFFICE ROAD</p>			
<p>EXISTING CONDITIONS / REMOVALS</p>			
<p>GREGORY CACCIOPPOLI, P.E. N.Y. LIC. #105839 100 S. BEDFORD RD., SUITE 343 MOUNT KISCO, NY 10549</p>			
<p>CONTACT: 914-689-0220 EMAIL: greg@caccioeng.com</p>			
DESIGNED: DL	DATE	SCALE	SHEET
DRAWN: DL	08/30/2023	1"=20'	3-5
REVIEWER: GC			

ELEVATION
2 FT
INCREMENTS
V:1"=20'ELEVATION
2 FT
INCREMENTS
V:1"=20'

SIGHT DISTANCE ANALYSIS - PLAN VIEW



SIGHT DISTANCE ANALYSIS - PLAN VIEW



NEW DRIVEWAY ENTRANCE & LOT LINE RE-ALIGNMENT

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

TAX MAP PARCEL ID: 43.1-2-33

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

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

ZONING: (R-2A)

LOT LINE RE-ALIGNMENT

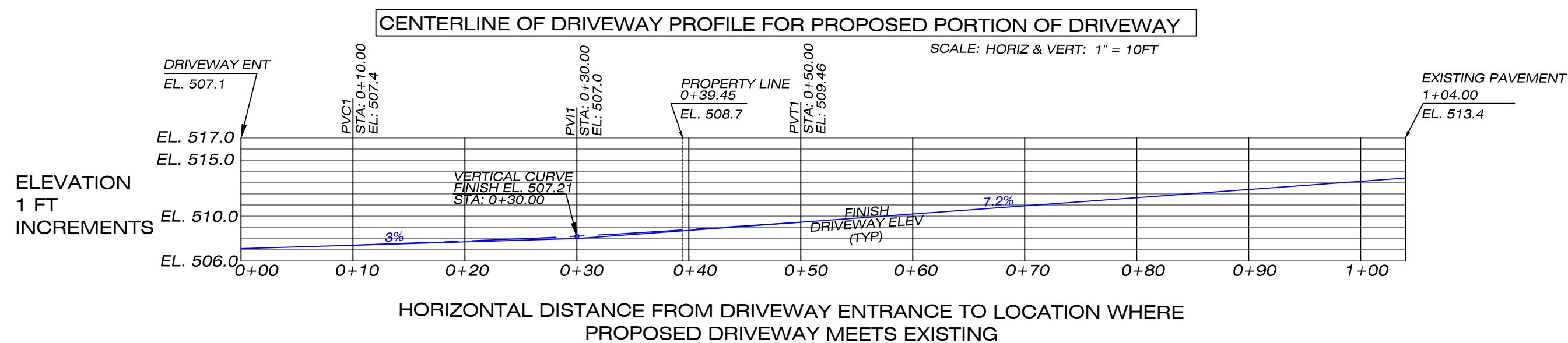
OWNER: OLIVIER & REBECCA AUDEMARD
151 POST OFFICE ROAD
SOUTH SALEM, NY 10590

TAX MAP PARCEL ID: 43.1-2-28

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

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

ZONING: (R-2A)



CONTRACTORS NOTES:

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

APPROVED BY RESOLUTION OF THE
LEWISBORO PLANNING BOARD

Janet Andersen, Chair Date

Giordan Conran, Administrator Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated

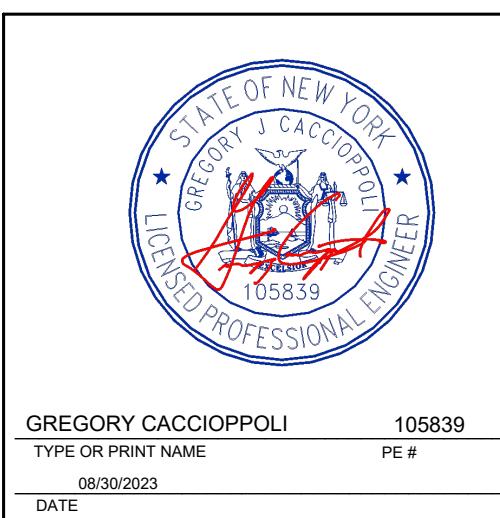
Joseph M. Cermele, P.E. Date
Kellard Sessions Consulting
Town Consulting Engineer

OWNER'S CERTIFICATION

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

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

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



GREGORY CACCIOPPOLI 105839
TYPE OF PRINT NAME PE #
DATE 08/30/2023

NO.	DATE	REVISION
1		
2		
3		
4		

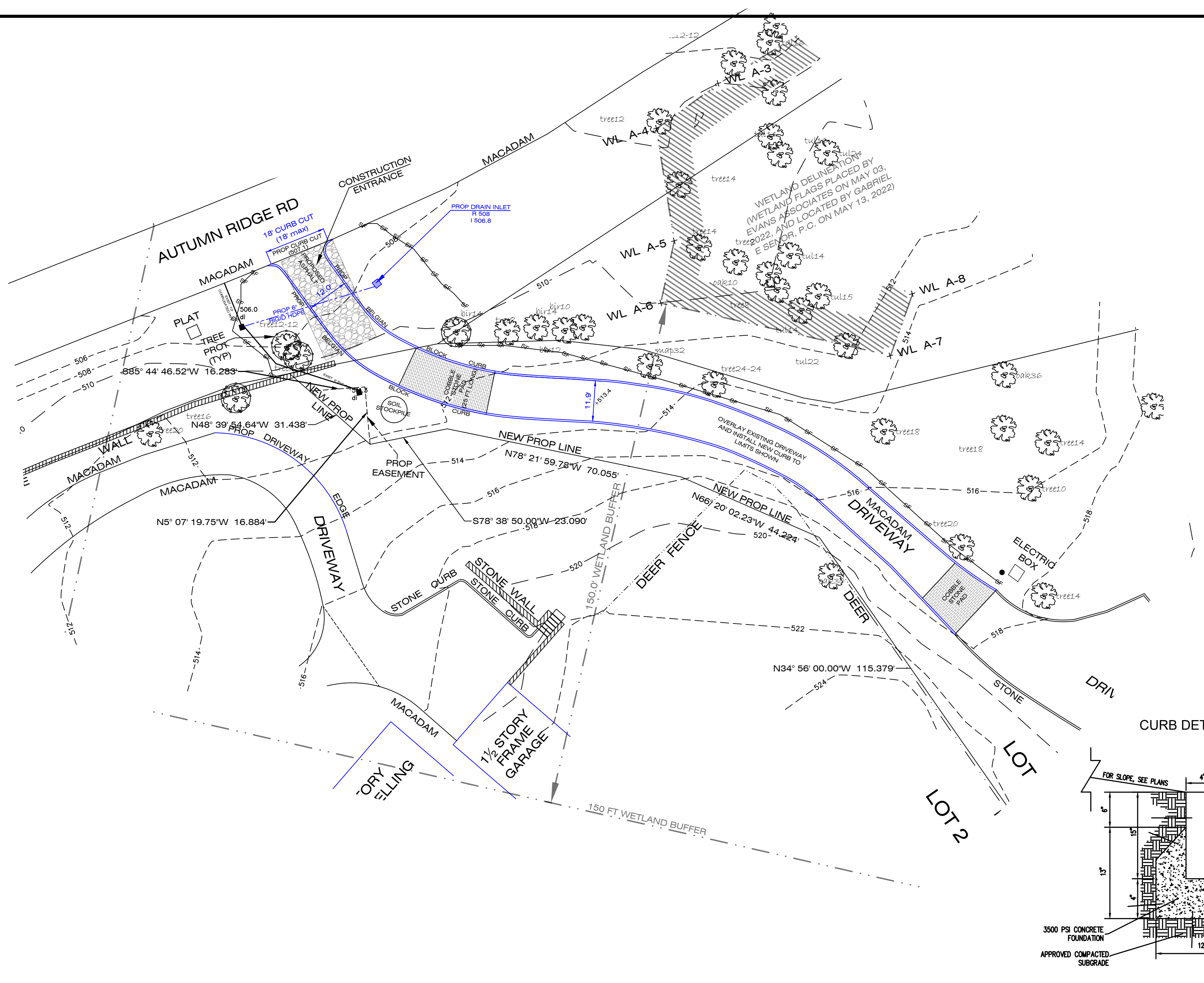
PROPOSED LOT LINE RE-ALIGNMENT & NEW
DRIVEWAY ENTRANCE AT 151 & 153 POST
OFFICE ROAD

GRADING / SIGHT DISTANCE

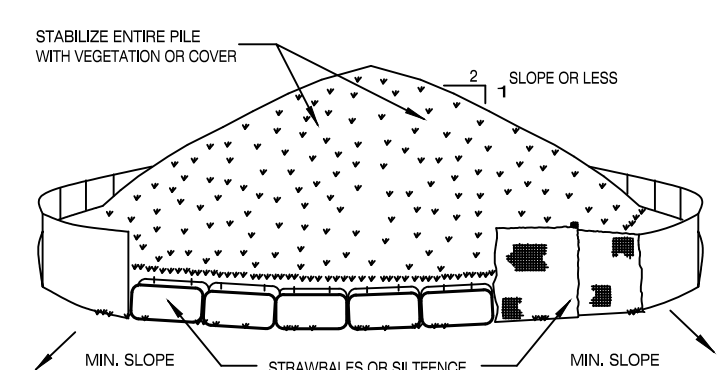
GREGORY CACCIOPPOLI, P.E.
N.Y. LIC. #105839
100 S. BEDFORD RD., SUITE 343
MOUNT KISCO, NY 10549

CONTACT: 914-689-0220
EMAIL: greg@caccioeng.com

DESIGNED:	GC	DATE	SCALE	SHEET
DRAWN:	GC	08/30/2023	1"=20' OR AS SHOWN	4-5
REVIEWER:	GC			



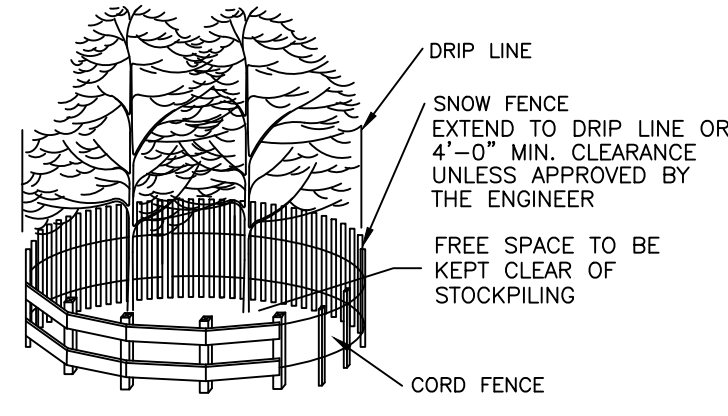
SOIL STOCKPILING (SS)



INSTALLATION NOTES

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

TREE PROTECTION

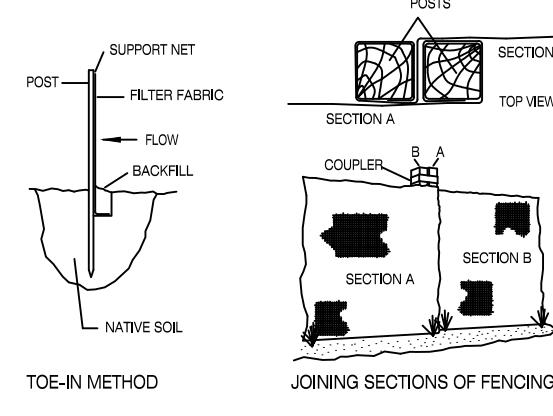


CORRECT METHOD OF TREE FENCING

TREE PROTECTION NOTES:

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

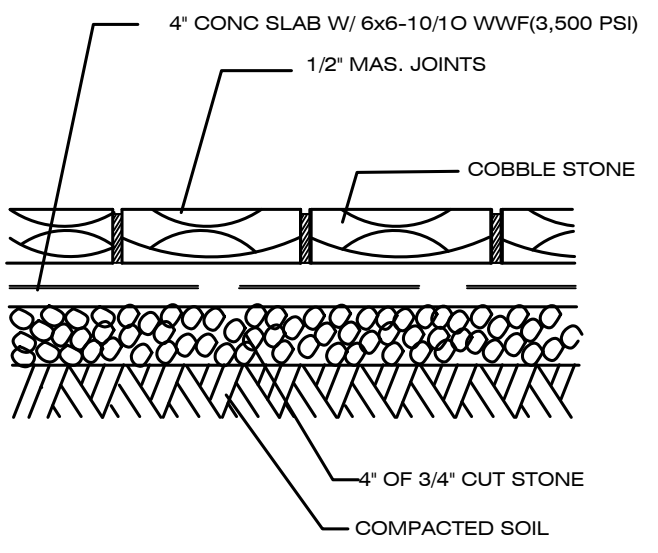
SILT FENCE (SF)



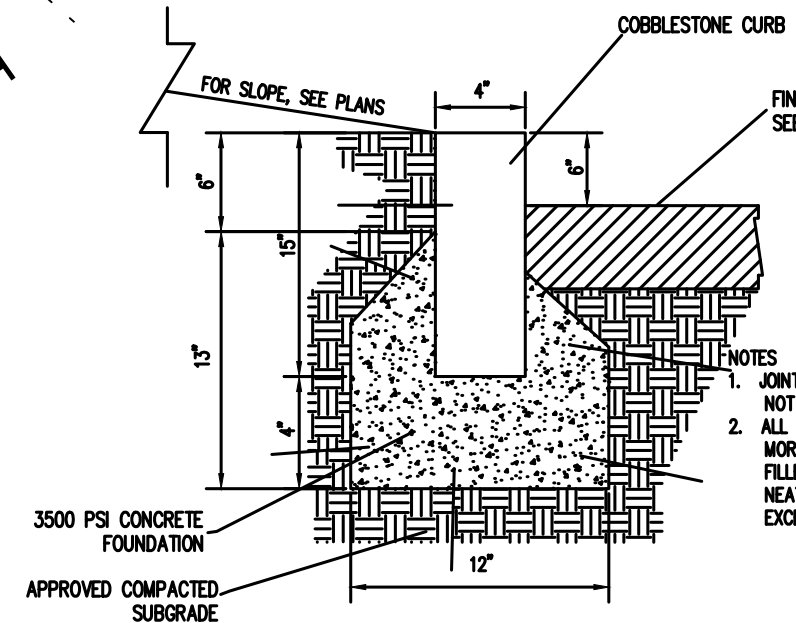
INSTALLATION NOTES

- 1. EXCAVATE A 4" INCH x 4" INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
- 2. UNROLL A SECTION AT A TIME AND PROUDLY WALL OF THE TRENCH (FEET SIDE AWAY FROM THE TRENCH BOTTOM).
- 3. OVERLAP THE POST INTO THE GROUND UNTIL THE FROM THE TRENCH BOTTOM.
- 4. LAY THE TRENCH PLATE OF FABRIC ONTO THE BACKFILL, THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
- 5. JOIN SECTIONS AS SHOWN ABOVE.

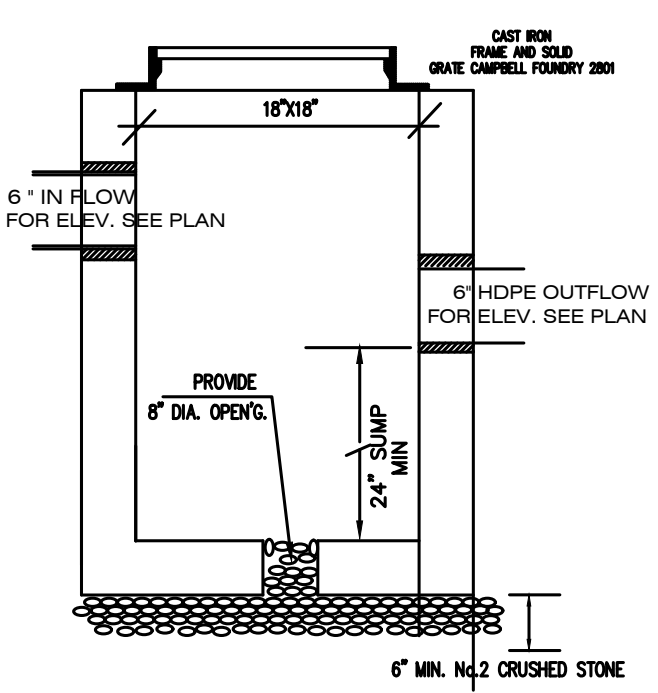
COBBLE PAD DETAIL



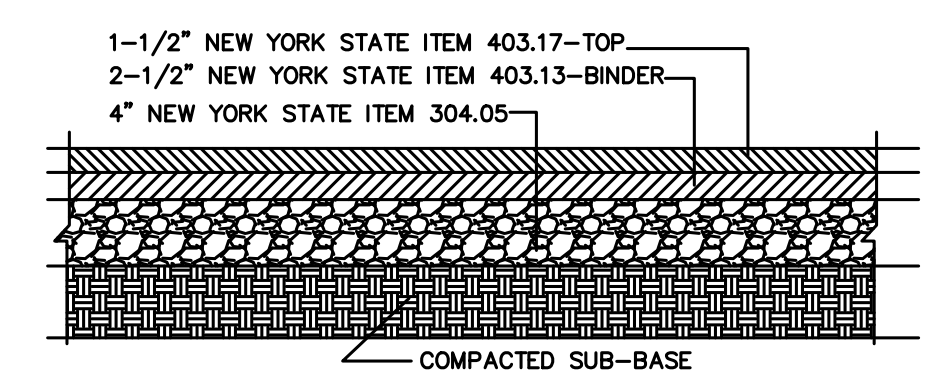
CURB DETAIL



DRAIN INLET DETAIL



DRIVEWAY DETAIL



LOT LINE RE-ALIGNMENT

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

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Janet Andersen, Chair Date
Ciordan Conran, Administrator Date

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____.

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

OWNER'S CERTIFICATION

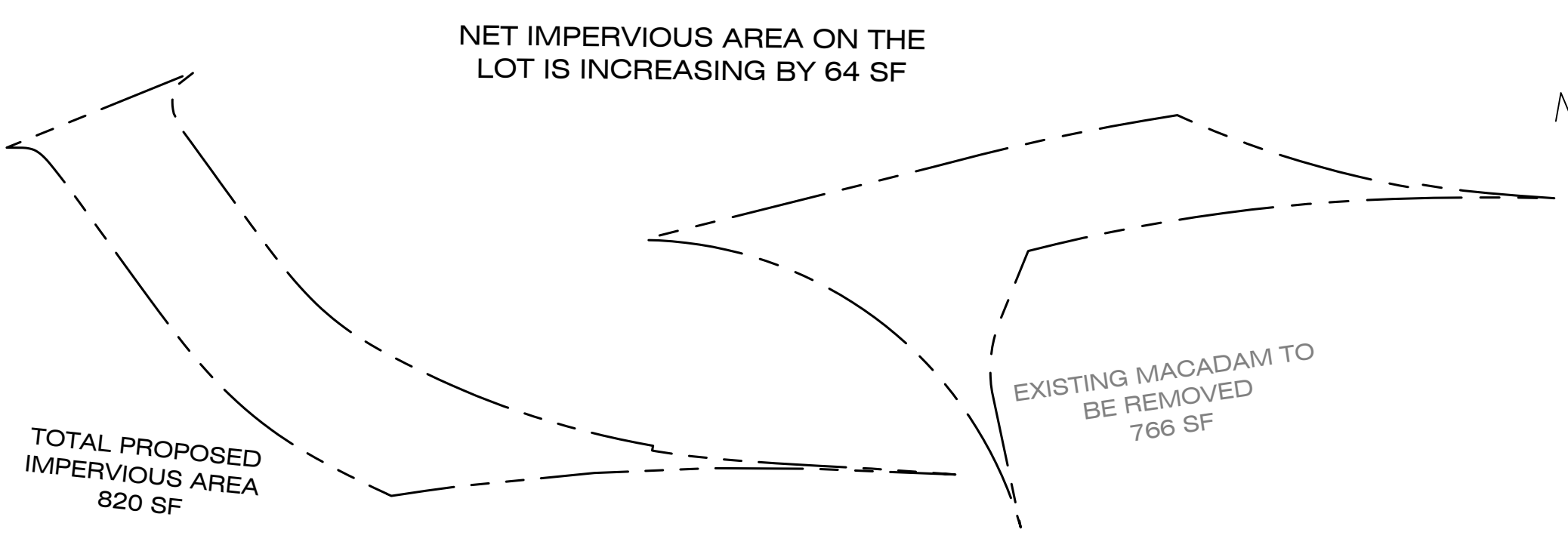
The undersigned is the owner(s) of the property shown herein, is familiar with this drawing and its contents, and hereby approves same for filing.

Owners Name: Seth Hollander Date
Owners Address: 151 Post Office Rd.
South Salem, NY 10590

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

NEW DRIVEWAY ENTRANCE & LOT LINE RE-ALIGNMENT

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



LEGEND

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



GREGORY CACCIOPPOLI 105839
TYPE OR PRINT NAME FE #
08/30/2023
DATE

NO.	DATE	REVISION

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

SITE PLAN / EROSION CONTROL

GREGORY CACCIOPPOLI, P.E.
N.Y. LIC. #105839
100 S. BEDFORD RD., SUITE 343
MOUNT KISCO, NY 10549

CONTACT: 914-689-0220
EMAIL: greg@caccioeng.com

DESIGNED:	GC	DATE	SCALE	SHEET
DRAWN:	GC	08/30/2023	1"=20'	5-5
REVIEWER:	GC			

**RESOLUTION
LEWISBORO PLANNING BOARD**

**HOLLANDER/AUDEMARD LOT LINE CHANGE
PRELIMINARY AND FINAL SUBDIVISION APPROVAL
WETLAND PERMIT**

RECEIVED BY

SEP 22 2022

Town Clerk
Town of Lewisboro

Sheet 32A, Block 10804, Lot 19 (Hollander)
Sheet 32A, Block 10804, Lot 91 (Audemard)

Cal. #2-22 PB and #3-22 WP

September 20, 2022

WHEREAS, the Town of Lewisboro Planning Board has received an application from Seth Hollander and Olivier and Rebecca Audemard ("the applicants") for a Lot Line Change involving two (2) parcels of land located at 151 and 153 Post Office Road; and

WHEREAS, the lots in question are identified as Sheet 32A, Block 10804, Lots 19 and 91 on the Town Tax Maps; and

WHEREAS, Lot 19 is owned by Seth Hollander and is located at 153 Post Office Road, while Lot 91 is owned by Rebecca Audemard and is located at 151 Post Office Road ("the subject properties"); and

WHEREAS, the subject properties are located within the R-2A Zoning District; and

WHEREAS, Lot 19 (Hollander) is currently comprised of ± 5.08 acres of land and Lot 91 (Audemard) is comprised of ± 2.07 acres; and

WHEREAS, Lots 19 and 91 are accessed off of Post Office Road via a common driveway; and

WHEREAS, Lot 19 (Hollander) has an access easement over Lot 91 (Audemard); and

WHEREAS, Lot 19 (Hollander) has frontage on Autumn Ridge Road and the proposed action includes a lot line change, elimination of the shared driveway, and a new private driveway off Autumn Ridge Road to serve Lot 19 ("the proposed action"); and

WHEREAS, the proposed lot line realignment will not result in the creation of any new lot, will not result in a zoning nonconformity, and will include an equal exchange of land (± 782.5 s.f.) between both parcels; and

WHEREAS, a Town of Lewisboro jurisdictional wetland is located off-site and between Autumn Ridge Road and Lot 19 (Hollander); and

WHEREAS, the Town of Lewisboro 150-foot regulated buffer extends onto the subject properties and the proposed driveway and driveway reconfiguration is proposed within the regulated wetland buffer; and

WHEREAS, reference is made to a wetland report submitted by the applicants and prepared by Evans Associates, dated May 17, 2022; and

WHEREAS, to offset potential impacts to the wetland and wetland buffer, the applicants have developed a wetland mitigation plan which includes wetland buffer restoration, native plantings and invasive species removal; and

WHEREAS, reference is made to review memorandums prepared by Kellard Sessions Consulting, the Town's professional consultants, dated February 11, 2022 and August 11, 2022; and

WHEREAS, reference is made to a letter prepared by the Building Inspector, dated August 24, 2022; and

WHEREAS, the applicants have submitted a Short Environmental Assessment Form (EAF), dated January 10, 2022; and

WHEREAS, a duly noticed public hearing on the wetland permit was opened and closed on September 20, 2022, at which time all interested parties were afforded an opportunity to be heard; and

WHEREAS, the Planning Board has considered the submitted application, other materials submitted by the applicants in support of its proposal, the written and verbal comments from the Board's professional consultants and the Conservation Advisory Council, and the verbal commentary made during Planning Board meetings;

NOW THEREFORE BE RESOLVED THAT, the proposed action has been determined to be an Unlisted Action, pursuant to the New York State Environmental Quality Review Act (SEQRA), 6 NYCRR Part 617.4; and

BE IT FURTHER RESOLVED THAT, the Planning Board has considered all reasonably related long-term, short-term, direct, indirect, and cumulative environmental effects associated with the proposed action including other simultaneous or subsequent actions; and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby issues the attached Negative Declaration of Significance; and

BE IT FURTHER RESOLVED THAT, in accordance with Section 195-13 of the Subdivision

Regulations, the Planning Board hereby waives submission of the Step II Application and the preparation of a Preliminary Subdivision Plat; and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby grants Preliminary and Final Subdivision Approval, subject to the below conditions; and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby approves the following plans ("the approved plans"), subject to the below listed conditions:

Subdivision Plat, prepared by Eliot Senor, L.S., dated June 8, 2022:

- "Lot Line Re-alignment Lots Nos. 1 and 2 as Shown on Map Titled Final Subdivision Plat Know as Oak Pasture"

Plans, Prepared by Caccio Engineering, PLLC, dated June 1, 2022:

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

Plans, Prepared by F. Capparelli Landscape Design, dated May 26, 2022:

- Driveway Realignment-Wetland Buffer Plan (L1)
- Driveway Realignment-Wetland Buffer Blowup (L2) - Rendered
- Driveway Realignment-Wetland Buffer Blowup (L2) – Line Drawing

BE IT FURTHER RESOLVED THAT, in comparing the magnitude of the proposed action and impacts to the wetland and wetland buffer to the extent and quality of the proposed design mitigation offered by the applicants, the Planning Board has determined that the proposed action will not result in an adverse impact to on or off-site wetlands, waterbodies and/or watercourses; and

BE IT FURTHER RESOLVED THAT, in the granting of this Wetland Activity Permit, the Planning Board has considered and evaluated both wetland and wetland buffer functions and the role of the wetland and wetland buffer areas in the hydrologic and ecological system and has determined that the impact of the proposed action upon the public health and safety; special concern, rare, threatened and endangered species; water quality and wetland and wetland buffer functions has been avoided or minimized to the maximum extent practicable. In this

determination, the Planning Board has taken into account the factors listed under Section 217-8A of the Wetland and Watercourse Law; and

BE IT FURTHER RESOLVED THAT, the Planning Board has reviewed the criteria listed under Section 217-8B of the Wetland and Watercourse Law and has determined that any impacts to the affected wetland buffer are necessary and unavoidable and have been minimized to the maximum extent practicable; and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby finds that the Wetland Activity Permit Application pertaining to the proposed action is consistent with the provisions and policies of Chapter 217 of the Code of the Town of Lewisboro and said permit is hereby approved, subject to the conditions set forth below; and

BE IT FURTHER RESOLVED THAT, all work associated with this Wetland Activity Permit shall be conducted in strict compliance with the plans approved herein; and

BE IT FURTHER RESOLVED THAT, no work shall commence until a Wetland Activity Implementation Permit is issued by the Town Wetland Inspector; and

BE IT FURTHER RESOLVED THAT, this Wetland Activity Permit shall expire without further written notice if the requirements of this Resolution are not completed, as set forth herein. As provided pursuant to the Town Wetlands and Watercourses Law, this Wetland Activity Permit is subject to revocation should the applicants not comply with the terms and conditions of this Resolution; and

BE IT FURTHER RESOLVED THAT, this Wetland Activity Permit shall expire two (2) years from the date of this Resolution; and

BE IT FURTHER RESOLVED THAT, Conditions #1 through #12, outlined below, must be completed within 180 days of the date of this Resolution (Monday, March 20, 2023). Should said conditions not be completed within the allotted time frame, this Resolution shall become null and void unless a 90-day extension is requested, in writing, by the applicants within said 180-day period and granted by the Planning Board.

Conditions to be Satisfied Prior to the Signing of the Plans by the Planning Board Chair:

1. All applicable Town, County, State and Federal permits/approvals shall be obtained by the applicants and copies of same submitted to the Planning Board and Building Department. Should the plans approved herein differ from those previously approved by an agency having jurisdiction, the applicants shall be responsible for obtaining amended permits/approvals, as determined necessary. The applicants have identified

the following outstanding outside agency approvals, which shall be obtained prior to the signing of the approved plans, unless otherwise noted:

- The applicant shall obtain a license agreement with the Town Board for planting within the public right of way.
 - Highway Work Permit from the Town of Lewisboro Highway Superintendent.
 - Realty Subdivision Approval from the Westchester County Department of Health.
2. All expired and open building and wetland permits associated with Lot 19 (Hollander) shall be closed; any open or outstanding work associated with these permits shall be completed and certificates of occupancy/compliance issued.
 3. The applicant shall satisfactorily address any outstanding written comments provided by the Planning Board's consultants.
 4. The proposed lawn area depicted within the right-of-way associated with Autumn Ridge Road shall be changed to an appropriate native wildflower mix, to the satisfaction of the Town Wetland Consultant.
 5. The applicants shall obtain a Wetland Implementation Permit, as issued by the Town Wetland Inspector.
 6. The Town's standard signature blocks (Chairperson, Administrator and Town Consulting Engineer) shall appear on all sheets of the approved plans.
 7. Each and every sheet of the approved plans shall contain a common revision date with notation stating, "Final Planning Board Approval", shall contain an original seal and signature of the design professional(s), and shall contain an original signature of the applicants/owners.
 8. The applicants shall provide a letter to the Planning Board Administrator acknowledging that they have read and will abide by the Conditions of this Resolution.
 9. All applicable application fees and escrow shall be submitted by the applicants to the Planning Board Administrator.
 10. The applicants shall submit a "check set" (two copies) of the approved plans prepared to address any outstanding written comments and the conditions of this resolution for final review by the Planning Board's consultants.
 11. Any revisions required as a result of the consultants' review of the approved plans shall be made. The applicants shall furnish the Planning Board with six (6) complete sets of approved plans (less the plat) for final review by the Town Consulting Engineer

and endorsement by the Town Consulting Engineer, Planning Board Administrator and Chairperson.

12. The applicants shall submit two (2) original mylar copies of the Final Subdivision Plat, complete with all required original signatures, for final review and endorsement by the Town Consulting Engineer, Planning Board Administrator, and the Planning Board Chair.

Conditions to be Satisfied Subsequent to the Signing of the Plat by the Planning Board Chair:

13. Following the endorsement of the Final Subdivision Plat by the Planning Board Chair and Administrator, one (1) mylar plat will be returned to the applicants for copying and the second mylar plat will be retained by the Planning Board as a record copy.
14. Within ten (10) days after endorsement of the Final Subdivision Plat by the Planning Board Chair and Administrator, the applicants shall deliver, to the Planning Board Administrator, nine (9) printed copies of same, collated and folded.
15. The applicants shall demonstrate proof of filing the Final Subdivision Plat with the Westchester County Clerk's Office. The applicants shall deliver to the Planning Board Administrator three (3) 18" x 14" copies of the Final Subdivision Plat, as filed, showing all signatures and acknowledgements of filing.

Conditions to be Satisfied Prior to the Commencement of Work or Issuance of any Building Permit:

16. Conditions #1 – #15 specified herein shall have been satisfied.
17. Prior to commencement of any site work or construction activity, a site visit shall be conducted with the applicants, their contractor, Highway Superintendent, and Town Engineer. Prior to the site visit, all erosion and sedimentation controls shall be properly installed by the applicants and the limits of disturbance shall be staked by a NYS Licensed Land Surveyor and a construction fence installed along said limits.

Conditions to be Satisfied During Construction:

18. All development activities shall be completed in accordance with the approved plans. For any reason, should modification to these plans be deemed necessary, the applicant shall immediately contact the Town's Professional Consultants and Building to review same and to determine if amended approvals are required.

19. During construction, the Town's Professional Consultants may conduct site inspections, as necessary, to determine compliance with the provisions of this Resolution and the approved plans; these inspections shall be paid for by the applicants via the established escrow account which shall remain funded until a Certificate of Compliance is issued.
20. All plant material shall be installed between April 1st and June 15th or between September 1st and October 15th. Plant substitutions, if any, must be previously approved by the Town's consultants.
21. A copy of this Resolution, the approved plans, shall be kept on site at all times.

ADOPTION OF RESOLUTION

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Town of Lewisboro as follows:

The motion was moved by: Charlene Indelicato

The motion was seconded by: Bruce Thompson

The vote was as follows:

JANET ANDERSEN	<u>aye</u>
JEROME KERNER	<u>absent</u>
GREG LASORSA	<u>absent</u>
CHARLENE INDELICATO	<u>aye</u>
BRUCE THOMPSON	<u>aye</u>

Janet E. Andersen
Janet Andersen, Chair September 20, 2022

**State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

Date: September 20, 2022

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

The Town of Lewisboro Planning Board has determined that the proposed action described below will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Hollandar/Audemard lot line change & relocation of Driveway Access.

SEQRA Status: ☐ Type 1

☒ Unlisted

Conditioned Negative Declaration: ☐ Yes

☒ No

Coordinated Review: ☐ Yes

☒ No

Description of Action:

The Town of Lewisboro Planning Board has received an application from Seth Hollander and Olivier and Rebecca Audemard ("the applicants") for a Lot Line Change involving two (2) parcels of land located at 151 and 153 Post Office Road. The lots in question are identified as Sheet 32A, Block 10804, Lots 19 and 91 on the Town Tax Maps. Lot 19 is owned by Seth Hollander and is located at 153 Post Office Road, while Lot 91 is owned by Rebecca Audemard and is located at 151 Post Office Road ("the subject properties"). Lots 19 and 91 are accessed off of Post Office Road via a common driveway; Lot 19 (Hollander) has an access easement over Lot 91 (Audemard). Lot 19 (Hollander) has frontage on Autumn Ridge Road and the proposed action includes a lot line change, elimination of the shared driveway, and a new private driveway off Autumn Ridge Road to serve Lot 19 ("the proposed action").

Location: 151 and 153 Post Office, Town of Lewisboro, New York.

Reasons Supporting This Determination: The Planning Board has compared the proposed action with the Criteria for Determining Significance in 6 NYCRR 617.7 (c). Specifically:

1. The proposed action will not result in a substantial adverse change in the existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production.

The proposed action involves a lot line changes and only minor disturbances to modify the driveway are proposed. A Town of Lewisboro jurisdictional wetland is located off-site and between Autumn Ridge Road and Lot 19 (Hollander). The Town of Lewisboro 150-foot regulated buffer extends onto the subject properties and the proposed driveway and driveway reconfiguration is within the regulated wetland buffer. Reference is made to a wetland report submitted by the applicants and prepared by Evans Associates, dated May 17, 2022. To offset potential impacts to the wetland and wetland buffer, the applicants have developed a wetland mitigation plan which includes wetland buffer restoration, native plantings and invasive species removal.

2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impact a significant habitat area; result in substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such species; and will not result in other significant adverse impacts to natural resources.

The proposed action will result in the removal of four (4) trees and the installation of 17 trees, 47 shrubs, and 540 herbaceous plants.

3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to 6 NYCRR Part 617.14(g).

The subject properties are not located within a Critical Environmental Area.

4. The proposed action will not result in a material conflict with the Town's officially approved or adopted plans or goals.

The subject properties are located within a residential zoning district, no change to the use is proposed. No variances are required for the proposed action.

5. The proposed action will not result in the impairment of the character or quality

of important historical, archaeological, architectural, aesthetic resources, or the existing character of the community or neighborhood.

See response to Finding No. 1 and 4 above. The subject properties are not located within or adjacent to a listed historical or cultural resource.

6. The proposed action will not result in a major change in the use of either the quantity or type of energy.

See response to Finding No. 1 and 4 above.

7. The proposed action will not create a hazard to human health.

See response to Finding No. 1 and 4 above.

8. The proposed action will not create a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

See response to Finding No. 1 and 4 above.

9. The proposed action will not encourage or attract a large number of people to a place or place for more than a few days, compared to the number of people who would come to such place absent the action.

10. The proposed action will not create a material demand for other actions that would result in one of the above consequences.

11. The proposed action will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.

12. When analyzed with two or more related actions, the proposed action will not have a significant impact on the environment and when considered cumulatively, will not meet one or more of the criteria under 6 NYCRR 617.7(c).

13. The Planning Board has considered reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions.

For further information contact:

Ciorsdan Conran, Planning Board Administrator
Town of Lewisboro
79 Bouton Road, South Salem, NY 10590
Phone: (914) 763-5592
Fax: (914) 763-3637

This notice is being filed with:

Ciorsdan Conran, Planning Board Administrator
Town of Lewisboro
79 Bouton Road, South Salem, NY 10590
Phone: (914) 763-5592
Fax: (914) 763-3637

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

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

The Scotts Reservoir Dam is owned and operated by the First Taxing District of the City of Norwalk, CT. The Dam was constructed in 1883 and is a twenty-three (23) foot high earthen embankment dam with a downstream stone masonry face. The total storage capacity of the dam is 51,141,778 gallons with a water surface of roughly 157 acres. The dam provides approximately ten (10) days of water to the First Taxing District.

Excessive seepage thru the dam was discovered on June 28, 2021. As a precaution, the dam outlet continues to remain open to allow the reservoir to drain; the dam has not been storing water since this initial discovery. An updated Engineering Assessment dated August 18, 2021 made recommendations on proposed improvements to the dam which include:

1. Construction of a Parapet Wall along the dam's crest with a stop log bay. A 186 foot cantilevered reinforced concrete retaining wall with a 16' wide stop log bay to allow access to the crest of the dam. The retaining wall will allow for 1 foot of freeboard for the SDF (Spillway Design Flood).
2. Flattening the upstream slope with rip rap. The original slope is 1.5 to 1.0, the new slope will be 2:1. The top soil will be stripped and new rip rap will be installed with a depth of 1' to 4'.
3. Low Level Outlet Improvements including demolish the existing intake structure and install a new intake structure in new slope. Reline the existing outlet pipe and install a new slide gate with operator to reach the crest of the dam.
4. Soil Grouting of Embankment Soils to eliminate seepage through the downstream stone masonry stone wall.

The proposed action will not have a significant adverse environmental impact on the environment but will ensure that the dam meets the requirements for the protection of the health, safety and welfare of the surrounding area under the New York State Department of Environmental Conservation Dam Safety Program.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Lewisboro Planning Board

Name of Lead Agency

Janet Anderson

Date

Chair of the Planning Board

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency



Signature of Preparer (if different from Responsible Officer)

PRINT FORM

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: September 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 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).

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. A Floodplain Development Permit is required from the Town Building Inspector in accordance with Chapter 126, Flood Damage Prevention, of the Town Code.
3. Work proposed within the Town right-of-way will require a Driveway Opening Permit from the Town Highway Superintendent.
4. An Article 24 Freshwater Wetland Permit is required from the NYSDEC.
5. The proposed action may require a permit from the Army Corps of Engineers (ACOE).

COMMENTS

1. As previously noted, proposed footings for the exterior stairs, as well as a proposed walkway, are located within the wetland proper. The applicant should coordinate with the Army Corps of Engineers regarding their extent of jurisdiction.
2. As previously identified, it is recommended that a physical demarcation of the wetland mitigation area (defining the new edge of lawn) be incorporated into the mitigation plan.
3. An existing split rail fence is located along much of the property's frontage on Cove Road; this fence should be shown on the site plan (to remain). Since the gravel parking area is being removed, the gap in the fence should be filled in to prevent any future use of this area for parking.
4. As previously noted, the subject parcel and proposed improvements are located within the 100-year FEMA Floodplain (Zone A). The applicant has provided a Floodplain Development Permit for review, in accordance with Chapter 126 of the Town Code.
5. As previously requested, the applicant shall submit an updated Existing Conditions Survey, signed and sealed by a NYS Licensed Land Surveyor. The applicant has stated that this information will be provided.
6. As previously noted, the plan shall illustrate 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.

Chairperson Janet Andersen
Samberg – 6 Cove Road
September 15, 2023
Page 3 of 3

7. Regarding the building elevations sheet (Sheet A1), the side elevation (No. 5) appears to show the proposed stairs in the wrong location.

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 AUGUST 9, 2023:

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

DOCUMENTS REVIEWED:

- Letter, prepared by ALP Engineering, dated August 28, 2023
- Floodplain Development Permit Application, dated August 8, 2023
- NYSDEC Joint Application Form, dated March 21, 2023
- Wetland Delineation Report, prepared by Evans Associates, dated September 20, 2022
- Garage Plans & Elevations (A1), prepared by Messinger Architecture, dated March 9, 2023

JKJ/dc

August 28, 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 Permit**

Dear Chairwoman Andersen and Members of the Planning Board:

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

<u>Drawing No.:</u>	<u>Drawing Title:</u>	<u>Date:</u>
Dwg. C-100	Existing Conditions Plan	08/09/2023
Dwg. C-101	Site Plan	08/09/2023
Dwg. C-111	Erosion and Sediment Control Plan / Details	08/09/2023

In support of this application, we are also submitting:

- Joint Application for Permit, which was submitted to the New York State Department of Environmental Conservation (NYSDEC) and U.S. Army Corps of Engineers on March 26, 2023.
- Wetland Delineation Report, updated on 9/20/2022, prepared by Evans Associates.
- Floodplain Development Permit application form.
- Letter from R. Daniel Mackay, Deputy Commissioner for Historic Preservation to Eva Szigeti, Evans Associates, dated 08/22/2022.
- Drawing A1, Garage Plans & Elevations, prepared by Messinger Architecture, last revised March 9, 2023.

Each of the comments from the Planning Board, Kellard Sessions Consulting memorandum of June 15, 2023, and the Lewisboro Conservation Advisory Council memorandum of June 7, 2023 is repeated below in italics, followed by the response to that comment.

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.

Response: The plans have been forwarded 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.

Response: Attached is the copy of the materials submitted to the New York State Department of Environmental Conservation for an Article 24 Freshwater Wetland permit.

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.

Response: Enclosed is the Wetland Delineation Report which was updated on September 20, 2022. According to the delineation, the boundary of the wetlands is unchanged from the original boundary flagged in 2005.

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.

Comment: In our opinion, the steps on the exterior of the garage are needed in order to provide reasonable and safe access to the upper level storage in the building. Using solely the pull down staircase to access the upper level space is very limiting due to the design of these folding steps.

As for locating permanent steps to the upper level inside the structure, the space inside the garage (the building exterior measures only 24' x 20') is so small that interior steps would consume a significant amount of the limited space inside the garage space. Finally, as shown on the plans, the steps are supported with six (6) piers, each one about 1 foot in diameter, so that the impact to the wetland and wetland buffer will be minimized to the maximum extent practicable.

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.

Response: The planting area has been extended to the east side of walkway, as requested. Please see Sheet C-101.

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.

Response: The mitigation area on the west side of the driveway measures 1,450 square feet; the mitigation area on the east side of the walkway is 350 s.f. The note on Sheet C-101 has been corrected.

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.

Response: The plan has been updated to provide for the mitigation planting plan a Plant List with all of the plants to be installed, including number of each plant, botanical name, common name, size at time of planting, spacing between plants and any applicable notes. The plant list also includes the name of the seed mixes, application rate, and amount of seed mix to apply.

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.

Response: The amended plan places markers every 25' or so on center which will be used to delineate the boundary of the mitigation area. See Sheet C-101 for the location of these markers.

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.

Response: A construction detail has been added to sheet C-111.

10. The existing septic field should be shown to be cordoned off during construction with temporary fencing.

Response: The plan has been updated to show the primary and 100% expansion areas surrounded with a perimeter construction fence to be installed during construction to prevent crossing of these areas with vehicles.

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.

Response: The erosion control plan has been amended to place all of the erosion controls within the limits of disturbance. A silt fence is shown downgradient of the parking area modification.

12. An existing shed adjacent to Cove Road is not shown on the plan; will this shed remain?

Response: The existing shed adjacent to Cove Road is shown on the amended plan. It is proposed that the 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.

Response: Attached to this letter is the Floodplain Development Permit application form.

14. The plan shall demonstrate that compensatory flood storage has been provided to off-set the proposed fill in the floodplain.

Response: An area of compensatory mitigation for the change in flood storage resulting from the minimal grading to enter the garage is provided in an existing lawn area to the south of the existing shed.

15. The applicant shall submit an updated existing conditions survey, signed and sealed by a NYS Licensed Land Surveyor.

Response: An updated survey will be provided.

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.

Response: Existing grades from the Westchester County GIS are depicted on the plans.

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.

Response: A Zoning Compliance Table is provided on drawing C-101. As can be seen in the table, the principal building is non-conforming with the rear yard setback, and the existing garage building is non-conforming with the front yard setback. However, since neither of the footprints of these two buildings is being proposed to be expanded, we believe that there would be no need to obtain a variance.

18. Provide construction details for the proposed exterior garage stairs and the proposed stone walkways.

Response: The construction details for the proposed exterior garage stairs will be provided by the architect when the application is made for a building permit. The exterior garage steps will be similar to wood deck construction using pressure treated timber. The detail for the stone steps are provided on drawing C-111.

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.

Response: Architectural plans from the project architect, Michael Messinger, are herein attached.

20. The existing conditions plan should note/illustrate all proposed removals.

Response: The proposed removals are further delineated on drawing C-100 Existing Conditions / Removals Plan. The removals include the two existing gravel surfaced areas, the existing stepping stone walkway from the north end of the boardwalk to the existing garage door, and a portion of the fence near Cove Road and the one the west side of the garage.

21. The Tax Parcel Identification number(s) shall be identified on the plan.

Response: The Town's tax parcel identification number is shown on all the plans.

Comments from the Lewisboro Conservation Advisory Council's memorandum to the Lewisboro Planning Board, dated June 7, 2023.

The garage renovation has no impact on the wetland. The addition of the walkway and steps has 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.

Response: Details of the planting area (specific locations of plant materials, by genus and species, as well as sizes and quantities of plants) are provided on drawing C-111.

We look forward to your review of the revised 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 alpengineering-la@outlook.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)



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:

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

Taxpayer ID (if applicant is NOT an individual)

Mailing Address

Post Office / City

State

Zip

Telephone

Email

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

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

Printed Name

Mitchell Samberg

Title

Signature of Owner (if different than Applicant)

Date

Printed Name

Title

Signature of Contact / Agent

Date

3/21/2023

Printed Name

Alan L. Pilch

Title

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

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



TOWN OF LEWISBORO
Building Department
79 Bouton Road
South Salem, NY 10590

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

A Floodplain Development Permit is required for all work performed in the floor plain including the construction or alteration of any structure and site work.

All applications must be received by the Building Inspector for compliance with the applicable Building Codes and Zoning Ordinances prior to placement on Planning Board agenda.

This application must be accompanied by the **REQUIRED \$250 APPLICATION FEE**. A permit fee will be due and payable upon issuance of building permit. Call the office for the fee schedule.

SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign)

1. No work may start until permit is issued
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Compliance is issued.
5. The permit is invalid if no work is commenced within (6) months of issuance and expires (2) years from date of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
7. Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections required to verify compliance.
8. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN THE ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

APPLICANT'S SIGNATURE: Mitchell Samberg DATE: 8/8/23

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT)

NAME, ADDRESS, TELEPHONE

APPLICANT: Mitchell Samberg, 6 Cove Road, South Salem, NY (914) 772-0669

BUILDING: Messinger Architecture, LLC, 16 Washington Avenue, Bedford Village, NY 10506 (914) 908-0225

ENGINEER: ALP Engineering & Landscape Architecture, PLLC, P.O. Box 843, Ridgefield, CT 06877
Direct: (475) 215-5343 Cell: (203) 710-0587

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

ACTIVITY

- ☐ New Structure
☐ Addition
☒ Alteration
☐ Relocation
☐ Demolition
☐ Replacement ☐ Pool or Hot Tub
☐ Elevation

STRUCTURE TYPE

- ☐ Residential (1–4 Family)
☐ Residential (More than 4 Family)
☒ Non-Residential (Floodproofing ☐ Yes ☐ No)
☐ Combined Use (Residential & Commercial)
☐ Manufactured Home (In Park ☐ Yes ☐ No)

☐ As-Built ESTIMATED COST OF PROJECT \$ _____

B. OTHER DEVELOPMENT ACTIVITIES:

- ☐ Fill ☐ Mining ☐ Drilling ☒ Grading
☐ Excavation (Except for Structural Development Checked Above)
☐ Watercourse Alteration (Including Dredging and Channel Modification)
☐ Drainage Improvements (Including Culvert Work)
☐ Road, Street, or Bridge Construction
☐ Subdivision (New or Expansion)
☐ Individual Water or Sewer Systems
☒ Other (Please Specify) Mitigation planting, removal of existing gravel driveway and replacement with lawn

*** After completing SECTION 2, APPLICANT should submit form to Local Administrator for review. ***

SECTION 3: FLOODPLAIN DETERMINATION (*To be completed by LOCAL ADMINISTRATOR*)

The purposed development is located on FIRM Panel No. 36119C0090F, Dated: 9/28/2007

The proposed Development:

☐ Is NOT located in a special Flood Hazard Area (Notify the applicant that the application review is complete and NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED)

☐ Is located in a Special Flood Hazard Area

FIRM zone designation is: Zone A

100-Year flood elevation at the site is: not determined FT. NGVD (MSL)

☐ Unavailable

☐ The proposed development is located in a floodway.

☐ See Section 4 for additional instructions.

SIGNED: _____ DATE: _____

SECTION 4: ADDITIONAL INFORMATION REQUIRED *(To be completed by LOCAL ADMINISTRATOR)*

The applicant must submit the documents checked below before the application can be processed:

- ☐ A site plan showing the location of all existing structures, waterbodies, adjacent roads, lot dimensions and proposed development.
- ☐ Development plans, drawn to scale, and specifications, including where applicable: details for anchoring structures, proposed elevations of lowest floor (including basement), types of water-resistant materials used below the first floor, details of floodproofing of utilities located below the first floor and details of enclosures below the first floor, openings in foundation for entry and exit of floodwaters.
- ☐ Elevation Certificate
- ☐ Subdivision or other development plans (If the subdivision or other development exceeds 50 lots or 5 acres, whichever is the lesser, the applicant must provide 100-year flood elevations if they are not otherwise available). (not applicable)
- ☐ Plans showing the existing watercourse location, the extent of the proposed watercourse relocation, Floodway location and/or landform alterations. (not applicable)
- ☐ Topographic information showing existing and proposed grades and locations of all proposed fill.
- ☐ Top of new fill elevation _____ Ft. NAVD 1988 (MSL).
- ☐ Floodproofing protection level (non-residential only) _____ Ft. NAVD 1988 (MSL). For floodproofed structures, applicant must attach certification from registered engineer or architect.
- ☐ Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood. A copy of all data and calculations supporting this finding must also be submitted. (not applicable)
- ☐ Other:

SECTION 5: PERMIT DETERMINATION *(To be completed by LOCAL ADMINISTRATOR)*

I have determined that the proposed activity:

A. ☐ Is

B. ☐ Is not

In conformance with provisions of Local Law # _____. THE PERMIT IS ISSUED SUBJECT TO THE CONDITIONS ATTACHED TO AND MADE PART OF THIS PERMIT.

SIGNED: _____ DATE: _____

IF BOX A: is checked, the Local Administrator may issue a Development Permit upon payment of designated fee

IF BOX B: is checked, the Local Administrator will provide written summary of deficiencies. Applicant may revise and resubmit an application to the Local Administrator or may request a hearing from the Board of Appeals.

APPEALS: Appeals to Board of Appeals? ☐ Yes ☐ No
Hearing Date: _____
Appeals Board Decision: ☐ Yes ☐ No

Conditions: _____

SECTION 6: AS-BUILT ELEVATIONS *(To be submitted by APPLICANT before Certificate of Compliance is issued)*

The following information must be provided for project structures. This section must be completed by a registered professional engineer or a licensed land surveyor) or attach a certification to this application).

Complete 1 & 2 below:

1. Actual (As-Built) Elevation of the top of the lowest floor, including basement (in Costal High Hazard Areas, bottom of the lowest structural member of the lowest floor, excluding piling and columns) is _____ Ft. NAVD (MSL)
2. Actual (As-Built) Elevation of floodproofing protection is _____ Ft. NAVD (MSL)

NOTE: Any work performed prior to submittal of the above information is at risk of Applicant.

SECTION 7: CERTIFICATE ACTION *(To be completed by LOCAL ADMINISTRATOR)*

The Local Administrator will complete this section as applicable based on inspection of the project to ensure compliance with the community's local law for flood damage prevention.

INSPECTION:

Date: _____	By: _____	Deficiencies?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Date: _____	By: _____	Deficiencies?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Date: _____	By: _____	Deficiencies?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

SECTION 8: CERTIFICATE OF COMPLIANCE *(To be completed by LOCAL ADMINISTRATOR)*

Certificate of Compliance issued: ☐ Yes ☐ No

BY: _____ DATE: _____



Parks, Recreation, and Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

August 22, 2022

Eva Szigeti
Environmental Analyst
Evans Associates
162 Falls Road
Bethany, CT 06524

Re: DEC
6 Cove Road, Lewisboro: Garage Modifications
6 Cove Rd, Lewisboro, NY 10590
22PR05876

Dear Eva Szigeti:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

A handwritten signature in black ink that reads "R. Daniel Mackay".

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation



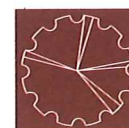
Evans Associates
Environmental Consulting, Incorporated

WETLAND DELINEATION REPORT

DATE: June 6, 2005 (updated September 20, 2022)

PROPERTY: Samberg Property at 6 Cove Road
Town of Lewisboro (Hamlet of South Salem)
Westchester County, New York

REPORT BY: Evans Associates Environmental Consulting, Inc.



INTRODUCTION

Wetlands on the above-captioned property were field delineated in accordance with Chapter 217, Wetlands and Watercourses, of the Code of the Town of Lewisboro, the criteria in Article 24 of the New York State Department of Environmental Conservation (DEC) Environmental Conservation Law, and the technical criteria in the 1987 Army Corps of Engineers (ACOE) Wetland Delineation Manual (TR-Y-87-1). The field delineation was conducted on April 7, 2005, by a field biologist and a soil scientist of Evans Associates Environmental Consulting, Inc. (Evans Associates). The wetland/upland boundary of the onsite portion of the wetland was flagged with sequentially numbered orange pin and ribbon flagging displaying the words "Wetland Boundary." Flags were numbered A-1 through A-16 and are depicted on site plans. A site visit was conducted on August 25, 2022, by Evans Associates personnel to review the current conditions.

The subject property is a 1.5-acre residential parcel located on and adjacent to Waccabuc Lake (Freshwater Wetland L-13). The site is developed with a house located on the lake (accessed by boardwalk). Additional existing development includes a garage, gravel driveway and parking area, flagstone walkway, and stonewall, with areas of lawn located nearest Cove Road. Much of the site comprises wetlands, including a portion of the lake. The wetlands contain wooded, shrub, and herbaceous vegetation. The remaining areas of the parcel are located within the DEC-regulated 100' Adjacent Area (as well as within the Town of Lewisboro 150' Wetland Buffer). The entire parcel is also located within the FEMA floodplain (Zone A).

The existing conditions of the wetlands and uplands on the property are discussed below, followed by a discussion of the regulatory jurisdictions of the wetlands. Photos are also provided at the end of the report.

EXISTING CONDITIONS

Vegetation

Vegetation in the wetland includes red maple (*Acer rubrum*), American elm (*Ulmus Americana*), black willow (*Salix nigra*), and speckled alder (*Alnus rugosa*) trees and saplings, sweet pepper-bush (*Clethra alnifolia*), spicebush (*Lindera benzoin*), high-bush blueberry (*Vaccinium corymbosum*), and silky dogwood (*Cornus amomum*) shrubs, poison ivy (*Toxicodendron radicans*) vines, along with sensitive fern (*Onoclea sensibilis*), tussock sedge (*Carex stricta*), jewelweed (*Impatiens capensis*), clear weed (*Pilea pumila*), skunk cabbage (*Symplocarpus foetidus*), sphagnum hummocks (*Sphagnum sp.*), with some common reed (*Phragmites australis*) and cattail (*Typha sp.*).

A diverse and densely vegetated wet meadow wetland area has developed between the garage and the wooded edge of the lake. This area comprised mainly hydric lawn in 2005 and habitat improvements are due at least in part to a mitigation planting plan provided by former owners. In addition, a substantial portion of the uplands contains longer grasses that provide a more natural habitat than the maintained lawn that had previously dominated the uplands.

Soils

The wetlands are mapped as Natchaug muck and open water.¹ Ridgebury and Woodbridge loams may also be present on the property. Natchaug muck is a very deep to bedrock, very poorly drained soil that is formed in woody and herbaceous organic materials overlying loamy deposits. This organic soil is formed in depressions on plains and moraines and is found in association with the lake. Ridgebury loam is a poorly drained and somewhat poorly drained mineral soil that is shallow to a dense layer. Ridgebury loam is associated with the upland soil Woodbridge loam, which is moderately well drained and moderately deep to a dense layer. Both Ridgebury and Woodbridge loams are very deep to bedrock, and are formed in lodgment glacial till.

Wetland Hydrology

The wetlands are sustained mainly by the interception of the groundwater table. Evidence of wetland hydrology includes saturated soil and standing water.

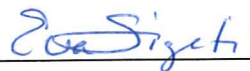
REGULATORY JURISDICTIONS

The wetland is locally regulated by the Town of Lewisboro and federally regulated by the ACOE. The wetland is also regulated by the DEC as part of Freshwater Wetland L-13. In addition to regulating the wetland itself, the Town also regulates a 150-foot wetland buffer, and the DEC regulates a 100-foot Adjacent Area. There is no buffer or Adjacent Area regulated by the ACOE. The wetland on the property is within the New York City watershed as part of the Waccabuc River watershed basin.

Report Prepared by Evans Associates Environmental Consulting, Inc.



Beth Evans, PWS



Eva Szigeti, CPSS

¹ Soils information taken from: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/>.

PHOTOGRAPHS



Hydric lawn, shed, and oil tank located behind old garage (above) on 04/2005, facing approximately south, is now a wet meadow (below) on 08/2022, facing east.



PHOTOGRAPHS (CONT.)

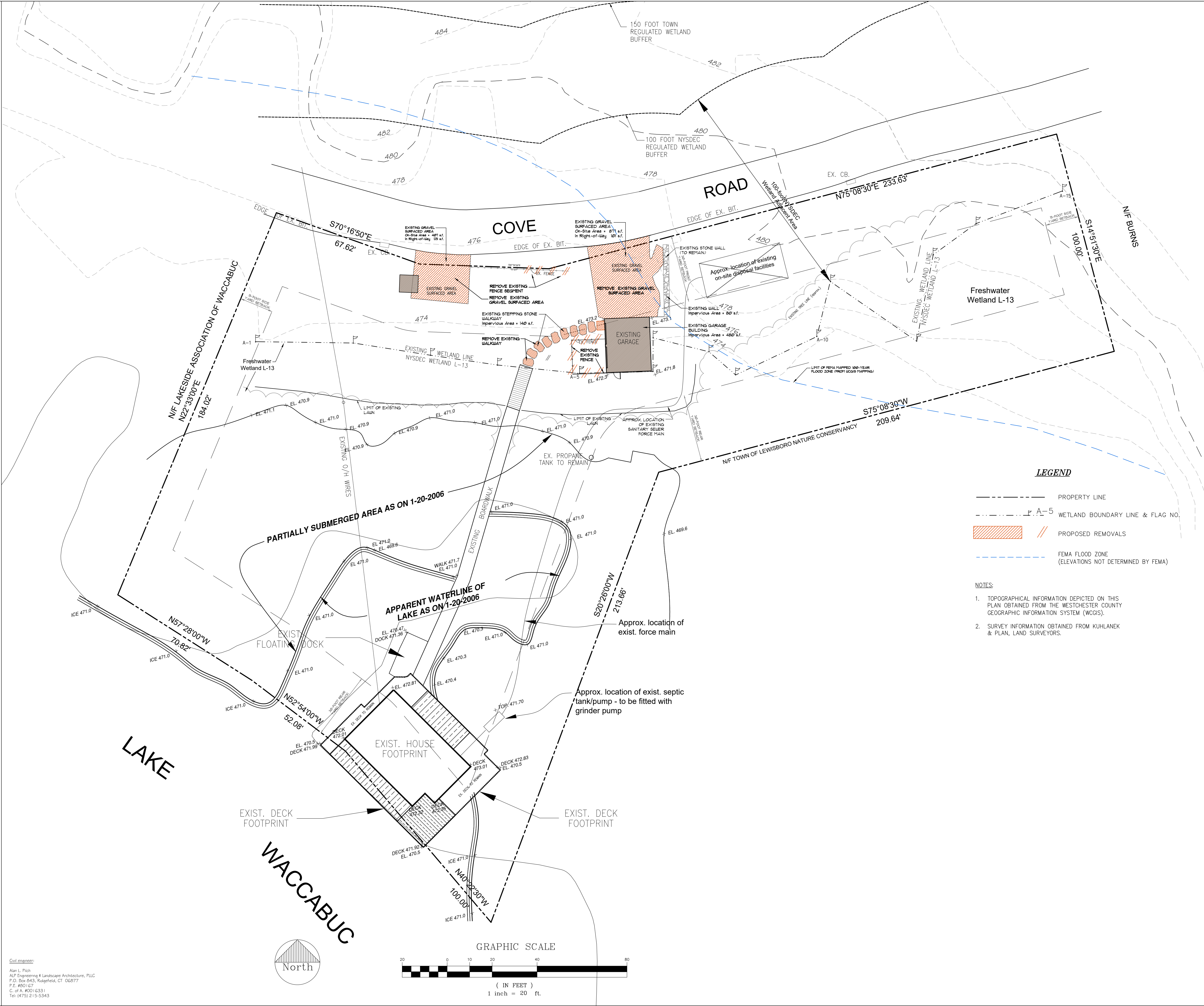


Uplands west of garage: area for proposed driveway and flagstone walkway (above, facing approximately south); south and east sides of garage: areas proposed for flagstone walkway and stairs (below).





SITE LOCATION MAP



Civil engineer
Alan L. Pich
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
P.E. #20167
C. of A. #0016331
Tel: (475) 215-5343

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
Revised as per Town and Consultant comments	08/09/2023

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

SBL-033B-11157-029

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:

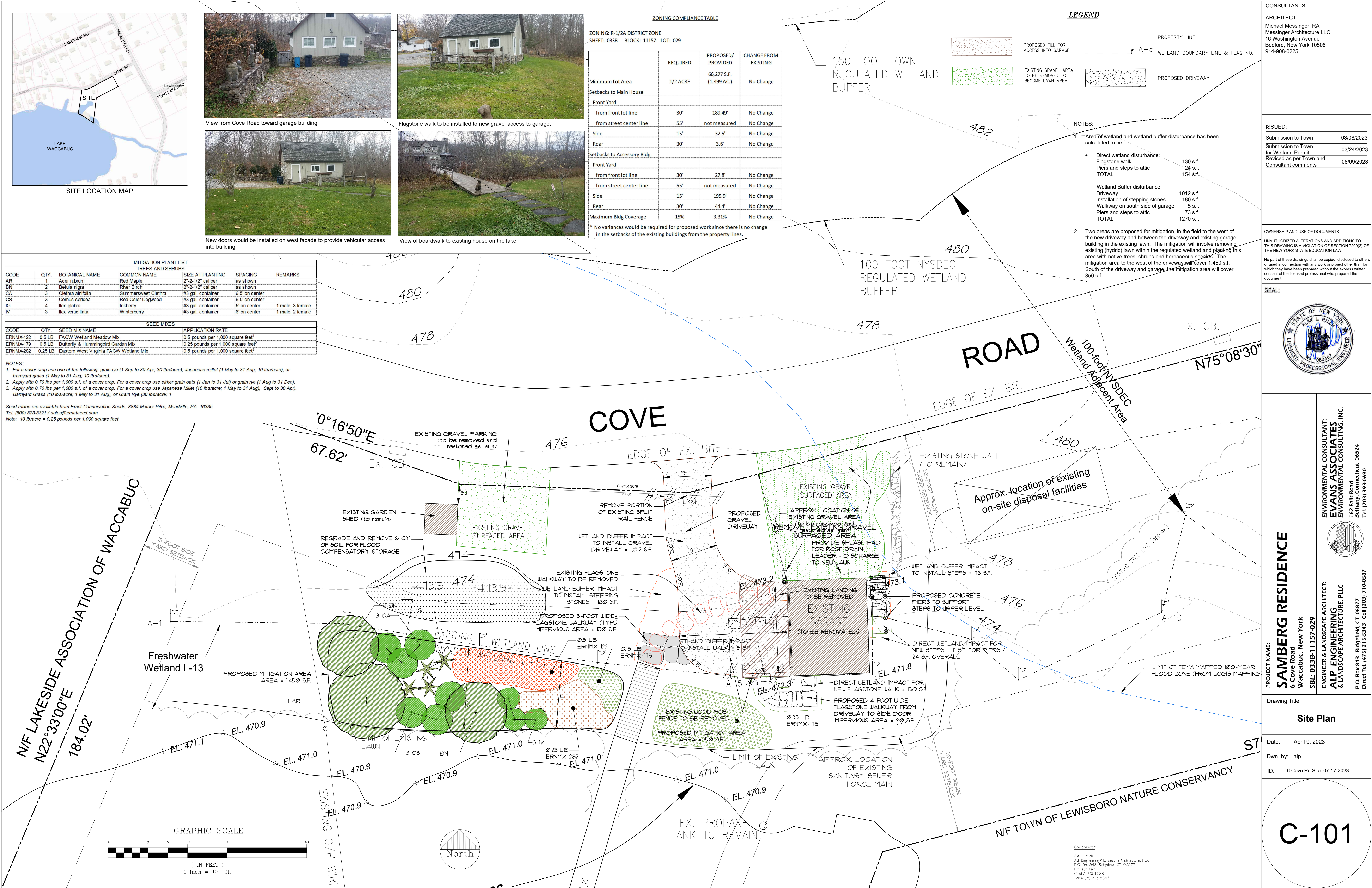
**Existing Conditions /
Removals Plan**

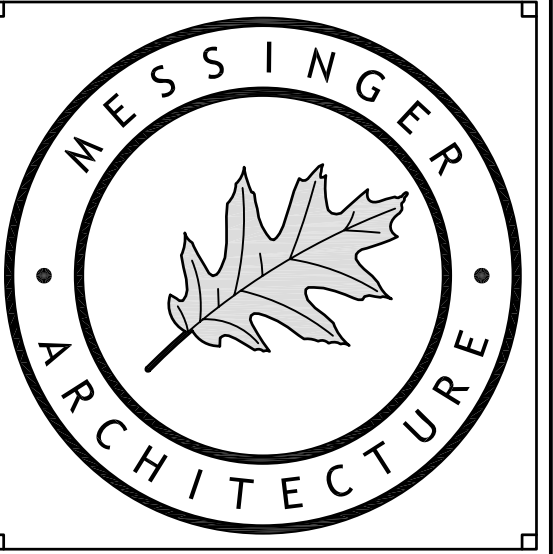
Date: April 9, 2023

Dwn. by: alp

ID: 6 Cove Rd Site_07-17-2023

C-100





Garage
Alterations
Samberg Residence
6 Cove Road
South Salem, New York

Section 33.13,
Block 2, Lot 51
Town of Lewisboro,
New York

Messinger
Architecture LLC

Michael C. Messinger
RA, NCARB

16 Washington Avenue
Bedford Village
New York 10506

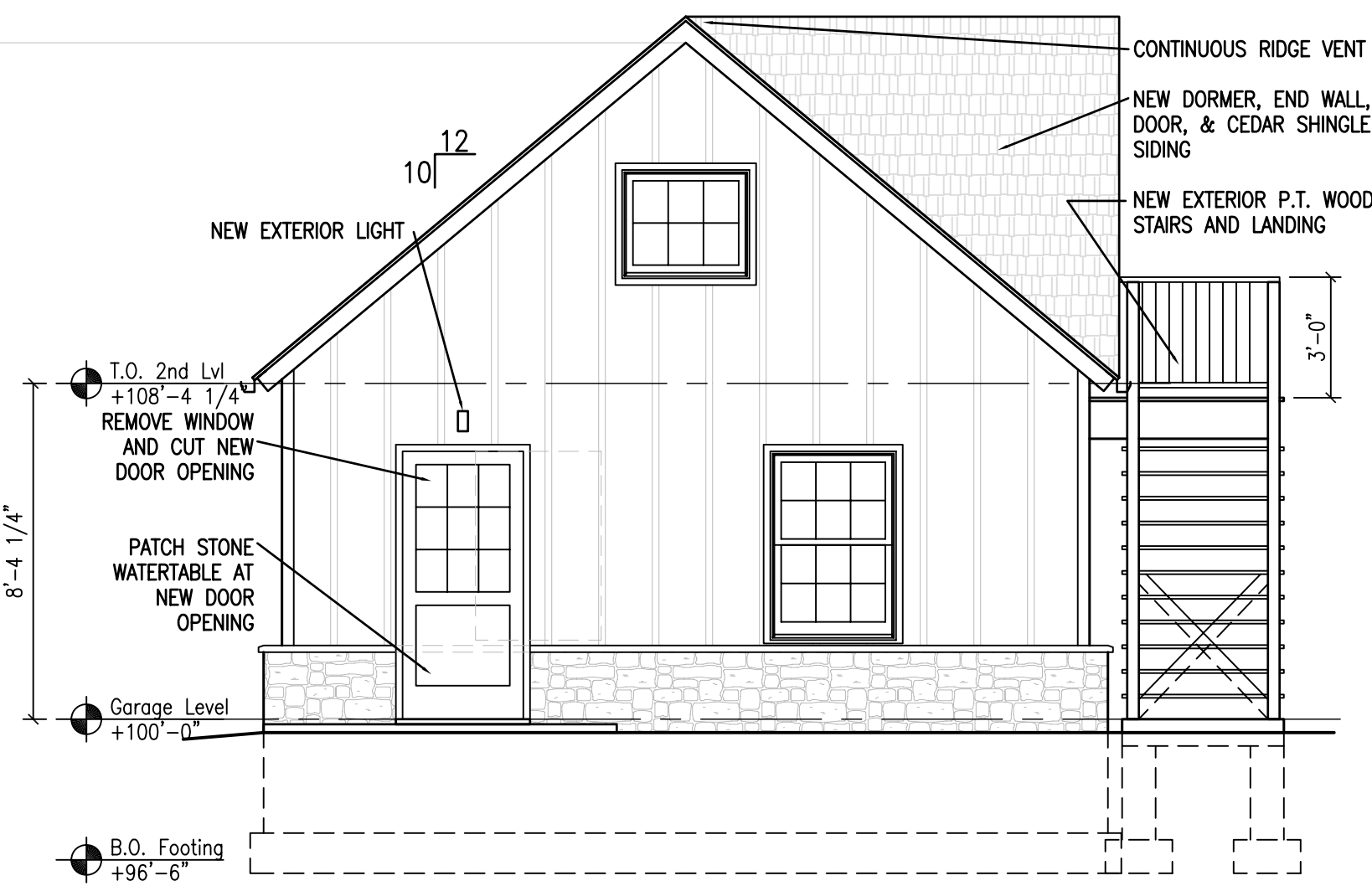
(914) 908-0225
info@greatoakstudio.com

09 MAR 2023 Site Approval
08 JUL 2021 Issued for Review
28 JUN 2021 Issued for Review

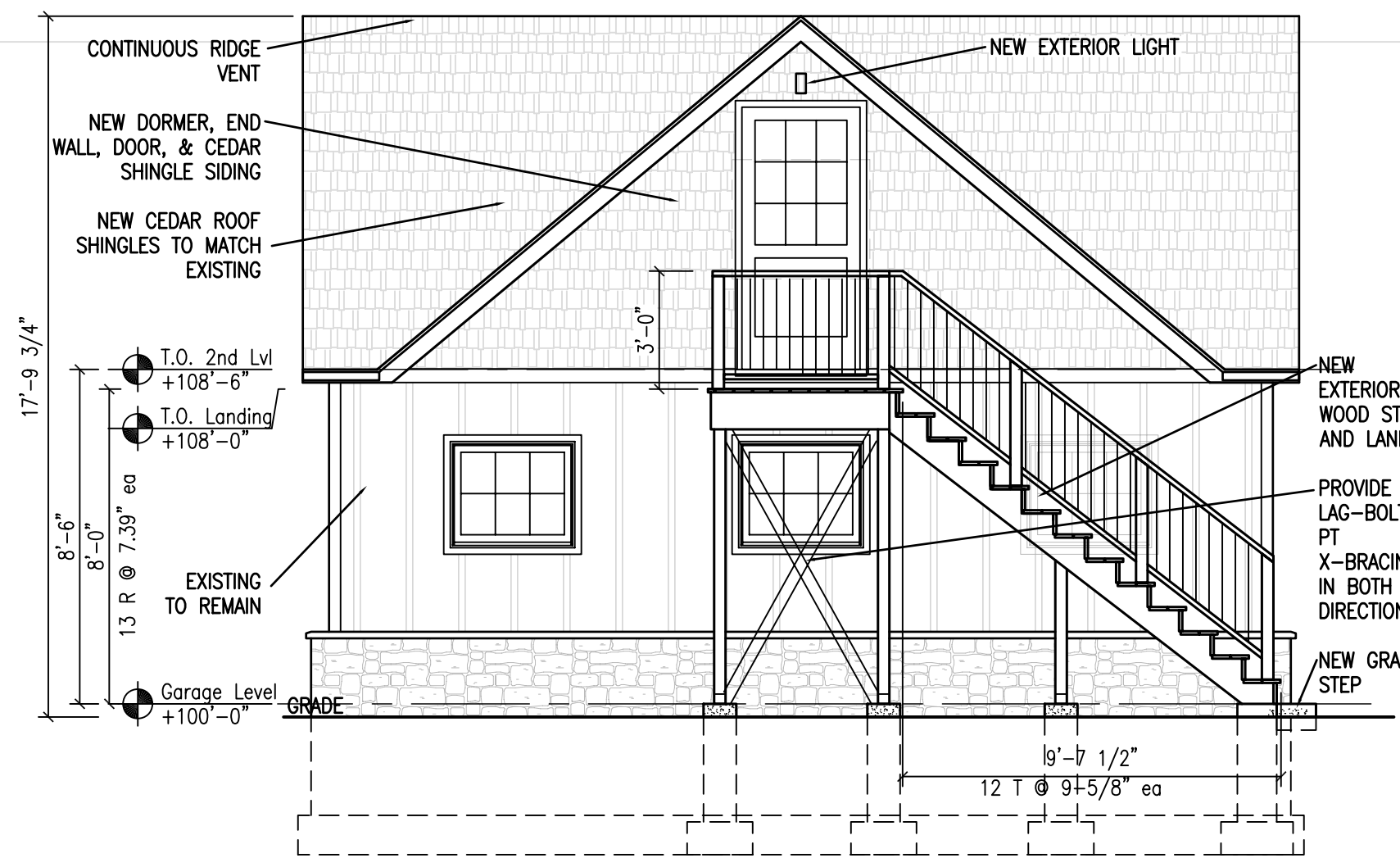
NOTE: ARCHITECT HAS MADE ALL ATTEMPTS TO ACCURATELY PORTRAY EXISTING CONDITIONS IN THESE CONSTRUCTION DOCUMENTS. HOWEVER, G.C. IS ULTIMATELY RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ARCHITECT AT ONCE OF ALL INCONSISTENCIES AND INCOMPATIBILITIES BETWEEN EXISTING CONDITIONS AND NEW CONSTRUCTION.

Garage Plans &
Elevations

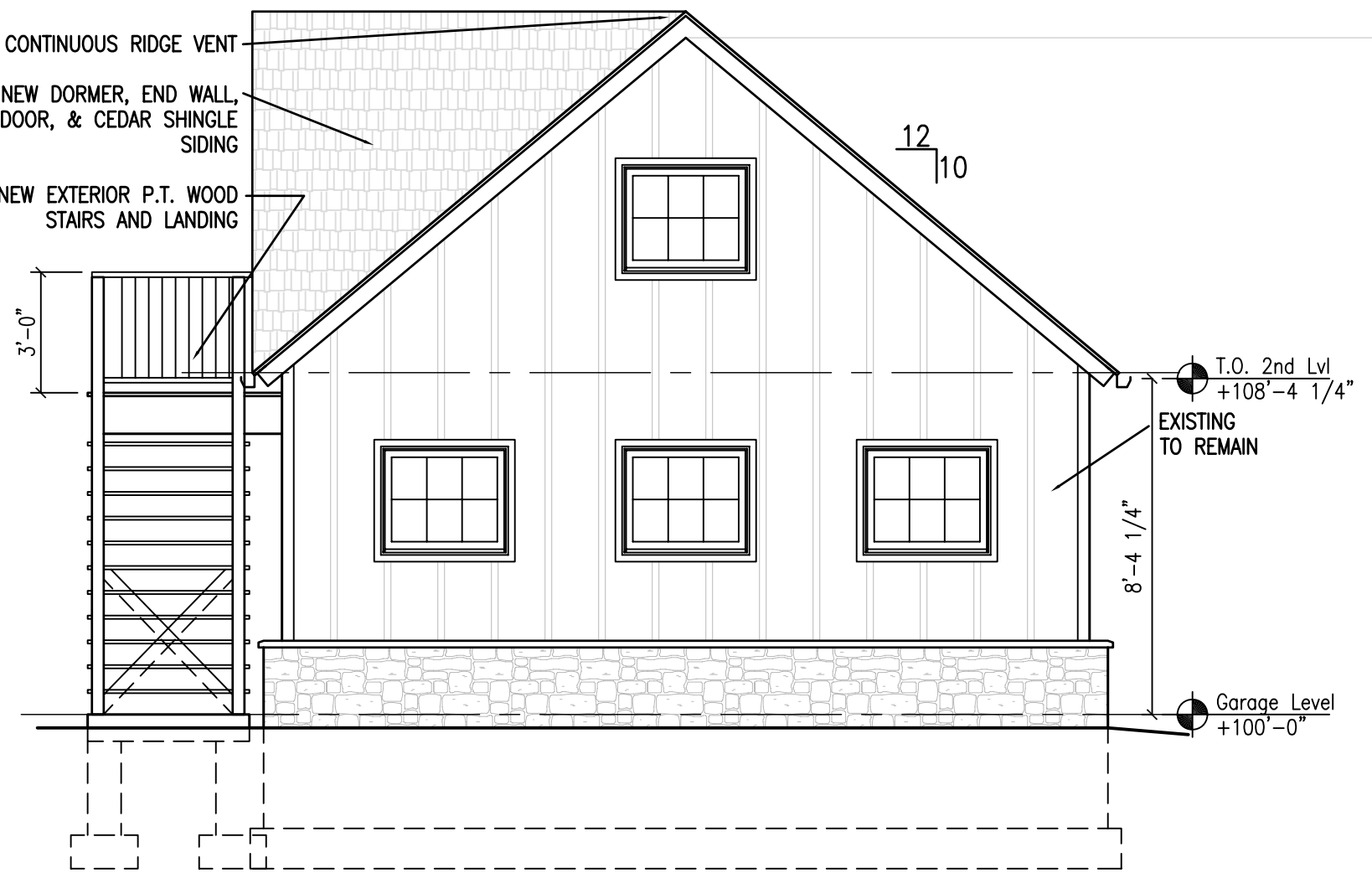
A1



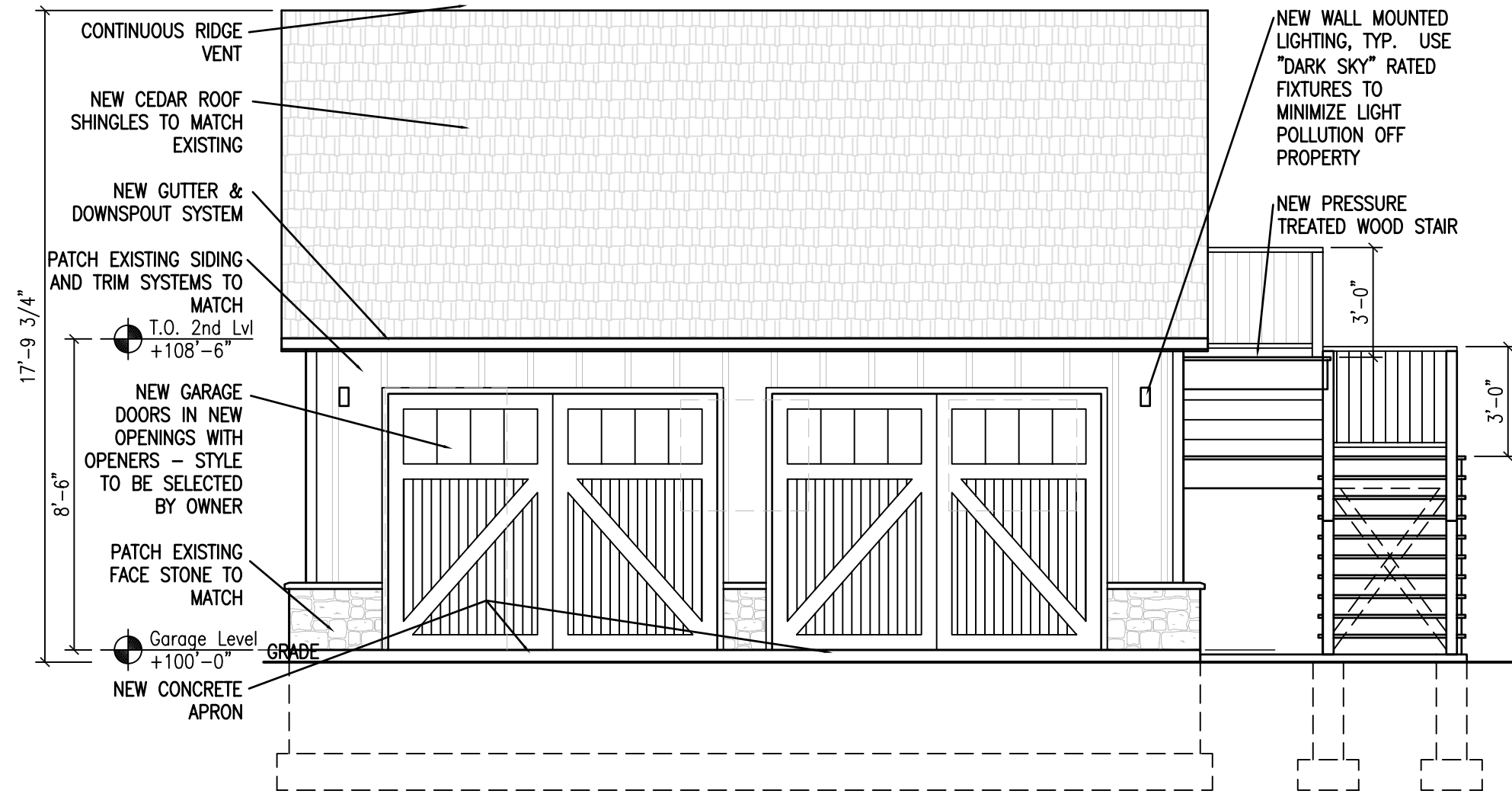
9 Proposed Rear Elevation
1/4" = 1'-0"



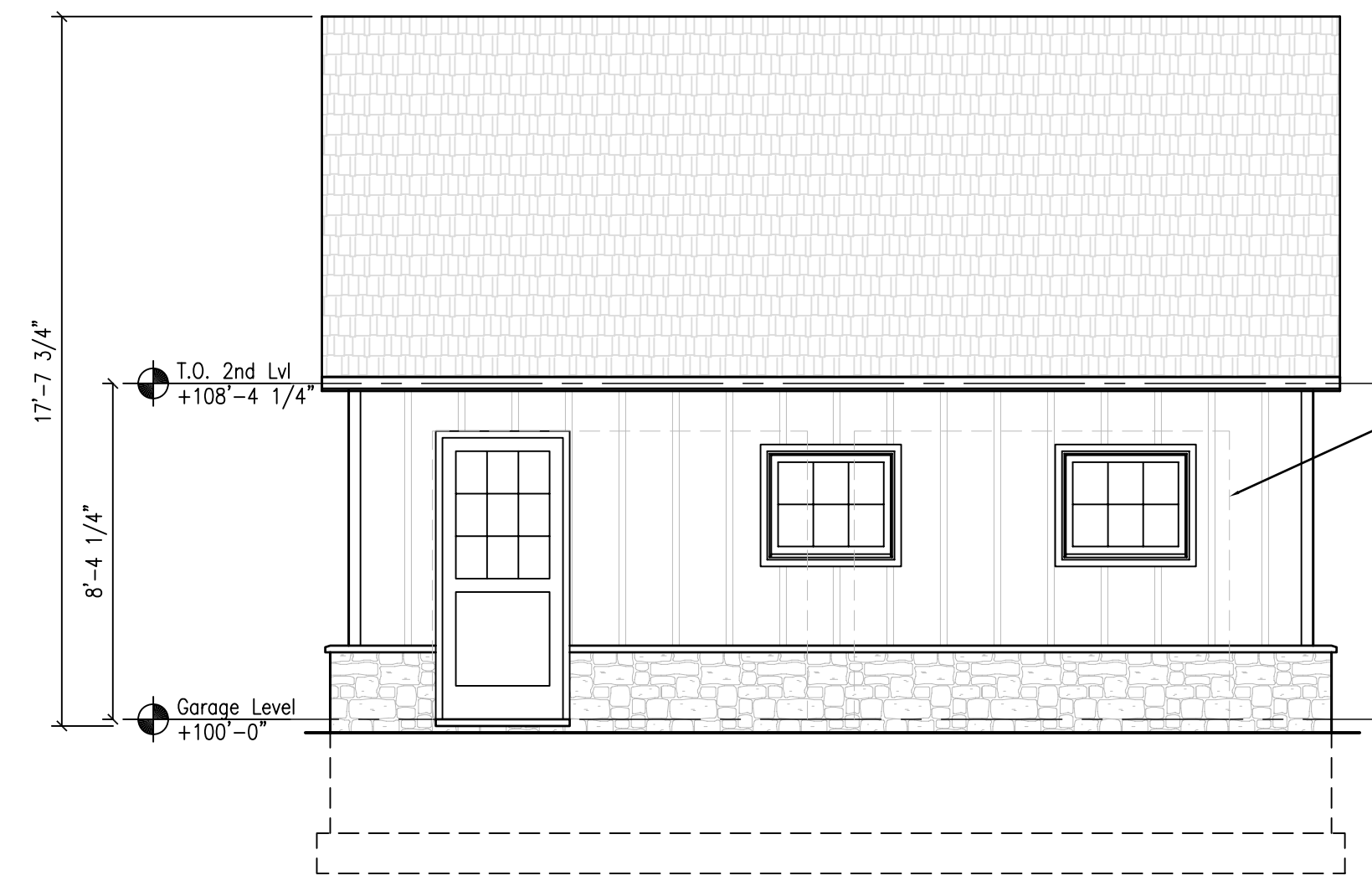
8 Proposed Side Elevation
1/4" = 1'-0"



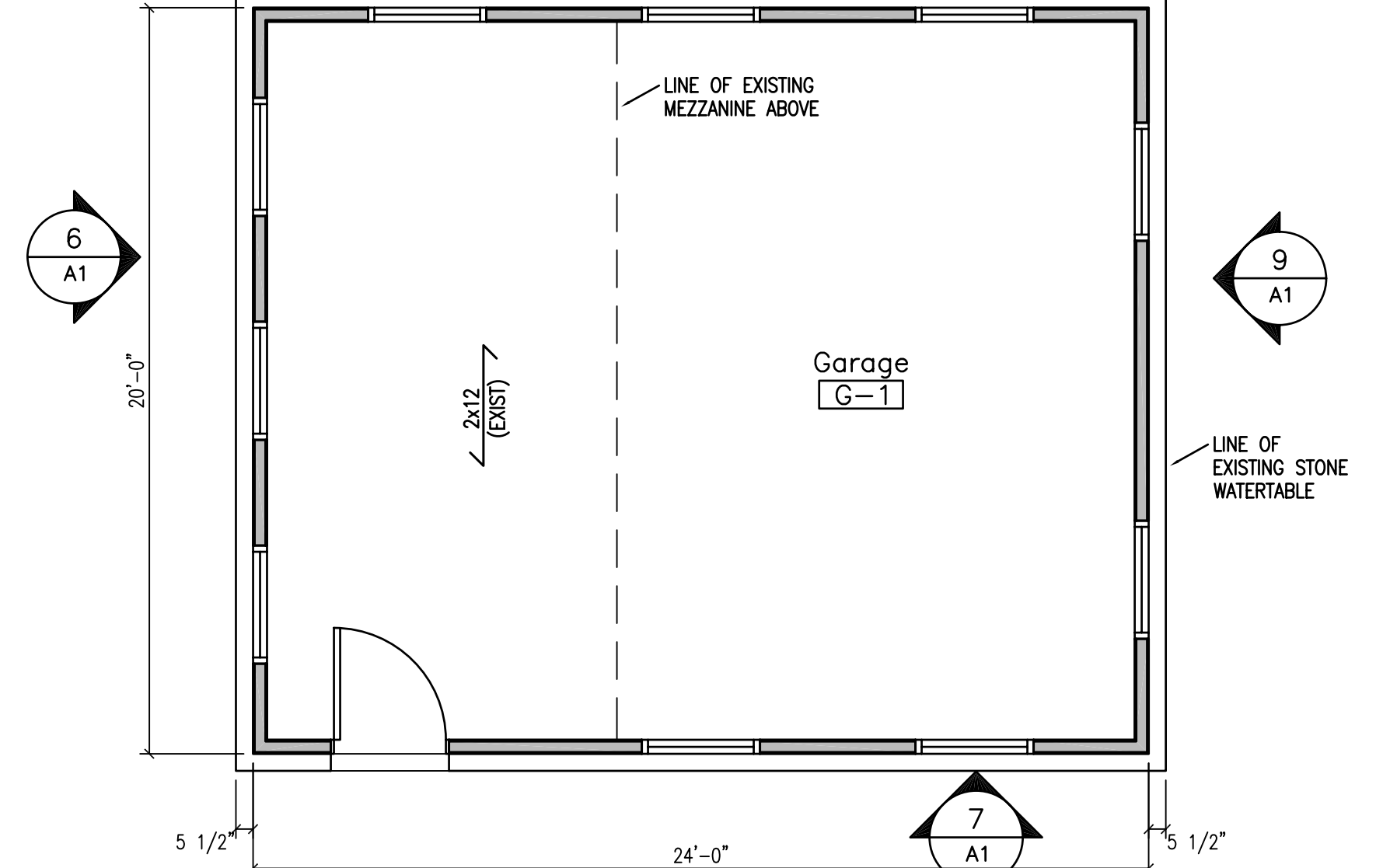
6 Proposed Front Elevation
1/4" = 1'-0"



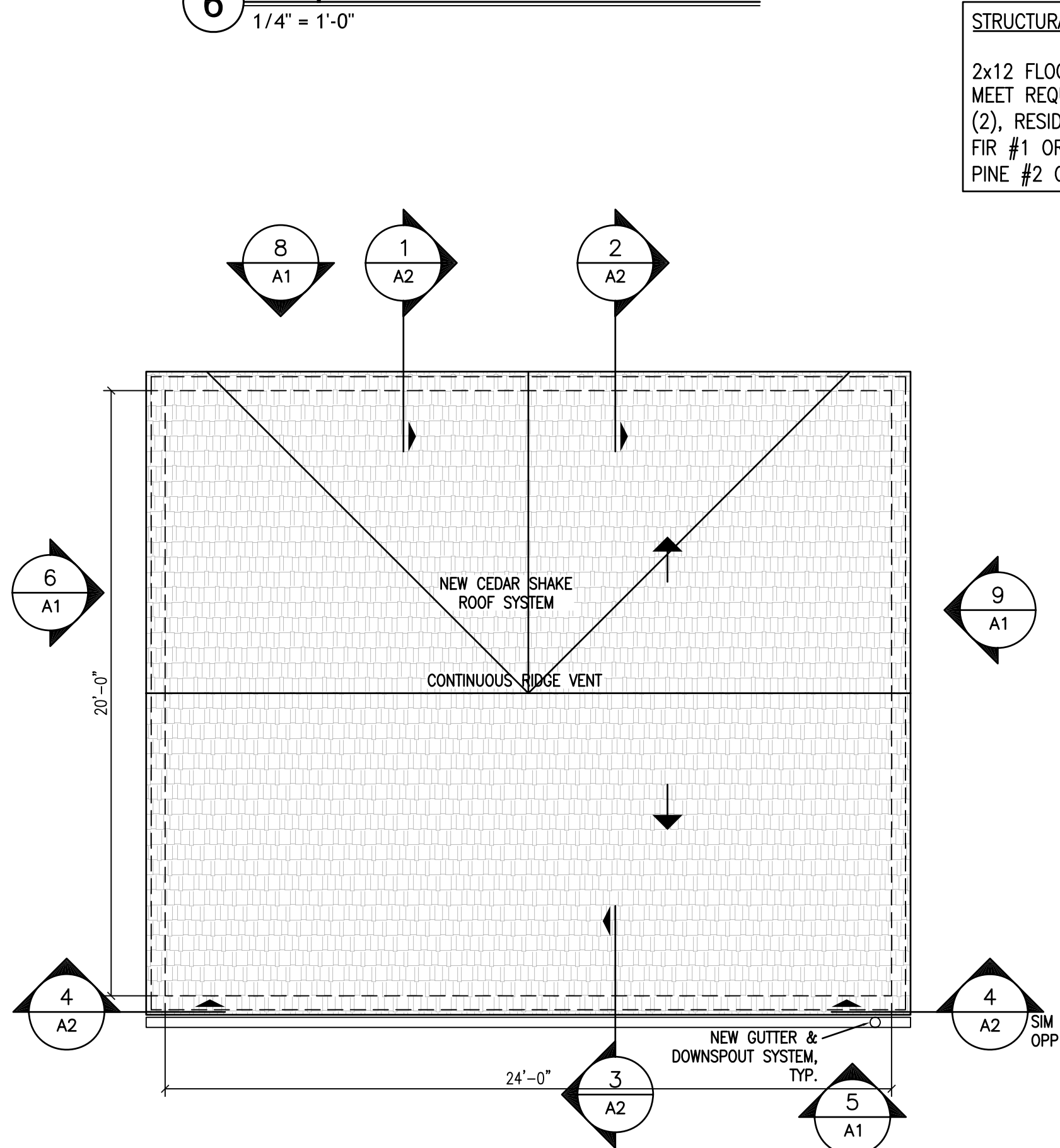
5 Proposed Side Elevation
1/4" = 1'-0"



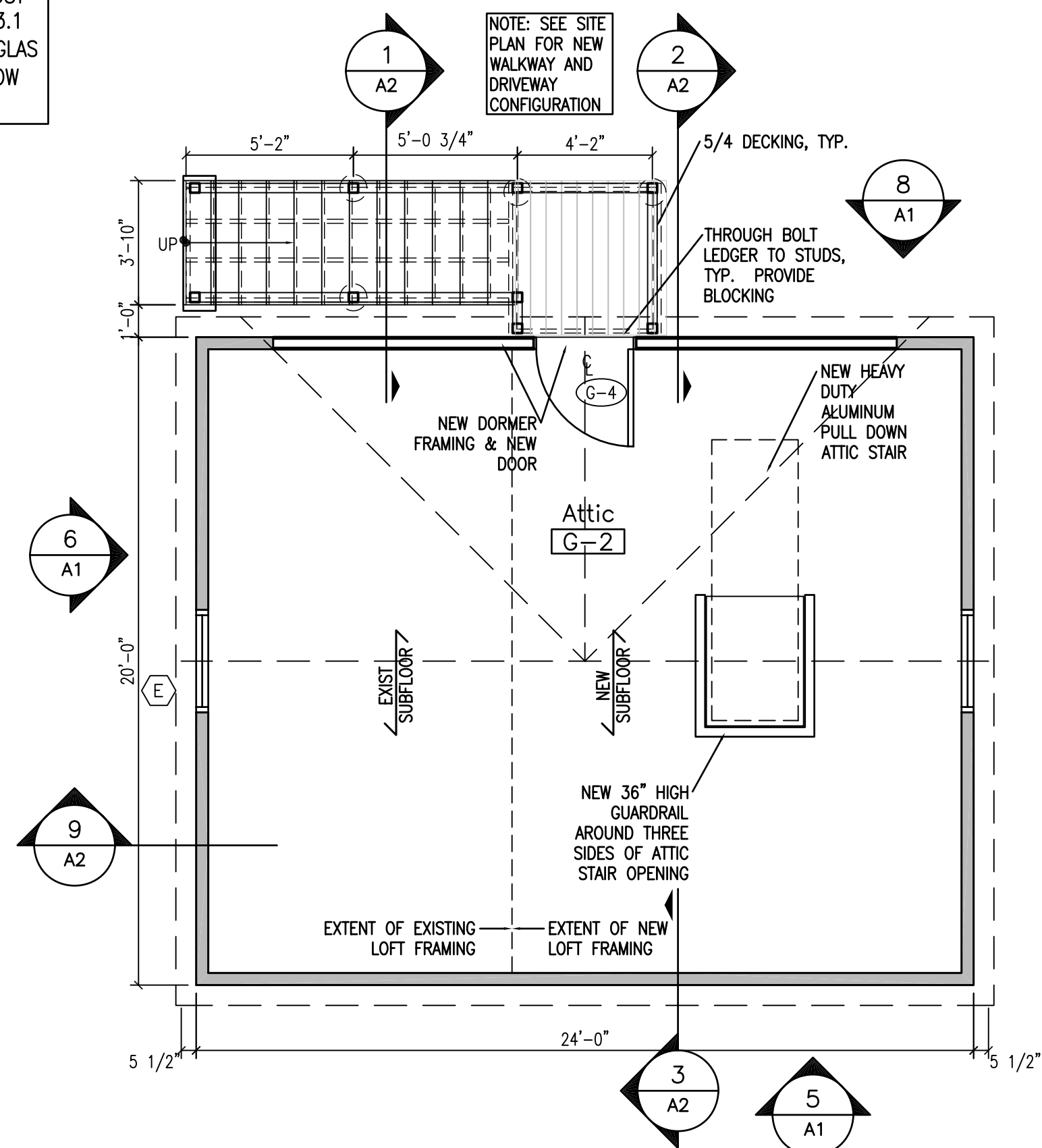
7 Existing Side Elevation
1/4" = 1'-0"



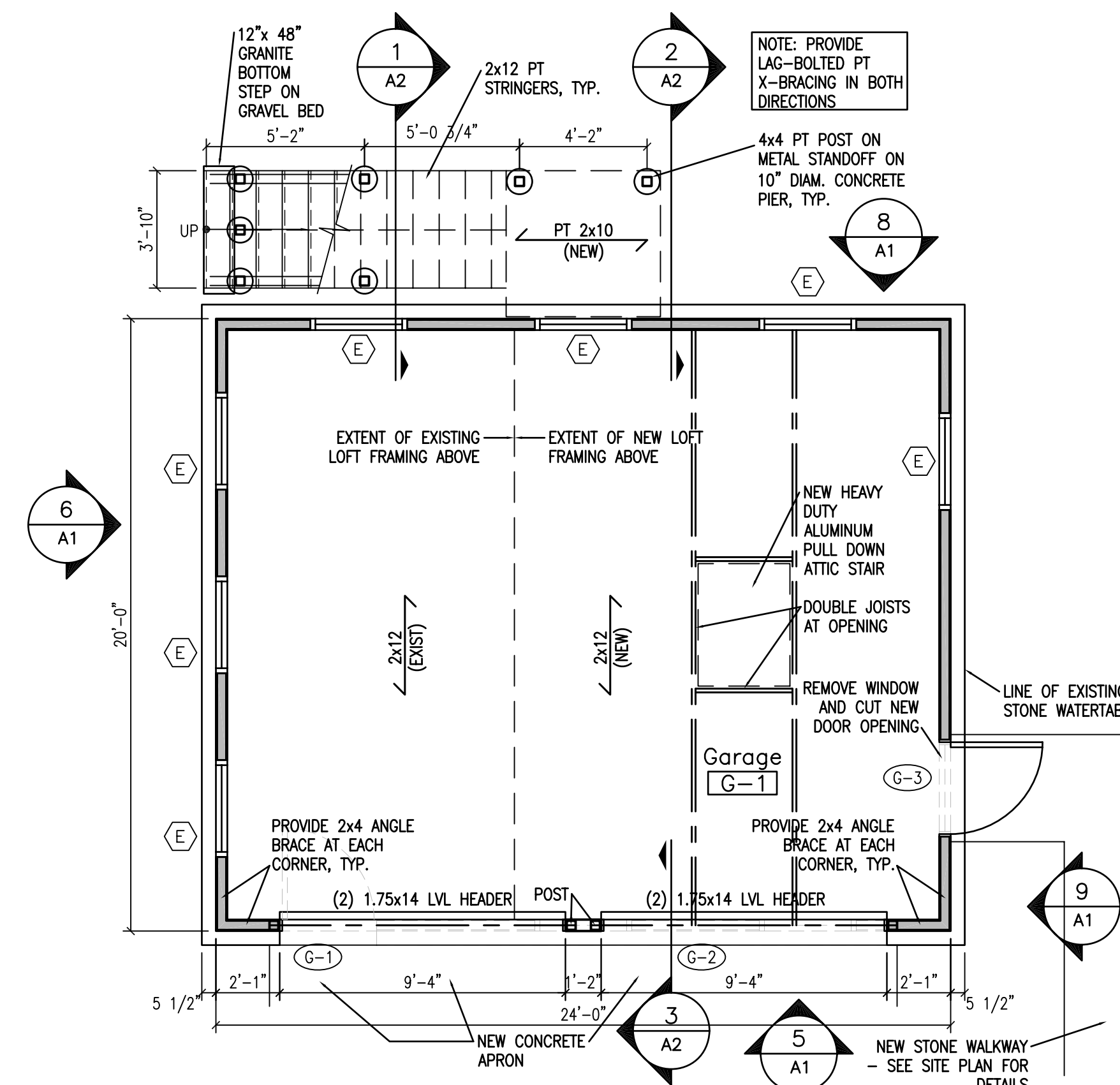
4 Garage Plan - Existing
1/4" = 1'-0"



3 Garage Plan - Roof
1/4" = 1'-0"



2 Garage Attic Plan - Proposed
1/4" = 1'-0"



1 Garage Plan - Proposed
1/4" = 1'-0"

STRUCTURAL SPAN RATING NOTES:
2x12 FLOOR JOISTS AT 12" O.C.: MUST MEET REQUIREMENTS OF TABLE 502.3.1 (2), RESIDENTIAL LIVING AREAS: DOUGLAS FIR #1 OR BETTER, SOUTHERN YELLOW PINE #2 OR BETTER



NOTE: SEE SITE PLAN FOR NEW WALKWAY AND DRIVEWAY CONFIGURATION

NOTE: PROVIDE LAG-BOLTED PT X-BRACING IN BOTH DIRECTIONS

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: September 15, 2023

RE: Alex Bernabo
96 Post Office Road
Sheet 25, Block 10812, Lot 3

PROJECT DESCRIPTION

The subject property consists of ±4 acres of land and is located at 96 Post Office Road within the R-4A Zoning District. The subject property is currently vacant land. The applicant is proposing a two (2) bedroom dwelling with attached garage. Improvements include a gravel driveway, septic system, well and associated stormwater treatment system.

SEQRA

The proposed action is a Type II Action and is categorically exempt from the State Environmental Quality Review Act (SEQRA).

REQUIRED APPROVALS

1. A Wetland Activity Permit and Town Stormwater Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.
2. A front yard setback variance may be required from the Zoning Board of Appeals.

Chairperson Janet Andersen
Bernabo – 96 Post Office Road
September 15, 2023
Page 2 of 4

3. Work proposed within the Town right-of-way will require a Driveway Opening Permit from the Town Highway Superintendent.
4. The applicant has obtained approval from the Westchester County Department of Health regarding the proposed septic system and water well.
5. The applicant has obtained Individual Residential Stormwater Permit Approval from the New York State Department of Environmental Conservation (NYSDEC).
6. Coverage under the NYSDEC SPEDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) is required.
7. Permits from the Army Corps of Engineers may be required for development within the wetland.

COMMENTS

1. The application should be referred to the Building Inspector for review of zoning compliance.
2. An existing conditions topography and tree survey shall be submitted, prepared by a NYS Licensed Land Surveyor.
3. As previously noted, the wetland boundary shall be delineated by a qualified wetland scientist, in accordance with Chapter 217, Wetlands and Watercourse, of the Town Code. Wetland flags shall be survey located and shall appear on the plan, along with the Town's 150-foot regulated wetland buffer line. In accordance with the Town's wetland ordinance, the wetland delineation must have been conducted within one (1) year of the date of application and this office must confirm the wetland boundary line.
4. As previously noted, there appears to be an off-site wetland on the opposite side of the street at 101 Post Office Road; off-site wetlands shall be shown, as should the 150-foot buffer.
5. As previously noted, the applicant shall submit a Wetland Report, which shall contain the information required under Sections 217-5 and 6 of the Town's Wetland Ordinance.
6. As previously noted, the applicant shall develop a Wetland Mitigation Plan, which provides, at a minimum, mitigation at a ratio of 1:1 (for every s.f. of wetland or wetland buffer disturbance proposed, an equal or greater amount of mitigation shall be provided). Reference is made to the Town's mitigation guidelines provided in Chapter 217, Appendix B. Note that stormwater mitigation does not count toward satisfying the wetland mitigation requirement.

7. It is recommended that the entire driveway and parking area be surfaced with pavers, this will prevent gravel from washing into the sediment basin and will promote further infiltration of stormwater.
8. A cut and fill calculation shall be provided on the grading plan.
9. Indicate trees to be removed and/or protected.
10. The setback from the street centerline to the proposed dwelling is shown to be 71.3 feet away. The requirement is 75 feet; therefore, a setback variance may be required. We defer to the Building Inspector.
11. As previously noted, show any proposed contours and/or spot grades at the southern side of the proposed dwelling.
12. Provide construction details for the gravel driveway and parking area.
13. Regarding the driveway profile, changes in grades require vertical curves.
14. All walls equal to or greater than four (4) feet in height must be designed by a Professional Engineer. We understand that these designs, including the planter wall design, will occur at time of building permit.
15. As previously noted, the plan shall note that the construction of all walls greater than or equal to four (4) feet in height shall be certified by the Design Professional, prior to issuance of a Certificate of Occupancy/Completion.
16. As previously noted, the site plan shall quantify the limits of disturbance in (s.f.). The plan shall note that disturbance limits shall be staked in the field prior to construction.
17. Question #12 of the NOI shall be answered “yes”.
18. The disturbance area noted in the NOI does not match the disturbances noted on plan Sheet CS. Please clarify or correct.
19. Plan sheets should be coordinated. Info appears to vary from sheet to sheet. Driveway slopes shown on the profile do not match those noted on the site plans. The same issue applies to driveway grades and driveway surface treatments.

Chairperson Janet Andersen
Bernabo – 96 Post Office Road
September 15, 2023
Page 4 of 4

20. As previously noted, the applicant shall provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour storm event.
21. As previously noted, the roof leaders for the garage should be shown on the plan to clarify how stormwater will be conveyed to the storm water planter.
22. As previously noted, the plan shall include the size, slope, and material of the footing drain pipe and provide outlet protection details.

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 P.W. SCOTT, DATED AUGUST 16, 2023:

- Cover Sheet (CS)
- IRSP Erosion Control Plan (SY1)
- Concrete Planter Details (SY2)
- Driveway Details (SY3)
- Tree Preservation Plan (SY4)
- Rock Wall Removal Plan
- Pre – Post Drainage Overlay (D1)

DOCUMENTS REVIEWED:

- Letter, prepared by P.W. Scott, dated August 14, 2023
- Engineering Report, prepared by P.W. Scott, dated March 30, 2023
- NYCDEP Individual Residential Stormwater Plan Determination, dated June 13, 2023
- Short EAF, dated April 5, 2023
- Proposed Ground Level Floor Plan and Elevations (A-1.0), prepared by SD Design, dated August 21, 2023
- Westchester County Department of Health Approval, dated June 26, 2023

JKJ/dc

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.

	P.W. Scott	pwscott@pwscott.com
	Engineering & Architecture, P.C.	www.pwscott.com
	3871 Danbury Rd (Route 6)	(845) 278-2110
	Brewster, NY 10509	

August 14, 2023

Ms. Janet Anderson, Planning Board Chairperson
Planning Board Members
Town of Lewisboro
79 Bouton Road
South Salem, NY 10590
planning@lewisborogov.com

Re: 96 Post Office Rd

Dear Ms. Anderson and Planning Board Members,

The following is in response letter to the review memo from Jan M. Johannessen, AICP and Joseph M. Cermele, P.E., CFM, dated August 10, 2023. Responses are numbered according to the memo:

Required Approvals

1. Wetland Activity Permit – Acknowledged
- Town Stormwater Permit – Acknowledged
2. Driveway Opening Permit – Acknowledged
3. WCDOH Approval – Well & Septic – Granted
4. NYSDEC NOI Approval – Pending SEQRA (refer to IRSP)
5. NYCDEP Approval – Granted

Comments

- i. Note: residence moved 10 ft to the south to permit plantings to be added to the north border as requested by the neighbor.
1. Referral to Building Inspector for Zoning requested.
2. Wetland flags noted. Approval of line provided by Ecological Solutions, LLC. The 150 ft buffer extends beyond the property line.
3. 101 Post Rd – Wetland on opposite side of the road has no impact on property or project. Property is separated by road grading.
4. Wetland Report submitted by Ecological Solutions, LLC, dated July 10, 2023.
5. Wetland Mitigation Plan of 1 to 1 replacement is not possible on site except for planting along the edge of the wetland. The site contains a wetland and stream which bisects the site. There is an option to mitigate the wetland encroachment on the west side, yet this area is relatively pristine so the justification of crossing the wetland from the house site is questionable. Off-site mitigation is proposed.
6. Tree Identification Plan is provided - see attached.
7. Drawing SY1 amended with north arrow and note: “*Reference the Cover Sheet (CS)*” added to Drawing SY1.
8. Refer to Drawing CS for setbacks.
9. Zoning Table – The distance to the street centerline is 71.3 ft (typo corrected).
10. Contours & spot grades are noted on Drawing CS.
11. Fence and gate details are provided on Sheet CS, a split rail fence, a note references a 3.0 ft wide opening in the fence.
12. Construction Details for the septic are provided on approved plans.
13. The limit of stone wall removal is provided on a “*Rock Wall Removal Plan*” (8½” x 11”).

14. A Driveway Profile is added to Sheet SY3, with the proper apron geometry.
15. There are no walls on the project except foundation and planter walls to be submitted to the Building Inspector for Building Permit.
16. The plan note regarding the planter wall is added to Sheet SY2.
17. The WCDOH approval paperwork was provided in the July 10, 2023 submission package.
18. Refer to the WCDOH approved drawing set.
19. The limit of disturbance is noted on Drawing SY1 with a line which includes LD designation. The staking requirement note is added to Drawing SY1, Sequence of Construction.
20. The Limit of Disturbance Line has been amended to include the fence and split rail fence.
21. The grading is very flat towards the wetland, to develop overlap erosion control fencing parallel to the contours would result in excessive impacts within the wetland setback.
22. NOI and MS4 Forms are attached in the IRSP for review (submitted 8/9/23). The NOI is in a submission format for Planning Board review. The actual NOI is filled out online once the Planning Board comments are addressed.
23. The Stormwater Report is attached from the IRSP, approved by NYCDEP.
24. The planter sizing calculations follow the NYSDEC requirements. The plantings are to be integrated with the Client's aesthetic concerns which are currently pending.
25. The garage roof gutters connect laterally along the rear of the residence to the planter; details provided.
26. The footing drain is noted on Drawing SY1 with FD connotation and on the WCDOH approved SP1 plans.
27. "WL" refers to the wetland line. Legend clarified.
28. Notes #21 and 9.3.1 Erosion Control Note corrected. The pdf format cannot read the inch notation (").
29. A site visit can be coordinated, with our office present, depending on the specific weekend.

This completes our response at this time.

With regards,

Peder Scott

Peder Scott, P.E., R.A.
President

cc: Alex Bernabo, Owner, info@wdesigne.com

	P.W. Scott	pwscott@pwscott.com
	Engineering & Architecture, P.C.	www.pwscott.com
	3871 Danbury Rd (Route 6)	(845) 278-2110
	Brewster, NY 10509	

November 4, 2021

Rev.: 3.30.23

Engineering Report

Project Location: 96 Post Office Rd, Waccabuc, NY

Project Description: Renewal of Septic System approved in 2003 (WCDOH # L2003-33) with NYCDEP slope waiver granted.

Soil Type: (Wb) Woodbridge soils

Deep Tests completed on July 7, 2021 witnessed by WCDOH.

DT 1

0 - 6" Topsoil
6" - 42" Medium Compact Sandy Loam
42" - 7'0" Moderate to Tight Sandy Loam
70" Medium Fine Sand
72" No Water
No Ledge

DT 2

0-6" Topsoil
6"-84" Medium Compact Sandy Loam
42" - 6'-0" Moderate Compact Sandy Loam
6'-0" Ledge
No Water

DT 3

0 - 6" Topsoil
6" - 44" Medium Compact Sandy Loam
44" - 72" Tighter Compact Sandy Loam
6'-0" Ledge
No Water

DT 4

0-6" Topsoil
6" - 36" Medium Compact Silt
36" - 78" Medium Fine Sand w/Silt
78" Sand with Silt
No Ledge
No Water

DT 5

0-6" Topsoil
6" - 36" Medium Compact Sandy Loam
36" - 72" Tighter Compact Sandy Loam
6'-0" Ledge
No Water

DT 6

0-6" Topsoil
6" - 24" Medium Compact Sandy Loam
24" - 7'0" Medium Fine Sand Trace Silt
No Ledge
No Water

Percolation Tests: Pre-soaked on July 15, 2021; Recorded July 16, 2021

PT 1

1" drop in 6.0 minutes

PT 2

1" drop in 5.0 minutes

PT 3

1" drop in 18 minutes (Governs)

Design Parameters – Table 1

System: Primary Residence: (2) (110 gpd) = 220 gpd

No garbage grinder is permitted.

SSDS on slopes 18% to 20%, a variance is required.

Wetlands are within 100 feet of the proposed SSTS – NOT REGISTERED

No reservoirs, reservoir stems and controlled lakes within 500 feet of the proposed SSTS.

No wells except for existing lot well, are within 200 feet of the reserved areas for the OWTS.

Separation required to bottom of trench: 5.0' above ledge

5.0' above high water table

Existing soil required to be a min of 24 inches

Septic Fill to be installed and compacted in 6" lifts

Soil percolation rates in fill shall be less than 15 min/inch stabilized rate

Fill pad to extend 3' past the end of fields + 7 feet per Fill section detail.

100% percent expansion area is required.

All trenches are proposed at a spacing of 6.0' on center.

Refer to the septic site plan for location

I. System - Main Residence – Refer to 2022 WCDOH Code Design Flow Rate: 220 gpd

Septic Tank Design

The flow analysis is as follows:

2 Bedroom Residence

Min size: Table 3:

1,000 gal tank

Precast Unit – 27 sf Liquid Level surface area:

Refer to detail

II. Subsurface Sewage Design

Percolation Rate SYSTEM #2: P3:

18 Min/Inch

Design Category:

16-20 min/inch

Application Rate:

0.53 gpd/sf

Table 4 Required Fields: 220 lf of 2' wide trenches

III. Septic Field Design

Based upon the percolation rates on the attached test forms, the following is the design of the septic fields using the percolation rates.

Propose: Pump System: Primary: 3 rows of 74 lf @ 6.0 ft o.c. with 74 ft spread

Reserve: 3 rows of 74 lf

Total Length Provided: 222 lf

Proposed Roof Treatment is: Filtration Planter. Separation required per NYSDEC Manual = 50 ft

IV. Fill Required

Depth to Ledge: 6.0 Ft

Fill Required: -6.0 + 5.0 ft Separation + 1.0' deep Field + 1.0' Topsoil = 1.0' Topsoil

Fill is less than 24". Setbacks are measured from trenches.

V. Curtain Drain

Not applicable to this site, ledge is the issue.

VI. Septic Pump Station design

A pump tank is proposed to provide a dose of 0.5 gal/lf of trenches within the primary fields (171 lf) equals a 111 gallon dose plus the volume in the 2" dia force main: all pumps. and to provide storage of the daily flow* (220 gallons)

Distance to the fields: 40 lf to Primary

The pump dose is: 118 gallons including the volume in the force main.

Pump chamber proposed: 1000 gallons Refer to SP3B for the head and storage calculations.

An audio & visual alarm is provided for high flow and low flow to be located within an outdoor control box. Power is from the house site. The pump chamber contains dual activated pumps and controls for redundant capacity. Pumps are: Goulds 3885 Series, WE0311L- 1/3 hp pumps.

VII. Distribution System

Propose 4 way distribution box with a baffle for equal distribution to the 3 primary trenches. The reserve requires additional 4-way distribution with a baffle for the 3 reserve lines.

VIII. Water Supply

Water supply is from a private drilled well as noted on the plans. Adjacent lot wells are located beyond the septic constraints to SSDS and any neighboring SSDS. The septic systems across the street are located in the rear yard of the existing residences, more than 200 feet from the well.

IX. Garbage Grinders

Not Permitted

Refer to drawings SP1, SP1A, SP2 and SP3 for all specifications and designs.

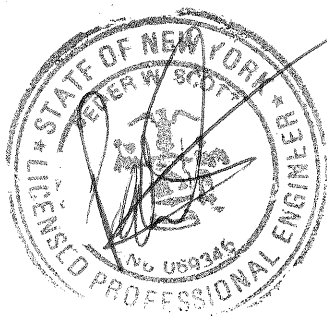
Please accept this report for the file.

Respectfully submitted,

Peder Scott

Peder W. Scott, PE, RA.

President



WESTCHESTER COUNTY DEPARTMENT OF HEALTH

Bureau of Environmental Quality
118 North Bedford Road
Mount Kisco, NY 10549

DESIGN DATA SHEET – SEPARATE SEWAGE SYSTEM

WCDH FILE # _____

Owner Alex Bernabo Address _____
 Property Location: 96 Post Office Rd, South Salem Sec. 43.1 Block 1 Lot 2
 (Indicate nearest cross street)
Municipality Lewisboro

Watershed _____

NYCEP: Joint Review ☐ Delegated ☐

SOIL PERCOLATION TEST DATA REQUIRED TO BE SUBMITTED WITH PPLICATION

Presoak Date: 7/15/21Run Date: 7/16/21

Hole #		CLOCK TIME			PERCOLATION			
Hole Number	Run No.	Start	Stop	Elapse Time Min.	Depth to Water From Ground Surface	Water Level Drop In Inches	Soil Rate Min/in Drop	
PT1	1	9:26	9:29	3.0	16	17	1	3
	2	9:30	9:34	4.0	16	17	1	4
	3	9:34	9:39	6.0	16	17	1	6
	4	9:40	9:45	5.0	16	17	1	5
	5							
PT2	1	9:26	9:30	4.0	16	17	1	4
	2	9:31	9:36	5.0	16	17	1	5
	3	9:36	9:41	5.0	16	17	1	5
	4							
	5							
PT3	1	9:27	9:41	14.0	16	17	1	14
	2	9:41	9:56	15.0	16	17	1	15
	3	9:57	10:14	17.0	16	17	1	17
	4	10:17	10:35	18.0	16	17	1	18
	5							

Perc test done by: Joe Mancini, Sanitarian, WCDOHNotes:

1. Tests to be repeated at same depth until approximately equal soil rates are obtained at each percolation test hole. All data to be submitted for review.
2. Depth measurements to be made from top of hole. DO NOT REPORT INCREMENTS OF LESS THAN ONE INCH.

SD27.6

Revised 01/18/08

**TEST PIT DATA REQUIRED TO BE SUBMITTED WITH APPLICATION
DESCRIPTION OF SOILS ENCOUNTERED IN TEST HOLES**

DEPTH G.L.	HOLE NO. <u>DT1</u>	HOLE NO. <u>DT2</u>	HOLE NO. <u>DT3</u>	HOLE NO. <u>DT4</u>
	0 to 6" Topsoil	0 - 6" Topsoil	0 - 6" Topsoil	0 - 6" Topsoil
6"	6" to 42"	6" to 42"	6" to 44"	6" to 36"
12"	Medium	Medium	Medium	Medium
18"	Compact	Compact	Compact	Compact
24"	Sandy Loam	Sandy Loam	Sandy Loam	Silt
30"				
36"				36" to 78"
42"	42" to 7'-0"	42" to 6'0"	44" to 72"	Medium
48"	Moderate to Tight Sandy Loam	Moderate Compact Sandy Loam	Tighter	Fine Sand w/Silt
54"				
60"		6'0" Ledge	6'0" Ledge	
66"	7'0" Medium Fine Sand	No Water	No Water	
72"	No water			
78"	No Ledge			78" Sand w/Silt
84"				No water
				No Ledge

WAS GROUNDWATER ENCOUNTERED? YES/NO NO
 INDICATE LEVEL AT WHICH GROUND WATER IS ENCOUNTERED N/A Ft./In.
 INDICATED LEVEL FOR WHICH WATER LEVEL RISES AFTER BEING ENCOUNTERED N/A Ft./In.
 DEEP TEST MADE BY PEDER W SCOTT DATE OF DEEP TESTS 7/1/08

DESIGN

Soil Rate Used 18.00 Min/1" Drop: S.D. Usable Area Provided 6,200 sf

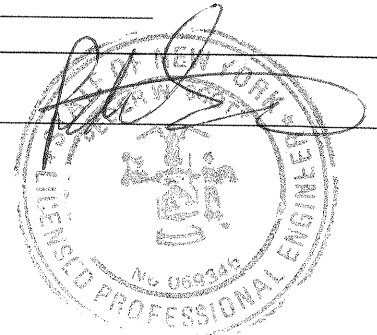
No. of Bedrooms 2 Septic Tank Capacity 1,000 Gals. Masonry X Metal

Absorption Area Prov. by 222 L.F. x 24" width trench. Other
1,000 gal. Pump Chamber

Design Professional Name Peder Scott, P.E., R.A.
 PW Scott Engineering & Architecture, PC
 Address 3871 Danbury Rd
Brewster, NY 10509

Signature [Signature]

Seal



(See page 2 of 2)

**TEST PIT DATA REQUIRED TO BE SUBMITTED WITH APPLICATION
DESCRIPTION OF SOILS ENCOUNTERED IN TEST HOLES**

DEPTH G.L.	HOLE NO. <u>DT5</u>	HOLE NO. <u>DT6</u>	HOLE NO. _____	HOLE NO. _____
	0 to 6" Topsoil	0-6" Topsoil		
6"	6" - 36"	6" to 24"		
12"	Medium	Medium Compact		
18"	Compact	Sandy Loam		
24"	Sandy Loam	24" to 7'-0"		
30"		Medium Fine		
36"	36" to 72"	Sand Trace Silt		
42"	Tighter Sandy Loam			
48"				
54"				
60"				
66"				
72"	6'0" Ledge			
78"	No Water	7'0" Deep		
84"		No Ledge		
		No Water		

WAS GROUNDWATER ENCOUNTERED? YES/NO

INDICATE LEVEL AT WHICH GROUND WATER IS ENCOUNTERED _____ Ft./In.

INDICATED LEVEL FOR WHICH WATER LEVEL RISES AFTER BEING ENCOUNTERED _____ Ft./In.

DEEP TEST MADE BY Peder Scott, P.E., R.A.

DATE OF DEEP TESTS 7/7/21

PW Scott Engineering & Architecture, PC

DESIGN

Soil Rate Used 18 Min/1" Drop: S.D. Usable Area Provided 6,200

No. of Bedrooms 2 Septic Tank Capacity 1,000 Gals. Masonry X Metal _____

Absorption Area Prov. by 288 L.F. x 24" width trench. Other _____

12" R.O.B. Fill & Pump Chamber

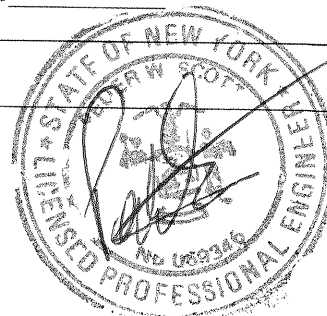
Design Professional Name Peder Scott, P.E., R.A.

Signature _____

Address PW Scott Engineering & Architecture, PC

Seal _____

3871 Danbury Rd Brewster, NY 10509





New York City Department of Environmental Protection

INDIVIDUAL RESIDENTIAL STORMWATER PLAN DETERMINATION

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law.

Rules and Regulations for The Protection from Contamination, Degradation and Pollution of The New York City Water Supply and Its Sources, 15 RCNY Chapter 18, 10 NYCRR Part 128.

New York City Department of Environmental Protection (DEP) makes the following determinations with respect to the individual residential stormwater permit (IRSP) described below:

Name of Project: 96 Post Office Road

Location: Tax Map # 43.1-1-2
96 Post Office Road
Town of Lewisboro
Westchester, New York

Owner: Alex Bernabo

Address: 3867 Danbury Road
Brewster, New York 10509

Drainage Basin: Cross River Reservoir Basin

General Description:

The project proposes the construction of a single family residence in the Town of Lewisboro, Westchester County. An Individual Residential Stormwater Permit (IRSP) is required for the project by Section §18-39 (e)(1)(i) 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) as the proposed residence is within 100 feet of a watercourse. The total disturbance is approximately 0.45 acres with 3,200 square feet of impervious surfaces proposed. The proposed stormwater management practice, a 31’ x 20’ concrete planter, will capture and treat runoff from the proposed impervious surfaces.

The entire 4.04-acre site is situated in the Town of Lewisboro, Westchester County, New York. The project site is identified Tax Map # 43.1-1-2 on the Town of Lewisboro Tax Maps and is located in the Town’s residential zoning district.

The Individual Residential Stormwater Permit (IRSP) shall be implemented in accordance with the Individual Residential Stormwater Report dated April 6, 2023, and set of drawings prepared

INDIVIDUAL RESIDENTIAL STORMWATER PLAN DETERMINATION

96 Post Office Road
(T) Lewisboro

June 13, 2023
Page 2 of 5

for 96 Post Office Road, Town of Lewisboro, Westchester County, New York, revised March 30, 2023, prepared by Peder W. Scott, P.E.

Date(s) of site inspection:
October 2002

(XX) Approved () Denied

Conditions of Approval:

This approval is granted with the following conditions:

- The regulated activity must be conducted in compliance with the plans as approved, listed in Appendix A, all applicable accepted standards, and all applicable laws, rules, and regulations.
- Any alteration or modification of the IRSP must be approved by DEP prior to implementation; DEP may opt to issue an amended IRSP Determination.
- The applicant must schedule a pre-construction conference prior to the start of construction. Present at the meeting should be the applicant, the design engineer, the general contractor, and DEP staff.
- The applicant must notify DEP at least forty-eight (48) hours prior to the commencement of construction activity so that compliance inspections may be scheduled by DEP.
- All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated. Final stabilization is defined in the General Permit as all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 80% cover for the area has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed.
- At the completion of the project, the applicant is required to submit as-built drawings for all stormwater management, runoff reduction and water quality facilities.

INDIVIDUAL RESIDENTIAL STORMWATER PLAN DETERMINATION

96 Post Office Road
(T) Lewisboro

June 13, 2023
Page 3 of 5

- The stormwater management and water quality facilities must be maintained in accordance with the maintenance schedule included in the IRSP as approved by DEP.
- This approval shall expire and thereafter be null and void unless construction is completed within two (2) years of the date of issuance or within any extended period of time approved by DEP upon good cause shown.
- In the event that the material submitted is inaccurate or misleading, this approval is not valid, and construction of this project is in violation of DEP regulations.
- Failure to comply with any of the conditions of this approval is a violation of this approval and the *Rules and Regulations for The Protection from Contamination, Degradation and Pollution of The New York City Water Supply and Its Sources*.
- A copy of the approved plans and determination should be maintained for record, and a copy must be available for inspection at the construction site.
- DEP shall be provided access to the project site during the construction phase for monitoring and inspection purposes.
- This approval and all conditions of the approval are binding on the owner of the property where the facility is to be located. Any references to the “applicant” in this approval or in any conditions of this approval shall be deemed to refer to the owner of such property.
- If the applicant sells or otherwise transfers title of **96 Post Office Road** before all construction planned for the property is completed and the site is stabilized, the applicant shall require the new owner (“Buyer”) to comply with the IRSP approved by the New York City Department of Environmental Protection on December 15, 2021 including, but not limited to, conservation easements, negative covenants, all provisions relating to erosion and sediment control during construction and to all maintenance of the stormwater management facilities once construction is complete. In particular, the applicant shall provide the Buyer with a copy of the IRSP and shall cause the following real covenants and restrictions to be recorded with the deed for **96 Post Office Road** with the following provisions:
 - (1) Buyer hereby acknowledges, covenants, warrants, and represents that he/she shall install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the IRSP, such IRSP being attached hereto as Exhibit ____.

INDIVIDUAL RESIDENTIAL STORMWATER PLAN DETERMINATION

96 Post Office Road
(T) Lewisboro

June 13, 2023
Page 4 of 5

- (2) Buyer's installation and maintenance of the erosion control and stormwater management facilities shall be for the benefit of the City of New York as well as for the owners of **96 Post Office Road, Town of Lewisboro, Westchester County, NY.**
- (3) Buyer's obligation to install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the attached IRSP shall be perpetual, shall run with the land, and shall be binding on Buyer's heirs, successors, and assigns.
- (4) Buyer hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of **96 Post Office Road, Town of Lewisboro, Westchester County, NY, IRSP,** or any interest therein, shall be subject to the restrictive covenants contained herein pertaining to the installation and maintenance of erosion control and stormwater management facilities, and any deed, mortgage, or other instrument of conveyance shall specifically refer to the attached SWPPP and shall specifically state that the interest thereby conveyed is subject to covenants and restrictions contained herein.
- Prior to conveying title to **96 Post Office Road, Town of Lewisboro, Westchester County, NY,** the applicant shall submit to the New York City Department of Environmental Protection a proposed deed containing the aforementioned real covenants and restrictions.

Date: June 13, 2023

Determination made by:



Danny Shedlo, P.E.
Section Chief
EOH Project Review Group
Regulatory & Engineering Programs

INDIVIDUAL RESIDENTIAL STORMWATER PLAN DETERMINATION

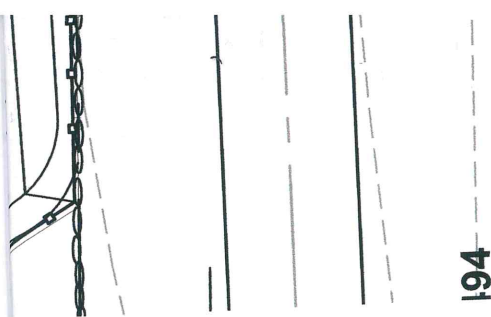
96 Post Office Road
(T) Lewisboro

June 13, 2023
Page 5 of 5

APPENDIX A

The following documents were prepared by Peder W. Scott, P.E.:

1. Individual Residential Stormwater Report, prepared for 96 Post Office Road, Town of Lewisboro, Westchester County, New York, dated March 28, 2023.
2. Drawing SY-1 titled "IRSP Erosion Control Plan" prepared for 96 Post Office Road, Town of Lewisboro, Westchester County, New York, dated March 30, 2023.
3. Drawing SY-2 titled "Concrete Planter Details" prepared for 96 Post Office Road, Town of Lewisboro, Westchester County, New York, dated March 30, 2023.
4. Drawing D-1 titled "Pre-Post Drainage Overlay" prepared for 96 Post Office Road, Town of Lewisboro, Westchester County, New York, dated September 20, 2021.



194

UE
RYE
SS BLEND

@ 140#/ACRE; .3.3#/1000 SF.
@ 33#/ACRE; .0.7#/1000 SF.
@ 44#/ACRE; .1.0#/1000 SF.

SPECIFICATIONS

MULCH SPECIFICATIONS

CITY OF NEW YORK
DEPT. OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER SUPPLY
REGULATORY AND ENGINEERING PROGRAMS

APPROVED

SUBJECT TO SPECIFIED CONDITIONS IN

TERMINATION DATED: 6/13/23

BY: Peter W. Scott, PE

B/L: 43.1-1-2

TO: Lewisboro (C): Westchester

APPROVED BY: [Signature]

APPROVAL EXPIRATION DATE: 6/13/25

Maintenance and Sediment Removal

Remove material when a "bulge" develops, ensure fence extends into soil and fence upright, staple fencing
Fix fence up right and staple as required to ensure integrity.

Remove material when a "bulge" develops, ensure fence extends into soil and fence is upright, staple fencing

Repair Top Dressing with additional aggregate and correct stone placement.

Bi-weekly, remove sediment, set stones to correct profile, fix berm blow-outs

Due to the downhill proximity of the well, it is recommended to remove the concrete off-site once cured

THESE DRAWINGS ARE THE SOLE
NOT BE REPRODUCED BY ANY M
PERMISSION OF P.W. SCOTT ENG

REFER TO SHEET SY2 FOR EROSION CONTROL NOTES

TEMPORARY & PERMANENT
MAINTENANCE IMPLEMENTATION

THE REQUIRED PARTIES RESPONSIBLE FOR THE IMPLEMENTATION OF
STORMWATER FACILITY INSPECTION AND MAINTENANCE PROGRAM
CONSISTS OF THE LAND OWNER DURING & AFTER CONSTRUCTION:

OWNER: ALEX BERNABO
wDESIGNE, INC.

ADDRESS: 3867 DANBURY ROAD
BREWSTER NY 10509

EMAIL: info@wdesigne.com

TELE #: (914)-906-1336

ALL SITE WORK SHALL BE COMPLETED UNDER
THE DIRECT SUPERVISION OF A LICENSED
ENGINEER IN THE STATE OF NEW YORK.

Title IRSP EROSION CONTROL PLAN

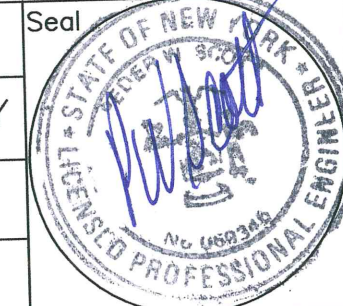
Project Title 96 POST OFFICE ROAD, LEWISBORO, NY

No. 21-110

Drawn by MA/PWS

3/30/23

Scale AS NOTED



Dwg. No.

SY1

Short Environmental Assessment Form

Part 1 - Project Information

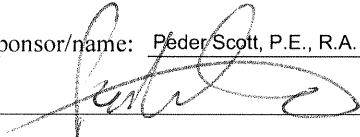
Instructions for Completing

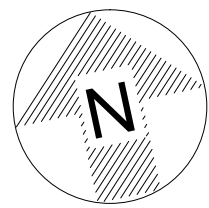
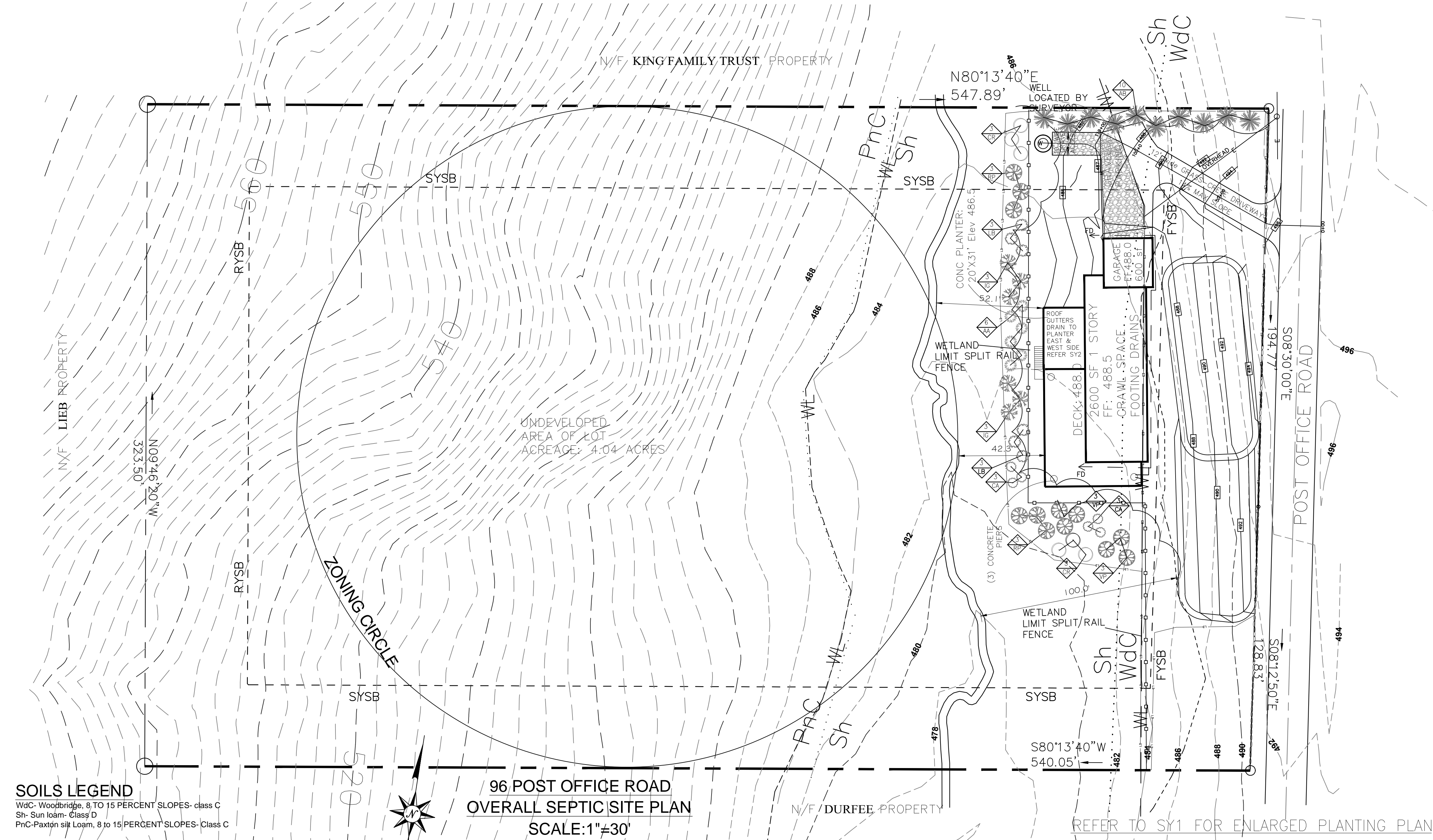
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: 96 Post Office Rd			
Project Location (describe, and attach a location map): 96 Post Office Rd			
Brief Description of Proposed Action: Construction of 2,600 sf single family 2-bedroom residence with a 600 sf garage with a Grasscrete driveway and individual well and individual subsurface sewage disposal system (OWTS) with 12 inches of fill, 1,000 gal. septic tank and 1,000 gal. pump tank. Disturbances total 0.50 acres for driveway. House & septic with 0.19 acres mitigation plantings along perimeter 1 to 1 wetland mitigation either on-site buffer or wetland bio-diversity plantings or off-site per PB approval			
Name of Applicant or Sponsor: Peder Scott, P.E., R.A.		Telephone: 845-278-2110 E-Mail: pwscott@pwscott.com	
Address: PW Scott Engineering & Architecture, PC			
City/PO: Brewster	State: NY	Zip Code: 10509	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYCDEP, WCDOH, Town of Lewisboro, Wetland Permit, NYSDEC NOI, Building Permit, Driveway Permit, Stormwater Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.04 acres 0.69 acres Includes Wetland Mitigation Area 4.04 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Wetlands <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>Individual well</u> _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>Subsurface sewage disposal system</u> _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Local wetland. Waterbody Tributary to NYSDEC River - 864-317 Class A (T) _____ Disturbances: 0.33 acres _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Long Eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan? Site is located upstream of flood plane limit.	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: Discharges to wetland & stream which bisects the property.		
_____ There is no increase of on-site runoff for 1, 2, 10 & 100-year storm events		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Péder Scott, P.E., R.A.</u> Date: <u>April 5, 2023</u>		
Signature: <u></u> Title: <u>Engineer</u>		



VICINITY MAP
1" = 500'

Zoning Tabulation
Zone: RA4

	Required	Proposed
Min. Lot Area:	4.0	4.04
Lot Width (circle ft):	250.0	320.0
Min. Yards		
Front - Street Center Line	75.0	71.3*
Front - Front Lot Line	50.0	54.0
Side Setback:	50.0	53.51
Rear Setback:	50.0	439.14
Max. Building Steel		
Stories	2.5 Stories	1 Story
Feet	35 Feet	22 Feet
Max. Building Coverage:		
House & Planter Footprint: 3,780 sf	6.0%	2.10%
Treatment Planter: 584 sf (included in coverage)		
Including Deck: 1500 sf		3.0%

Disturbances Proposed		
Wetland:	0.215 acre	house & planter
Wetland -incl plantings	0.33 acre	house & planter
Upland areas:	0.315 acre	driveway & SSDS Area
Upland areas-incl plantings	0.35 acre	driveway & SSDS Area

DRAWING LIST

#	Drawing	Issue Date		
CS	COVER SHEET	5/30/2023	X	
SY1	IRSP EROSION CONTROL PLAN	X		
SY2	CONCRETE PLANTER DETAILS	X		
SP1	SEPTIC PLAN - NEW CONSTRUCTION	X		

PROPERTY IDENTIFICATION

OWNER: ALEX BERNABO
wDESIGNE, INC.

ADDRESS: 3867 DANBURY ROAD
BREWSTER NY 10509

E911 #: 96 POST OFFICE ROAD, LEWISBORO

LEWISBORO T.M. SHEET 25 BLOCK 10812 LOT 3

PROPERTY ADDRESS: 96 POST OFFICE ROAD
LEWISBORO, NY 10590

NYC DEP WATERSHED: CROSS RIVER BASIN

AREA OF HOUSE PROPOSED: 2600 SF+ 600SF GARAGE
BEDROOMS: 2 BEDROOM

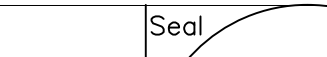
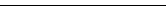

Stream Buffer Plants					
SYM	Quant.	Botanical Name	Common Name	Caliper/Cont.	Spacing
Shrubs					
AA	6	<i>Amelanchier arborea</i>	Common serviceberry	2 gal.	5'
CA	6	<i>Clethra alnifolia</i>	Sweet pepperbush	2 gal.	5'
CR	6	<i>Cornus racemosa</i>	Gray dogwood	2 gal.	6'
IG	6	<i>Ilex glabra</i>	Inkberry	2 gal.	8'
LB	6	<i>Lindera benzoin</i>	Spicebush	2 gal.	6'
RP	6	<i>Rhododendron periclymenoides</i>	Pinkster azalea	2 gal.	8'
VP	6	<i>Vaccinium pallidum</i>	Blue Ridge blueberry	2 gal.	8'
	42				

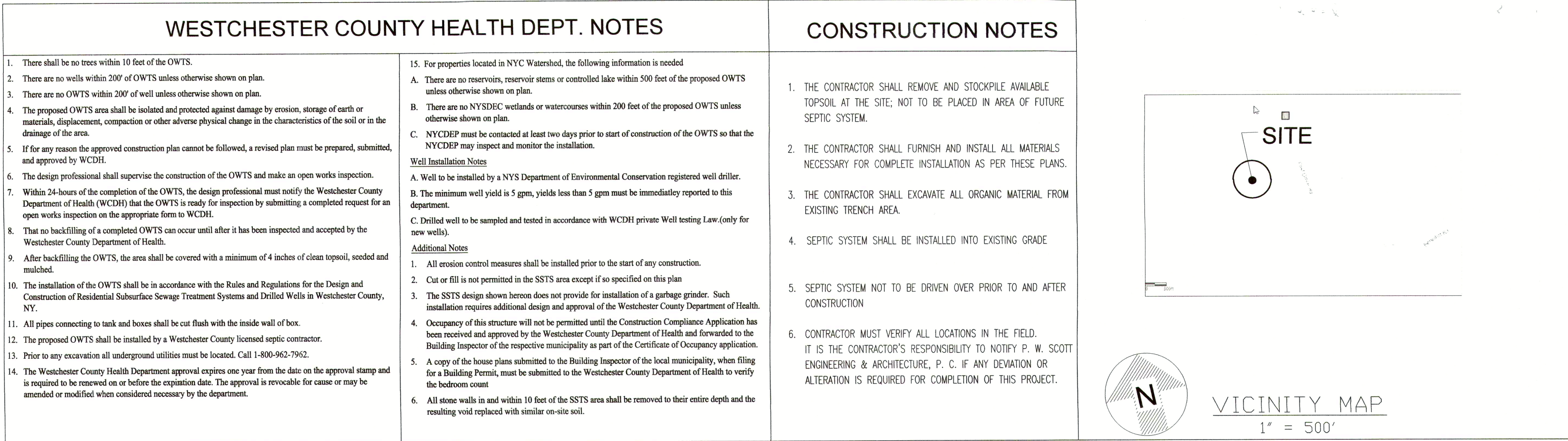
SUPPLEMENTAL PLANTINGS

THE PLANTINGS SHALL BE INSPECTED AND SUPPLEMENTAL PLANTINGS ADDED AFTER TWO YEAR GROWING PERIOD IF 85% COVERAGE IS NOT ACHIEVED WITH THE PLANTINGS NOTED ABOVE. THE PERMITTEE SHALL TAKE ALL NECESSARY STEPS TO ENSURE A LEVEL OF SURVIVAL AND REPLANT AND REGRADE WITH TOPSOIL, IF NECESSARY.

EXACT LOCATION OF THE PROPOSED PLANTS SHALL BE COORDINATED WITH EXISTING FOLIAGE AND TREES TO ENSURE THAT MINIMAL DISTURBANCE TAKES PLACE WITH EXISTING VEGETATION

Visual Buffer Plants					
SYM	Quant.	Botanical Name	Common Name	Caliper/Cont.	Spacing
Trees					
AB	10	<i>Arborvitae- Thuja</i>	Green Giant Arborvitae	2" (8 feet)	12'

P. W. SCOTT		Revisions		Dwg. Title		COVER SHEET			Dwg. No.
	No.	Date	Description						
	A	8/16/23	REVISED PER TE MEMO	Project Title		96 POST OFFICE ROAD LEWISBORO, NY			
				Proj. No. 21-110		Drawn by MA/PWS			
				Date 5/25/23		Scale AS NOTED			
ENGINEERING & ARCHITECTURE, P.C.									CS
3871 ROUTE 6									
BREWSTER, NY 10509 845-278-2110									



Pump Tank In	485.90			
Pump Tank Out	485.80			
Bottom Pump	481.90			
Pump Chamber FG	488.00			

DBOX #	Exist Grade	Invt In	Invt Out	Proposed Grade
1(PRIMARY)	492.3	492.2	492	493.5
2 (RESERVE)	491.0	490.9	490.7	493.2

FIELDS	Exist Grade	Top of Fill	Final Grade 6" Topsoil	Trench Invt In
Primary				
P1	491.2	492.2	492.7	491.7
P2	489.6	490.6	491.1	490.1
P3	488.2	489.2	489.7	488.7

DESIGN DATA

2 BEDROOM (PROPOSED)
 BASED UPON 2022 WCDOH REGULATIONS
 FLOW PER BEDROOM: 110 GPD

TOTAL FLOW: (2) 110 = 220 GPD
 Design Application Rate: 16min/inch-20 min/inch: 0.53GPD/SF

12" FILL REQUIRED

SYSTEM DESIGN: 220 GPD

SLOPE ACROSS: OWTs: 15-20%
 A WAIVER IS REQUIRED: SECTION 4.0.I SLOPES,
 1.A.i. REFER TO NYCDEP LOG #1198-CR-0637-I

	0'-6"	Topsoil
	6"-84"	Medium Compact Sandy Loam
	42" - 6'-0"	Moderate Compact Sandy Loam
	6'-0"	Ledge
		No Water

DT 3	0 - 6"	Topsoil
	6"- 44"	Medium Compact Sandy Loam
	44" - 72"	Tighter Compact Snady Loam
	6'-0"	Ledge
		No Water

DT 4	0-6"	Topsoil
	6"- 36"	Medium Compact Silt
	36" - 78"	Medium Fine Sand w/Silt
	78"	Sand with Silt
		No Ledge

PROPOSED FILL NOTES:		Fill-up system required, refer to drawing SP3	D1 0	
1.	SITE MODIFICATION ACTIVITIES INVOLVING PLACEMENT OF FILL ARE TO BE CONDUCTED DURING RELATIVELY DRY PERIODS TO MINIMIZE SOIL SMearing AND EXCESSIVE SOIL COMPACTION. PASS WITHIN 5' OF SEPTIC AREA BEFORE OR AFTER FILL PLACEMENT. EROSION CONTROLS TO BE IN PLACE BEFORE PLACEMENT OF FILL. TREES SHOULD BE CUT LEAVING ROOTS IN PLACE. SITE SHOULD BE PLowed PERPENDICULAR TO THE SLOPE TO A DEPTH OF 8-10 INCHES TO PENETRATE THE TOPSOIL LAYER.		0-6" 6"- 24" 24" - 7' 0"	Topsoil Medium Compact Sandy Loam Medium Fine Sand Trace Silt No Ledge No Water

WHICH APPROXIMATES TO 140 CUBIC YARD PRIMARY, 120 CUBIC YARDS FOR RESERVE.		GENERAL RELEASE		OWNER: ALEX BERNABO wDESIGNE, INC.	
FILL TO BE SUITABLE FOR SEWAGE ABSORPTION, BE FREE OF FINES OR OTHER UNSUITABLE MATERIAL, AND SHALL HAVE AN IN-PLACE PERCOLATION RATE UNDER 10MIN/INCH.		Refer to judicial Decision dated September 18, 2003, a general release is required to be submitted by the owner to the Department for review and approval and filed in the Westchester County Land Records Office and proof of which will be required to be submitted prior to the issuance of the Certificate of Construction Compliance by the Department.		ADDRESS: 3867 DANBURY ROAD BREWSTER NY 10509	
THE DESIGN PROFESSIONAL SHALL PERFORM A MINIMUM OF TWO (2) PERCOLATION TESTS IN THE FILL AFTER STABILIZATION IS ACHIEVED.				E911 # : 96 POST OFFICE ROAD, LEWISBORO	
3. FILL SUITABLE FOR SEWAGE ABSORPTION SHOULD CONTAIN THE FOLLOWING BY WEIGHT. THE FILL SHALL HAVE LESS THAN 5% FINES<#200 BY WEIGHT. PREFERABLY UNDER 2% FILL SHALL BE RUN OF BANK SAND & GRAVEL, INSTALLED WITH NO TAMPING, ROLLING OR PUDDLE.				LEWISBORO T.M. SHEET 25 BLOCK 10812 LOT 3	
SIEVE SIZE PERCENT PASSING				PROPERTY ADDRESS: 96 POST OFFICE ROAD LEWISBORO, NY 10590	
#4 100 PERCENT				NYC DEP WATERSHED: CROSS RIVER BASIN	
#10 70-100 PERCENT					
#40 10 - 50 PERCENT					
#100 0 - 10 PERCENT					
#200 0 - 5 PERCENT					
MOISTURE CONTENT OF 8" DEPTH TO BE CHECKED BEFORE CONSTRUCTION. FILL CANNOT BE PLACED ON FROZEN GROUND.					
4. THE IMPERVIOUS FILL, SHALL BE A DENSE CLAY TYPE SOIL WITH LITTLE OR NO SEWAGE ABSORPTION CAPACITY.					

EROSION CONTROL LEGEND			
NO.	SYMBOL	DESCRIPTION	STATUS
1		SILT FENCE	TEMPORARY SEE DET.SP2 PLACE PARALLEL TO GRADE-CONTOURS
2		CONSTRUCTION FENCE	AROUND EDGE SEPTIC FILL: SEE DET.SP2
3		TOPSOIL STOCKPILE AREA	TEMPORARY SEE DET. SP2 RING WITH SILT FENCE
4		CONSTRUCTION ENTRANCE	TEMPORARY SEE DET. SP2 PLACE @ EA. POINT OF ENTRY INTO SITE

CALL BEFORE YOU DIG

CALL 1-800-922-4455

PRIOR TO ANY EXCAVATIONS THAT TAKE PLACE ON THE SITE, THE LOCATION OF ALL UTILITIES ON THE PROPERTY, SERVICE LINES AND PUBLIC UTILITIES


AREA OF HOUSE PROPOSED: 2600 SF+ 600SF GARAGE
BEDROOMS: 2 BEDROOM


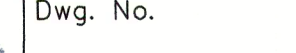
NYCUBED Jan # 1998 - CK - 0637 - DTS-2
FOR REVIEW L 2005-07

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
Bureau of Environmental Quality
FILE NUMBER: 2,203-10

13C R1150
(01/15/06) (17)

This plan is approved for construction of an ONSITE

<p><u>SURVEY NOTES:</u></p> <ol style="list-style-type: none"> 1. INFORMATION TAKEN FROM CHICAGO TITLE COMPANY AND PLANS PREPARED BY BIBBO ASSOCIATES, DATED 2002 2. AREA OF LOT: 4.04 ACRES 3. ZONING R2A ZONE: 1 FYSB: 50', RYSB& SYSB: 40' 4. REFER TO SURVEY FOR OVERALL PROPERTY DESCRIPTION: DWG SP1A 	<p>IT IS A VIOLATION OF ARTICLE VII OF THE STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY UNLESS SAID PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO THE ITEM ALTERED HIS/HER SEAL AND SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.</p>	<p>WATER SUPPLY SYSTEM: pursuant to Article VII and Article VII of the Westchester County Sanitary Code, subject to provisions of the APPROVAL TO CONSTRUCT issued this date.</p> <p>Approved by:  <u>6/26/2003</u> Date <u>6/26/2003</u></p> <p>2 1/2" DWGS - 1000 cfs - 5000 gpm TANK 222.5 cfs - 1000 gpm Pump System - 1-2" x 100' FILL</p> <p>WESTCHESTER COUNTY APPROVAL STAMP</p>
---	--	---

TITLE: DO NOT SCALE DRAWINGS DIMENSIONS SUPERCEDE SCALE ARCHITECTS, P.C. AND ALL PERSONS WITHOUT THE EXPRESS	P. W. SCOTT		Revisions		Dwg. Title SEPTIC PLAN—NEW CONSTRUCTION			Dwg. No.
		ENGINEERING & ARCHITECTURE, P.C.	No.	Date	Description	Project Title 96 POST OFFICE ROAD, LEWISBORO, NY		
		3871 ROUTE 6	A	11/4/21	REVISED PER WCD010/8/21 MEMO			
			B	12/2/21	REVISED PER NYCDP 11/8/21 MEMO			
			C	3/30/23	REVISED 2022 CODE & IRSP			
	BREWSTER, NY 10509 845-278-2110		D	5/8/23	REVISE PER WCD01 5/8/23 MEMO	Proj. No. 21-110	Drawn by MA/PWS	
					Date 9/20/21	Scale AS NOTED		

WORKS SEQUENCE OF CONSTRUCTION

1. Install silt fence
2. Install construction fence
3. Install new 1000 gal septic tank and 1000 gal dose tank
4. Plow the topsoil for penetration and install Septic fill of 12" deep - refer to septic fill notes.
5. Install the trenches by excavating into new fill.
6. Install force main piping from new dose chamber to D-Box as noted on details.
7. Install sewage pumps with appropriate dose cycles - Engineer of Record to field-test for compliance
8. Schedule AS Built Field Inspection with Westchester County Department of Health
9. Topsoil and seed as required. Once grass is in place remove silt fence.
10. Install the well with water lines extending to the garage slab conduit.

GENERAL NOTES FOR NYC WATERSHED

1. SEPTIC SYSTEM INSTALLATION: START OF CONSTRUCTION: OCT 2023
COMPLETION DATE: DEC 2023
2. LIMIT OF DISTURBANCE = 19,600 sf; septic & fill, house, well, driveway, bio-ret basin
3. SOILS ON PROPERTY: PAXTON Pnc; WOODBRIDGE, WdC & SUN LOAM Sh
4. PROPERTY IS IN CROFT RIVER WATERSHED
5. THIS SEPTIC SYSTEM REQUIRES A WAIVER FROM THE 15% SLOPE LIMIT TO A
20% LIMIT DUE TO THE SITE TOPOGRAPHY AND THAT THE LOT WAS
FROM 2002 TO 2016 UNDER THE NAME: KONETCHY PROPERTY, (TAX ID25-10812-3)
DEP LOC # 1998-CR-0637-IR.
6. THERE ARE NO EXISTING OR PROPOSED OWTS WITHIN ONE HUNDRED (100) FEET OF THE
PROPOSED WELL OR WITHIN TWO HUNDRED(200) FEET IN DIRECT LINE OF DRAINAGE TO
THE PROPOSED WELL.
7. THERE ARE NO EXISTING OR PROPOSED WELLS WITHIN ONE HUNDRED(100) FEET OF THE
PROPOSED OWTS.

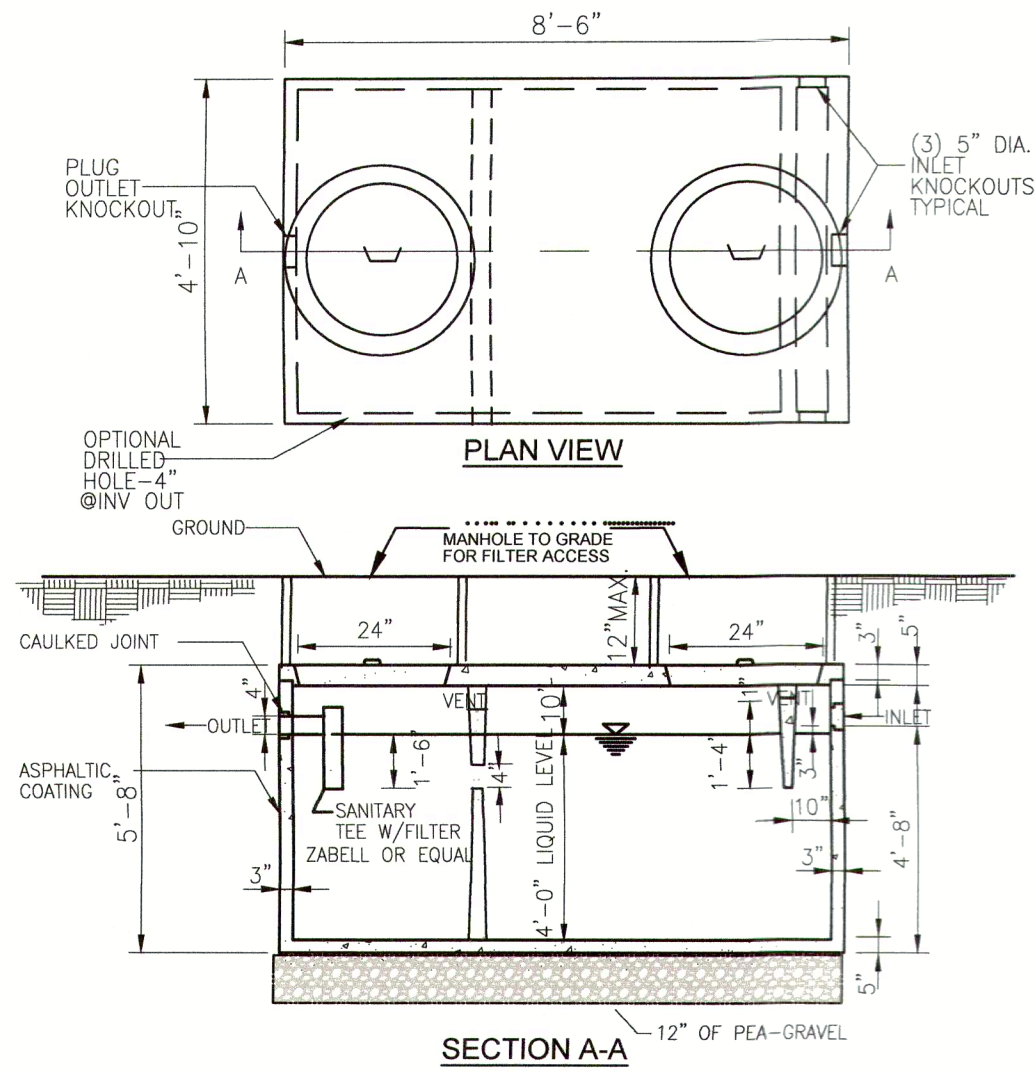
L E G E N D

	PROPERTY LINE		ROOF AND FOOTING DRAIN
	EXISTING CONTOUR		SOIL TYPE LINE
	EXISTING SPOT ELEVATION		SILT FENCE
	PROPOSED CONTOUR		LOCAL WETLAND LINE
	HIGH POINT IN GRADE		PROPOSED SWALE
	PROPOSED SPOT ELEVATION		WATER LINE
	PERCOLATION TEST HOLE		PROPOSED WELL
	DEEP TEST HOLE		STREAM 100' SETBACK LINE
	PROPANE LINE		CONSTRUCTION FENCE

THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADES/PERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

SP1

1000 GALLON SEPTIC TANK
BY PRECAST CONCRETE SALES OR EQUAL

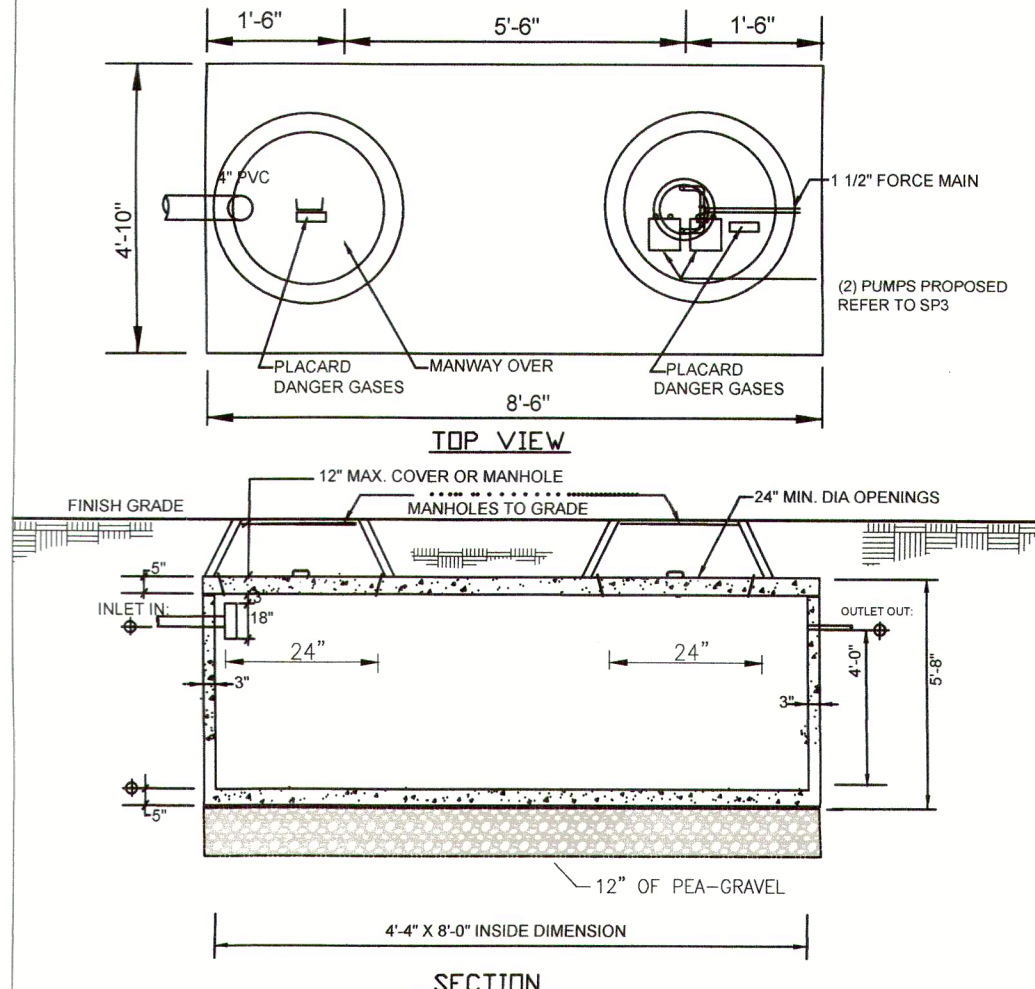


- NOTES:
1. Concrete Minimum Strength: 4,000 p.s.i @ 28 days
 2. Steel Reinforcement: ASTM-A-615-69, Grade 40, 1" minimum cover
 3. Construction Joint: Sealed with asphalt cement or equivalent, leak tested and certified by design professional.
 4. Provide in H2O loading reinforcement

For Systems Using Septic Tank Effluent Filters

A septic tank effluent filter, if provided, must be accessible via a watertight, lockable extension to grade, be NSF stand 46 compliant, and be the responsibility of the applicant/site owner to maintain in conformance with manufacturer requirements.

1000 GALLON PUMP TANK
BY PRECAST CONCRETE SALES OR EQUAL



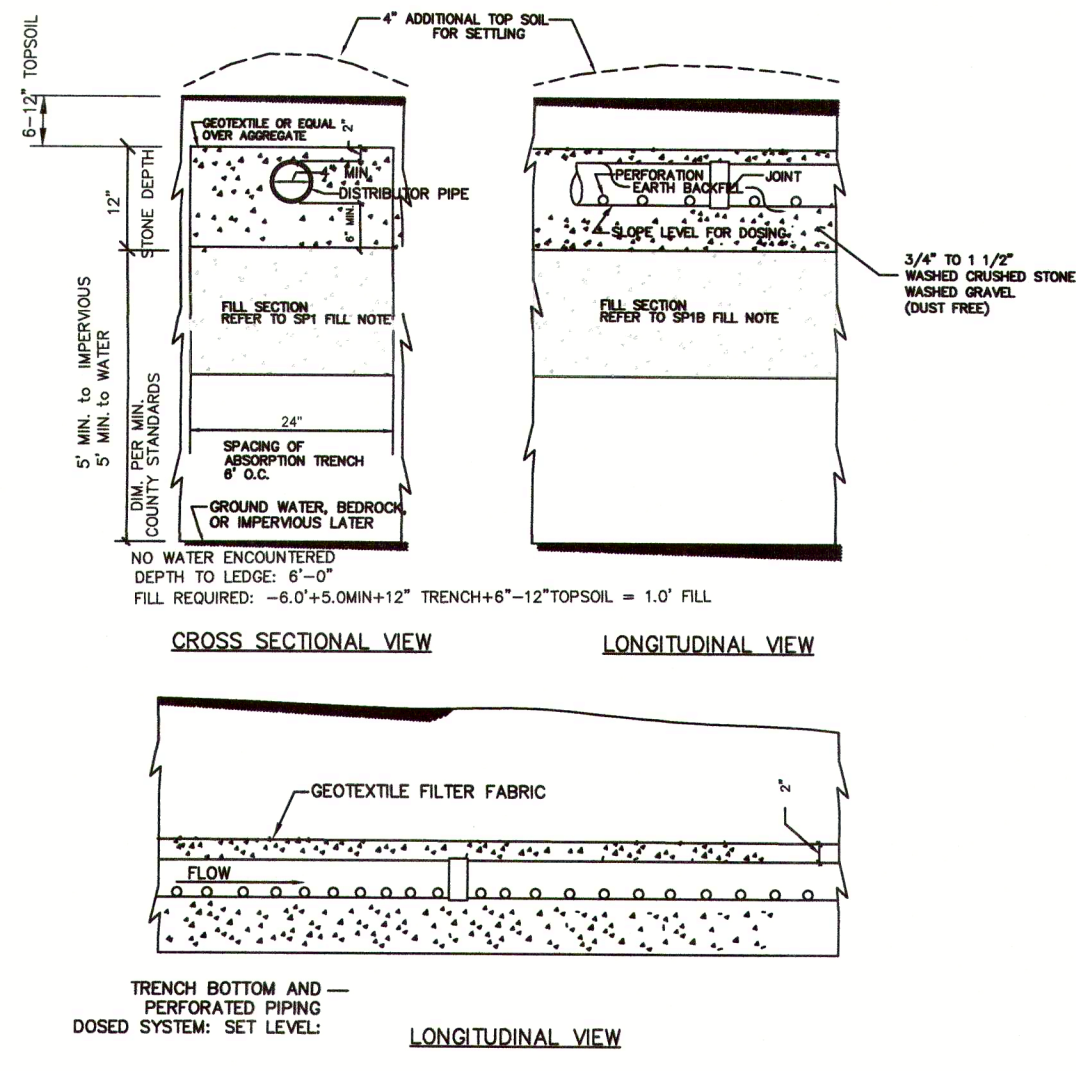
- NOTES:
1. Concrete Minimum Strength: 4,000 p.s.i @ 28 days
 2. Steel Reinforcement: ASTM-A-615-69, Grade 40, 1" minimum cover
 3. Construction Joint: Sealed with asphalt cement or equivalent, leak tested and certified by design professional.
 4. Provide in H2O loading reinforcement

REFER TO SP 3 FOR PUMP INFORMATION AND CALCULATIONS

CONSTRUCTION NOTES

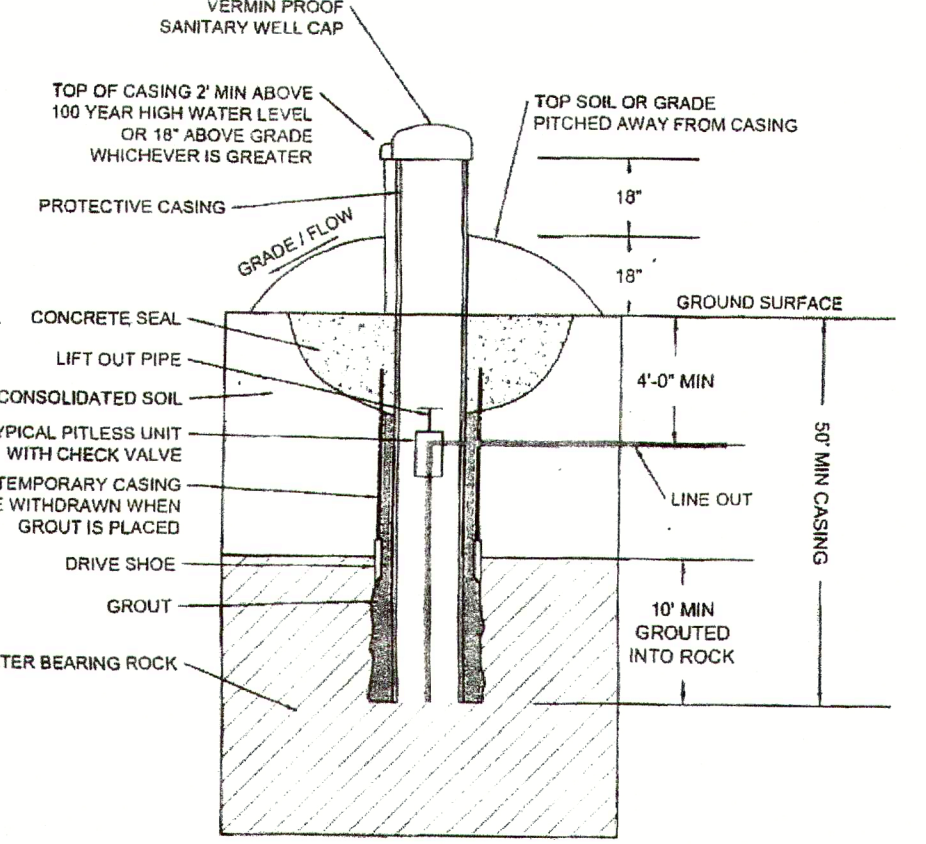
1. THE CONTRACTOR SHALL REMOVE AND STOCKPILE AVAILABLE TOPSOIL AT THE SITE; NOT TO BE PLACED IN AREA OF FUTURE SEPTIC SYSTEM.
2. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS NECESSARY FOR COMPLETE INSTALLATION AS PER THESE PLANS.
3. THE CONTRACTOR SHALL EXCAVATE ALL ORGANIC MATERIAL FROM TRENCH AREA.
4. PVC-ASTM D-3033 PERF. LEACHING FIELD LINES SHALL BE LAID ON A FLAT GRADE. (NOT TO EXCEED 2"-4" PER 100 FT. LINEAL PITCH.)
5. ALL CONSTRUCTION ACTIVITY AND DETAILS TO BE IN ACCORDANCE WITH STATE OF NEW YORK HEALTH DEPARTMENT.
6. SEPTIC SYSTEM NOT TO BE DRIVEN OVER PRIOR TO AND AFTER CONSTRUCTION
7. CONTRACTOR MUST VERIFY ALL LOCATIONS IN THE FIELD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY P. W. SCOTT ENGINEERING & ARCHITECTURE, P. C. IF ANY DEVIATION OR ALTERATION IS REQUIRED FOR COMPLETION OF THIS PROJECT.
8. HOUSE TO SEPTIC TANK - 4" DIA. @ 1/4"/FT. PVC sch 40 ASTM D2665-solvent joints.
9. FORCE MAIN: 1.5" DIA. PVC sch 40: ASTM D2665-solvent joints.

ABSORPTION TRENCH DETAIL



NOTE: DO NOT INSTALL TRENCHES IN WET SOIL. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL. MAXIMUM SPACING IS 8'-0".

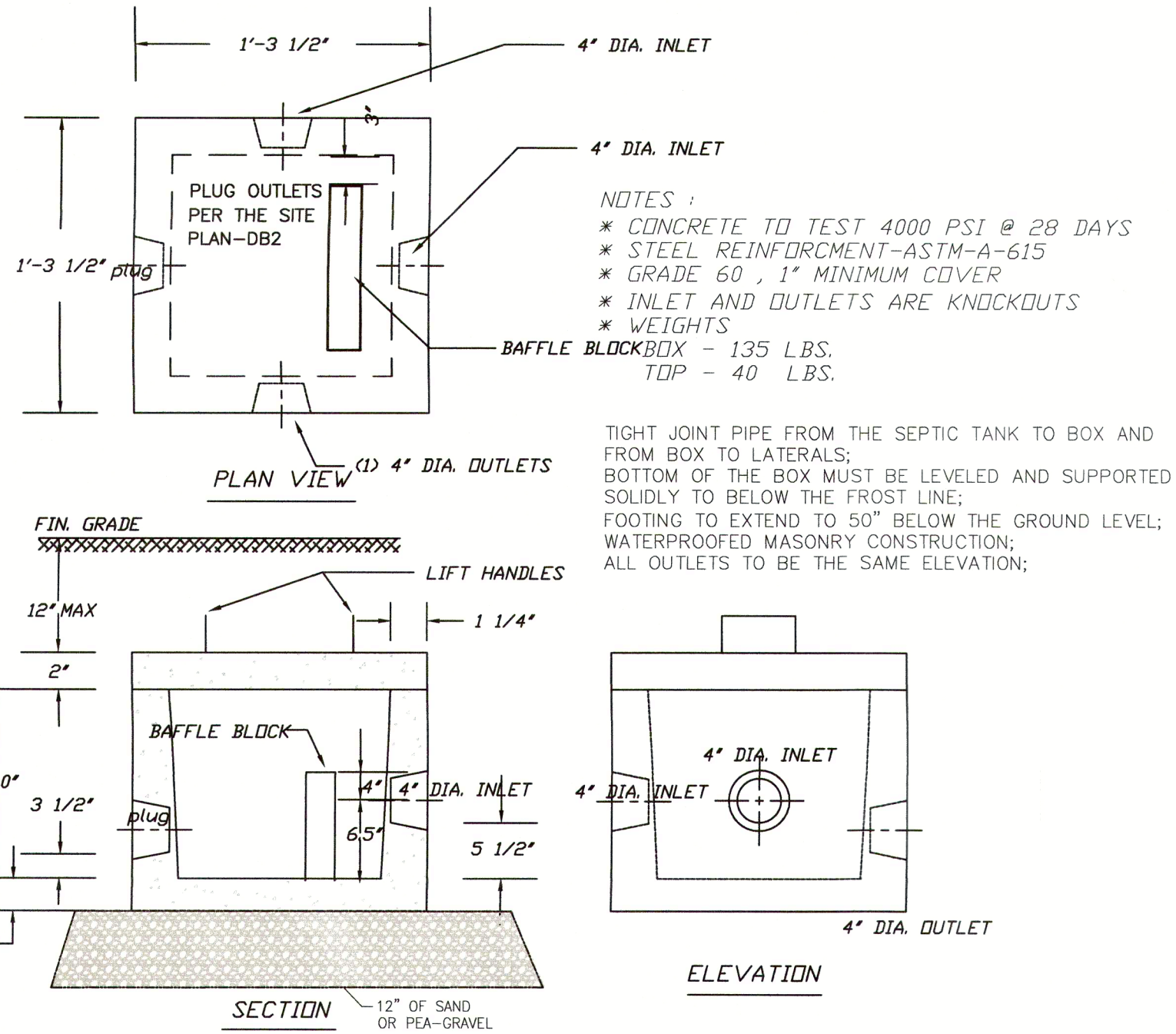
WELL DETAILS



GENERAL NOTES

MINIMUM YIELD 5 GPM; ALL YIELDS BELOW 5 GPM MUST BE REPORTED TO WCDOH. IMMEDIATELY FOR YIELDS LESS THAN 5 GPM, SUPPLEMENTAL STORAGE MUST BE PROVIDED. WELL PUMP OUT MUST BE TO PIT BEYOND EDGE OF WETLANDS, PROTECTED BY SILT FENCE

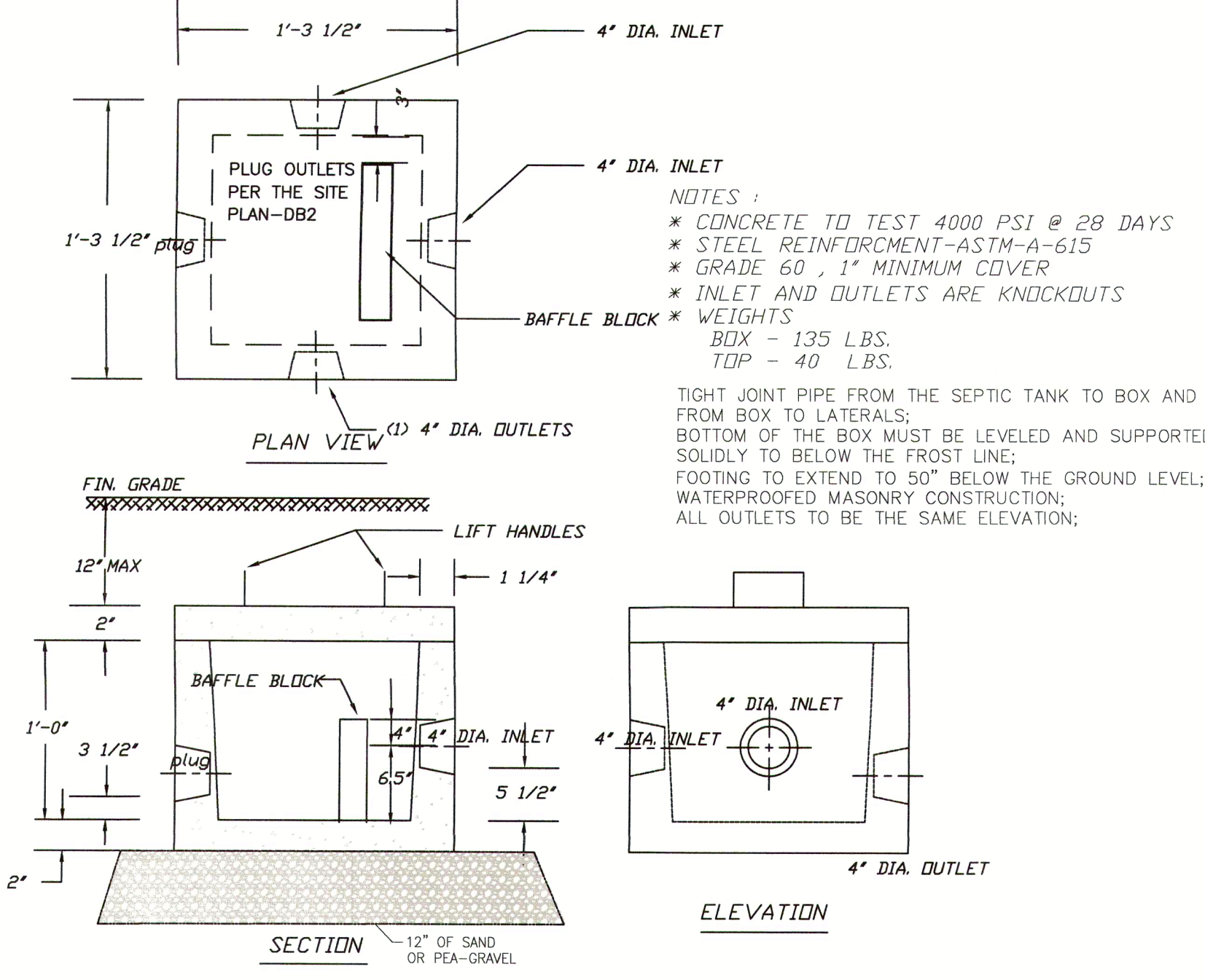
DISTRIBUTION BOX -4 WAY W/BAFFLE(DB1)
PLUGS FOR THE PRIMARY INSTALL



- NOTES:
- * CONCRETE TO TEST 4000 PSI @ 28 DAYS
 - * STEEL REINFORCEMENT-ASTM-A-615
 - * GRADE 60, 1" MINIMUM COVER
 - * INLET AND OUTLETS ARE KNOCKOUTS
 - * WEIGHTS: BOX - 135 LBS. TOP - 40 LBS.

TIGHT JOINT PIPE FROM THE SEPTIC TANK TO BOX AND FROM BOX TO LATERALS; BOTTOM OF THE BOX MUST BE LEVELED AND SUPPORTED SOLIDLY TO BELOW THE FROST LINE; FOOTING TO EXTEND TO 50" BELOW THE GROUND LEVEL; WATERPROOFED MASONRY CONSTRUCTION; ALL OUTLETS TO BE THE SAME ELEVATION;

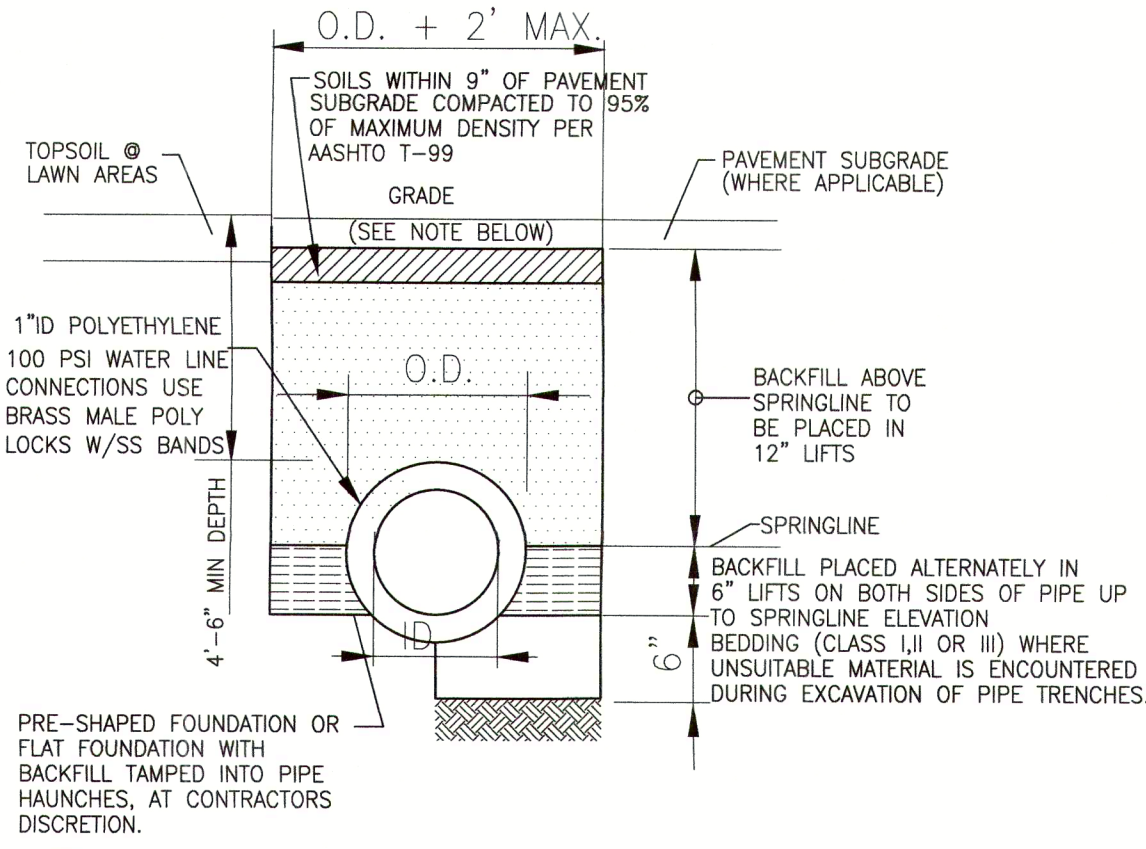
DISTRIBUTION BOX -4 WAY W/BAFFLE (DB2)RESERVE



- NOTES:
- * CONCRETE TO TEST 4000 PSI @ 28 DAYS
 - * STEEL REINFORCEMENT-ASTM-A-615
 - * GRADE 60, 1" MINIMUM COVER
 - * INLET AND OUTLETS ARE KNOCKOUTS
 - * WEIGHTS: BOX - 135 LBS. TOP - 40 LBS.

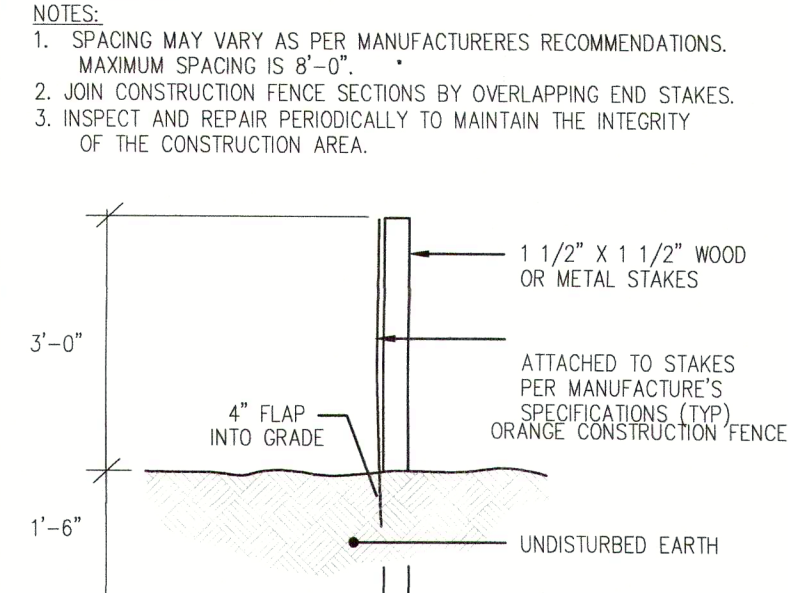
TIGHT JOINT PIPE FROM THE SEPTIC TANK TO BOX AND FROM BOX TO LATERALS; BOTTOM OF THE BOX MUST BE LEVELED AND SUPPORTED SOLIDLY TO BELOW THE FROST LINE; FOOTING TO EXTEND TO 50" BELOW THE GROUND LEVEL; WATERPROOFED MASONRY CONSTRUCTION; ALL OUTLETS TO BE THE SAME ELEVATION;

WATER SERVICE LINE DETAIL

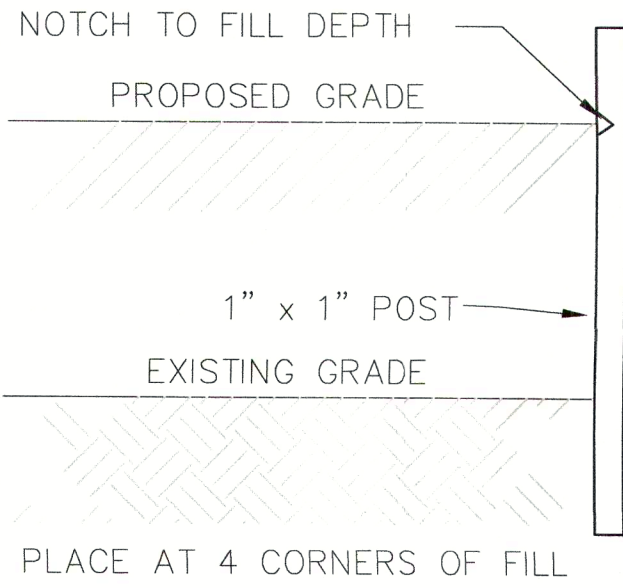


- NOTE
1. CLASS I,II,III OR IV COMPACTED BACKFILL MATERIAL REQUIRED IN ALL PIPE ZONES, PER USCS (UNIFIED SOIL CLASSIFICATION SYSTEM).
 2. IF DEPTH OF TRENCH EXCEEDS 5', THE CONTRACTOR MUST PROVIDE SHEETING AND BRACING OR A SHEETING BOX IN ACCORDANCE WITH OSHA REGULATIONS. AS AN ALTERNATIVE, IF PERMITTED BY THE ENGINEER, THE TRENCH WALLS MAY BE CUT BACK TO A 1:1 SLOPE OR THE NATURAL ANGLE OF REPOSE FOR THE SOIL, WHICHEVER IS GREATER.
 3. WATER MAIN TO BE INSTALLED WITH 4'-6" MIN COVER.

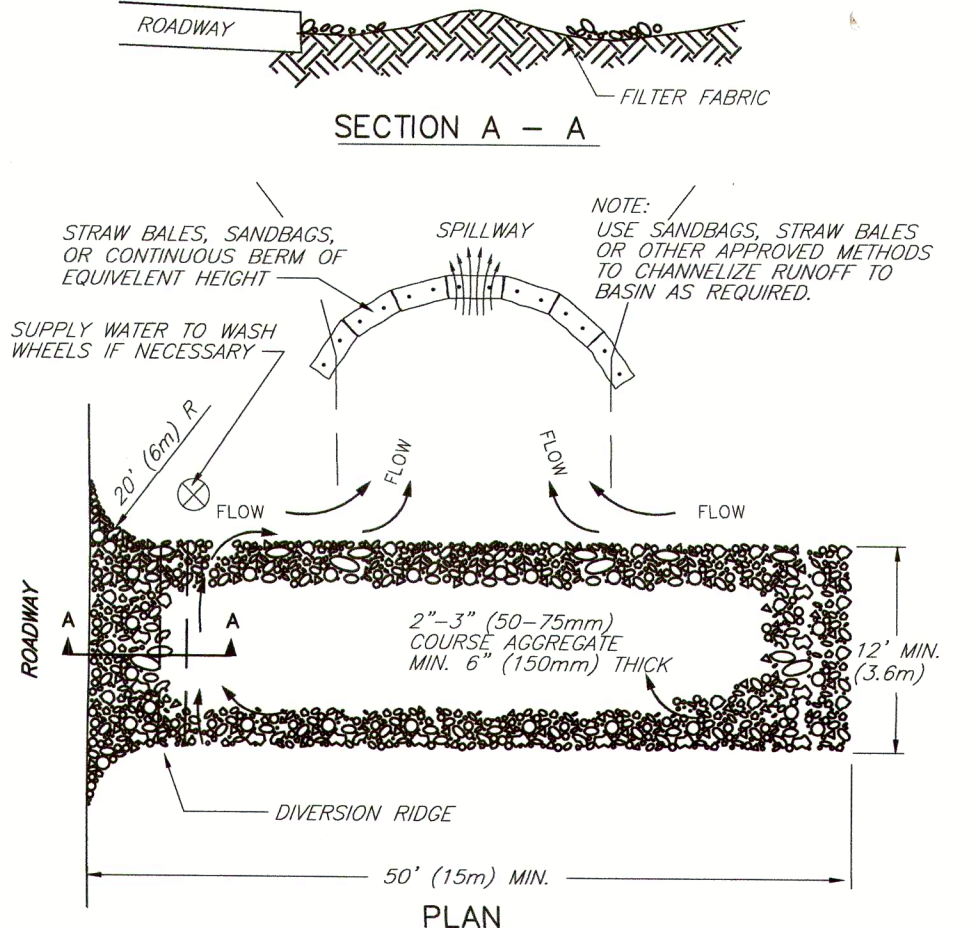
CONSTRUCTION FENCE



FILL GAUGE



STABILIZED CONSTRUCTION ENTRANCE
ALT: STREET SWEEPING OF DRIVEWAY

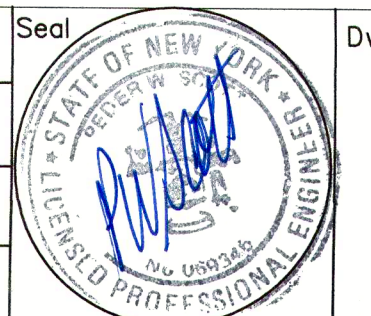


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANSING OF ANY MATERIALS USED.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

IT IS A VIOLATION OF ARTICLE VII OF THE STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY UNLESS SAID PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO THE ITEM ALTERED HIS/HER SEAL AND SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

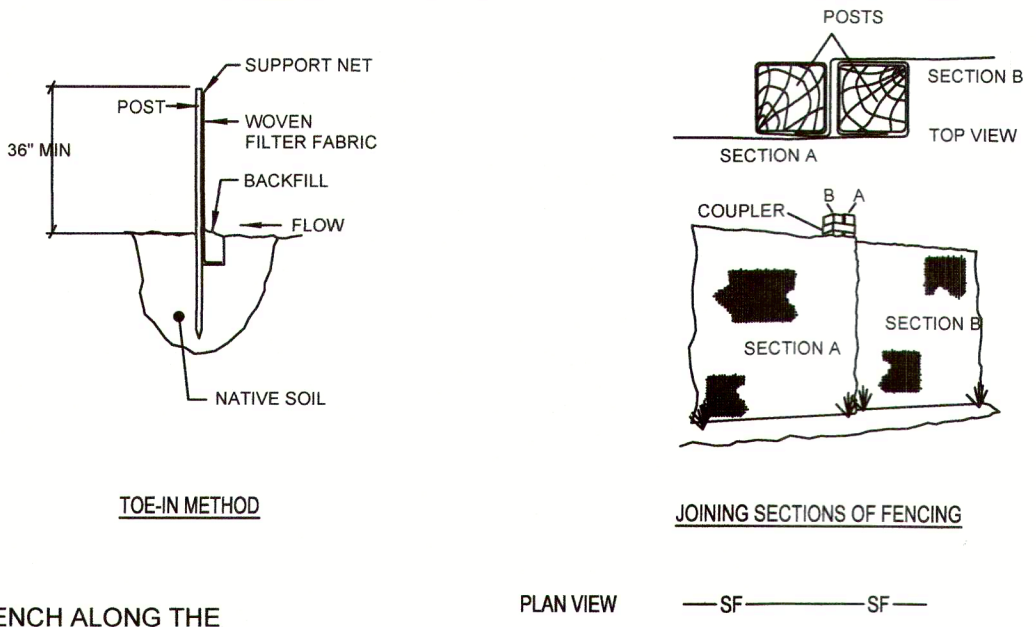
NYCSEP ID: 1988-CA-0657-DTS-2 FORHGH 2005-09
APPROVED FOR CONSTRUCTION
JUN 21, 2023
WEST CO. DEPT. OF HEALTH
BY SEP FIRST RES ID
Adriana, Scutaro

WESTCHESTER COUNTY APPROVAL STAMP



SP2

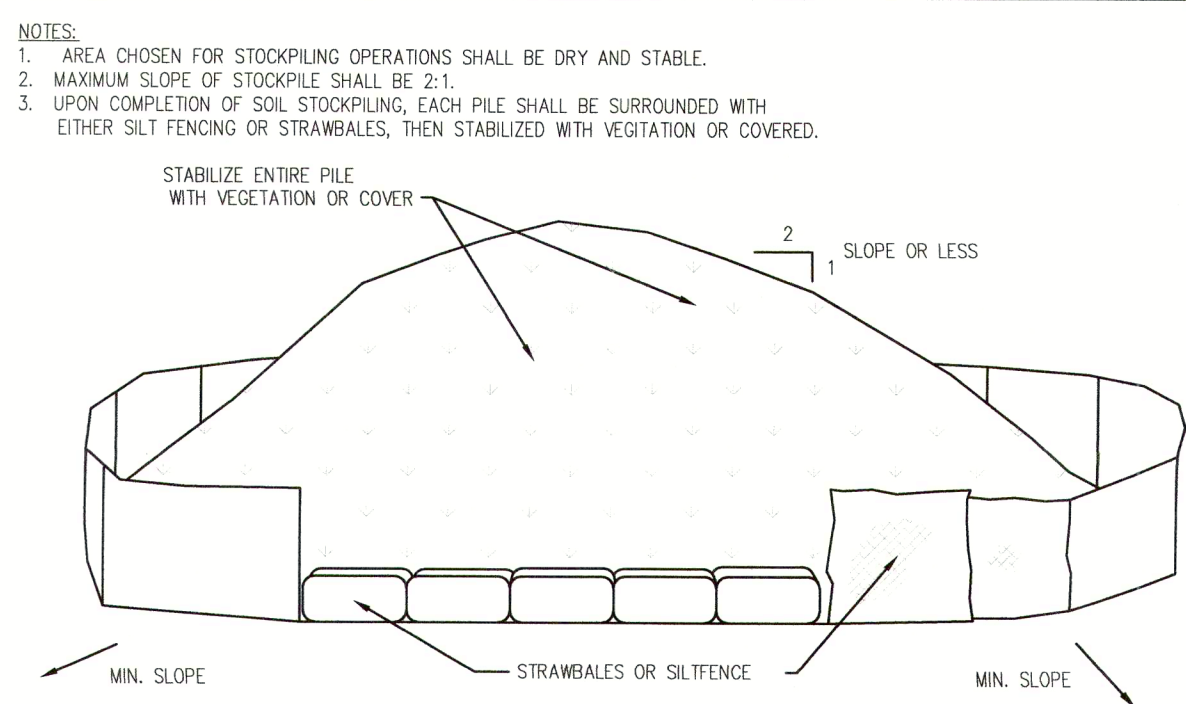
SILT FENCE DETAILS



INSTALLATION NOTES

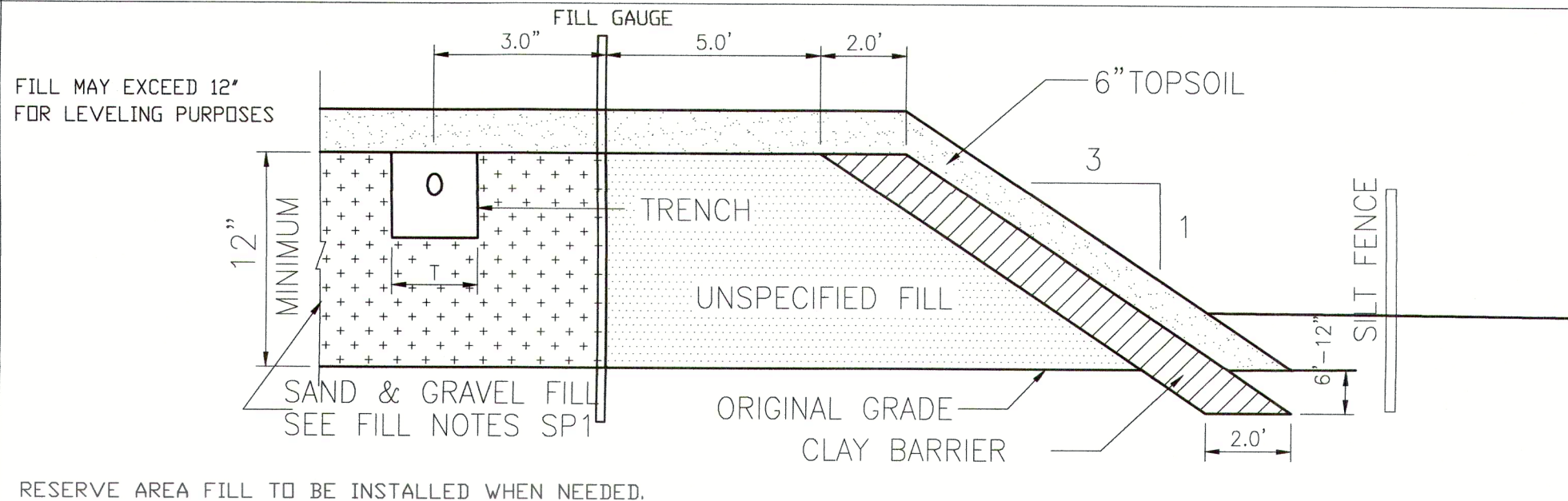
1. EXCAVATE A 4 INCH TRENCH ALONG THE
2. UNROLL A SECTION AT A TIME AND POSITION (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.

SOIL STOCKPILES



- TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.
- TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED PERIOD OF USE.
- SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

PROPOSED FILL SECTION



RESERVE AREA FILL TO BE INSTALLED WHEN NEEDED.
Volume of Septic Field Required: 140 cy primary, 120 cy reserve (trenches not subtracted)

P. W. SCOTT		Revisions		Dwg. Title	
No.	Date	Description		SEPTIC DETAILS	
A	11/4/21	NO CHANGES PER WCDH MEMO		Project Title 96 POST OFFICE ROAD, LEWISBORO, NY	
B	12/2/21	REVISED PER NYCDEP 11/8/21 MEMO		Proj. No. 21-110	
C	3/30/23	REVISED 2022 CODE & IRSP		Date 9/20/21	
D	5/8/23	NO REVISIONS		Scale N.T.S.	



FEATURES

Impeller: Cast iron, semi-open, non-clog with pump-out vanes for mechanical seal protection. Balanced for smooth operation. Silicon bronze impeller available as an option.

Casing: Cast iron volute type for maximum efficiency. 2" NPT discharge.

Mechanical Seal: Silicon Carbide vs. Silicon Carbide sealing faces. Stainless steel metal parts, BUNA-N elastomers.

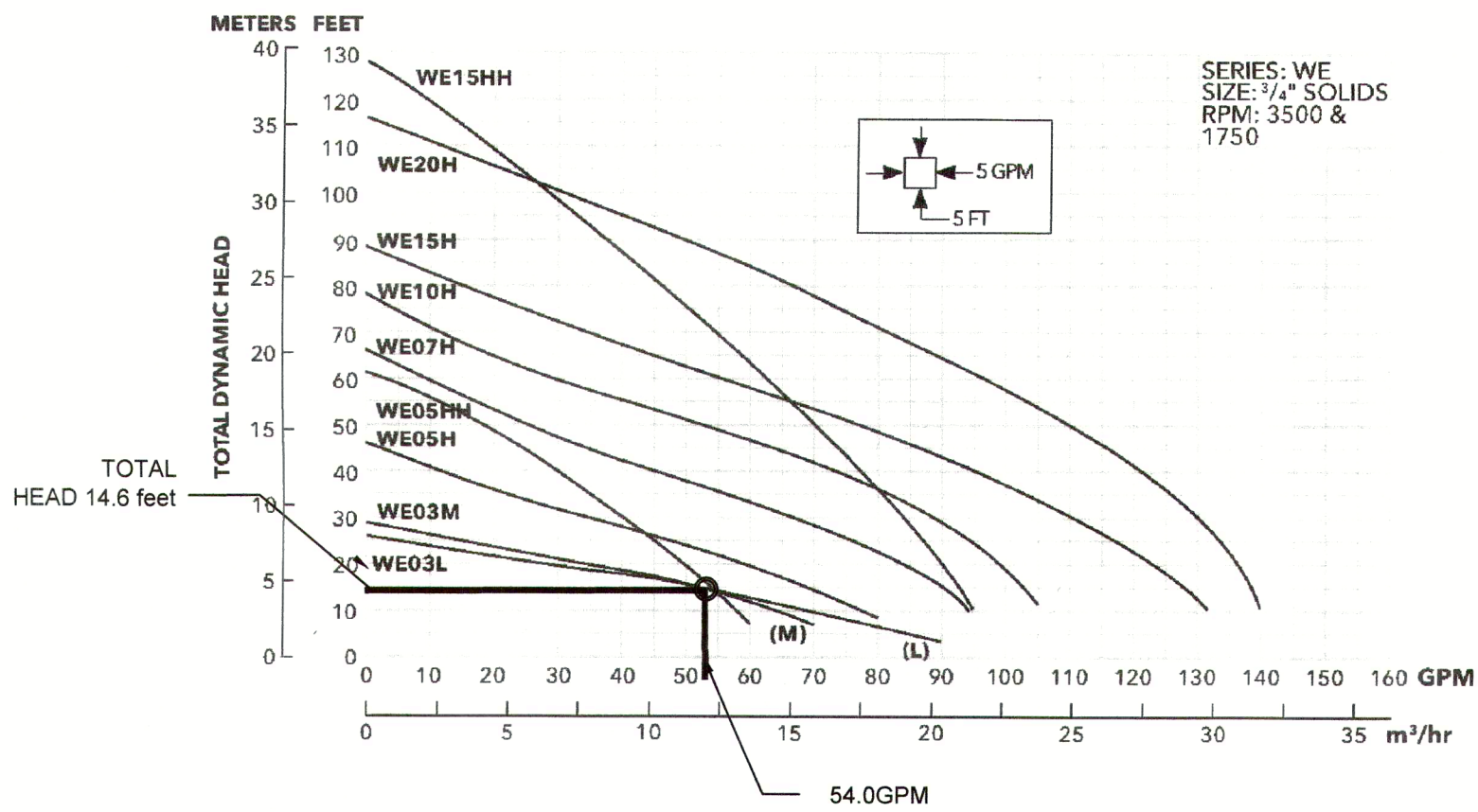
Shaft: Corrosion-resistant, stainless steel. Threaded design. Locknut on all models to guard against component damage on accidental reverse rotation.

Fasteners: 300 series stainless steel.

Capable of running dry without damage to components.

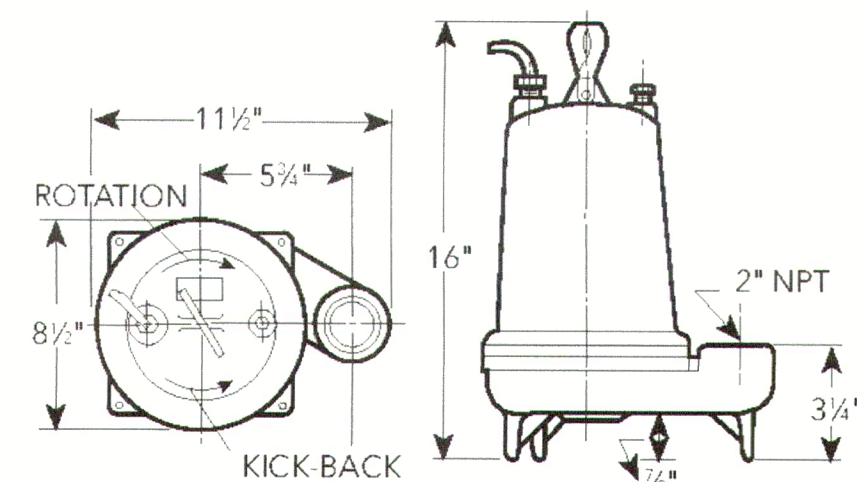
Designed for continuous operation when fully submerged.

EXTENDED WARRANTY AVAILABLE FOR RESIDENTIAL APPLICATIONS.



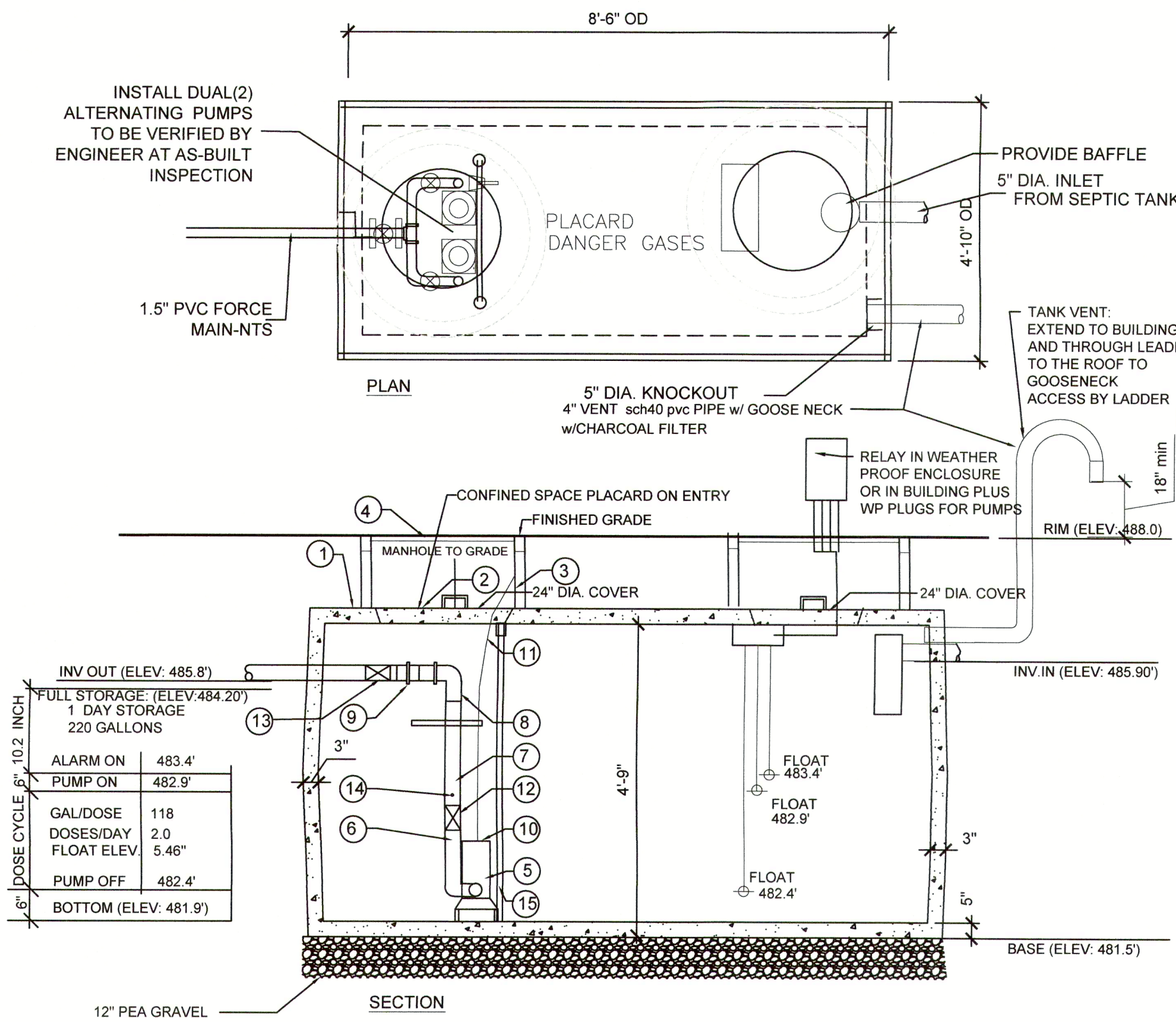
DIMENSIONS

(All dimensions are in inches. Do not use for construction purposes.)



Order Number	HP	Phase	Volts	RPM	Impeller Diameter (in.)	Maximum Amps	Locked Rotor Amps	KVA Code	Full Load Efficiency %	Resistance Start Line-Line	Power Cable Size	Weight (lbs.)
WE0311L	0.33	115	115	1750	5.38	10.7	30.0	M	54	11.9	1.7	56
WE0310L		208				6.8	19.5	K	51	9.1	1.2	
WE0312L		230				4.9	14.1	L	53	14.5	8.0	
WE0311M		115				10.7	30.0	M	54	11.9	1.7	

THIS DETAIL FOR PUMP CALCULATIONS ONLY REFER TO CONCRETE PUMP TANK DIMENSIONS AND MANUFACTURER ON SP2



1000 GALLON PUMP CHAMBER

REFER TO DETAIL SP2 FOR CONCRETE TANK PURCHASE

LEGEND:

- 1000 GAL. PUMP TANK CHAMBER (PRE-CAST CONCRETE SALES OR EQUAL)
- 24" DIA. OPENING IN TOP.
- 36" I.D. MANHOLE RISER (H-20 LOADING)
- MANHOLE FRAME & COVER (CAMPBELL 1106 OR EQUAL) LOCKABLE, WATER-TIGHT IN COMPLIANCE WITH DCDH REGS.
- (2) GOULDS PUMP MODEL # 3885 - WE0311L - 0.33 HP - 115 VOLTS ALTERNATING PUMPS
- 2" TO 2.0" COUPLING
- 2.0" H.D. P.V.C. PIPE
- 2.0" 90° BEND
- COUPLING
- HYDROMATIC "HYDOR-ALARM" HIGH WATER ALARM
- LIFT CHAIN
- 2.0" CHECK VALVE
- 2.0" GATE VALVE & 2.0" TO 2.0" COUPLING
- WEEP HOLE-(1/4" dia.)
- LIFT RAIL

GENERAL NOTES:

- ALL ELECTRICAL WORK AND MATERIAL FOR PUMP INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE.
- THE PUMP CONTROL PANEL DISCONNECTS, AND AUDIO & VISUAL ALARMS SHALL BE LOCATED INSIDE THE BUILDING.
- AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE PUMP CHAMBER MUST BE PROVIDED TO THE DEPARTMENT PRIOR TO THE DEPARTMENT CONDUCTING A FINAL INSPECTION OF THE PUMP CHAMBER.
- PUMP RELAY IN WEATHER PROOF ENCLOSURE.
- NOTE: DUAL PUMPS ARE TO BE INSTALLED FOR 1 DAY STORAGE AND ARE ALTERNATING.
- THE DESIGN PROFESSIONAL SHALL CERTIFY THE PUMP DOSE.
- FORCE MAIN LEAKAGE TESTING SHALL BE COMPLETED BY THE CONTRACTOR TO VERIFY FLOW TO D-BOX. START PUMP FOR 2 MINUTES AND PUMP SHALL COMPLETE A DOSE CYCLE. VERIFY DEPTH AT THE D-BOX EQUAL TO 3 INCHES WITH FLOW LEVELERS IN THE D-BOX.

Project Name: 96 POST OFFICE ROAD Computed By: PWS Date: 3/30/2023

PUMP ANALYSIS WORKSHEET- WCDH
DESIGN FOR THE PRIMARY SYSTEM: HIGHER D-BOX ELEV.

Effluent production for 2 bedroom = 220 gallon
Proposed volume per dosing cycle = 118 gallons
= 2 dose/day

Trench length = 222 ft-24" WIDE TRENCHES
Dosing volume = 0.5 GAL/FT = 111.00 gallons
use this = 118.00 gallons includes vol in force main

Proposed pump chamber size = 1000 gallons LOWBOY
Interior dimension = 4.33 ft X 8 ft
= 34.64 SF depth: 4.33 feet

* top of chamber from inside to top of pipe invert = 7" min.

Pump Chamber Capacity Check

Depth	Volume
6.0" sump	130 Gal.
5.46" dose vol.	118 Gal.
6.0" alarm vol.	130 Gal.
10.19 24 hour storage	220 Gal.
Total	597 Gal.

note: inlet low with existing tank

Pump Calculations
c = 150 L = 40.00 ft reserve
d = 2 inch Equiv. L = 40.00 ft
Tot. L = 80.00 ft

c : Friction Coefficient
d : Diameter of force main
L : Length of force main
Volume in force main(drain back): 6.23 GALLONS

D-Box Inv. Elev. 492.2
Pump pit Elev. 481.9 USE BOTTOM TANK
Static Head 10.30

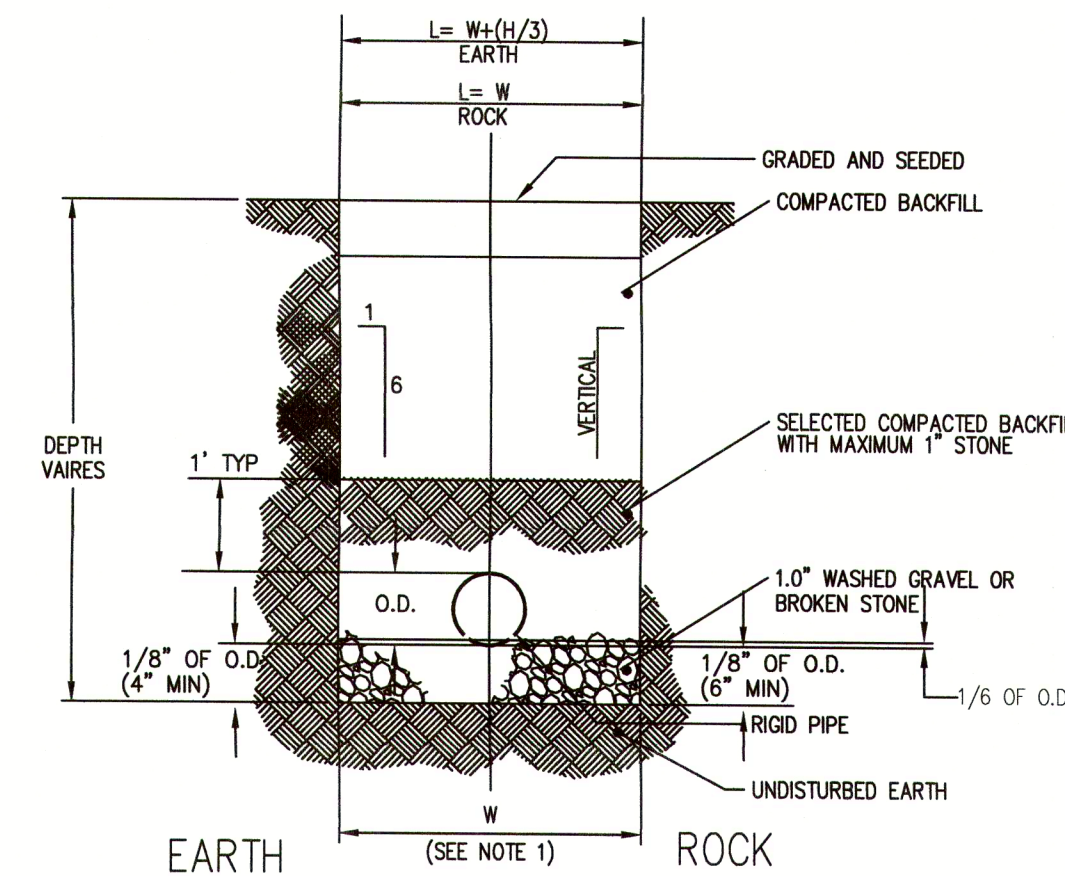
Min. Estimated Pump Rate = 5.9 gpm for 20 min. pump cycle

Guess gpm = 54 gpm Flow Velocity: 5.52 fps

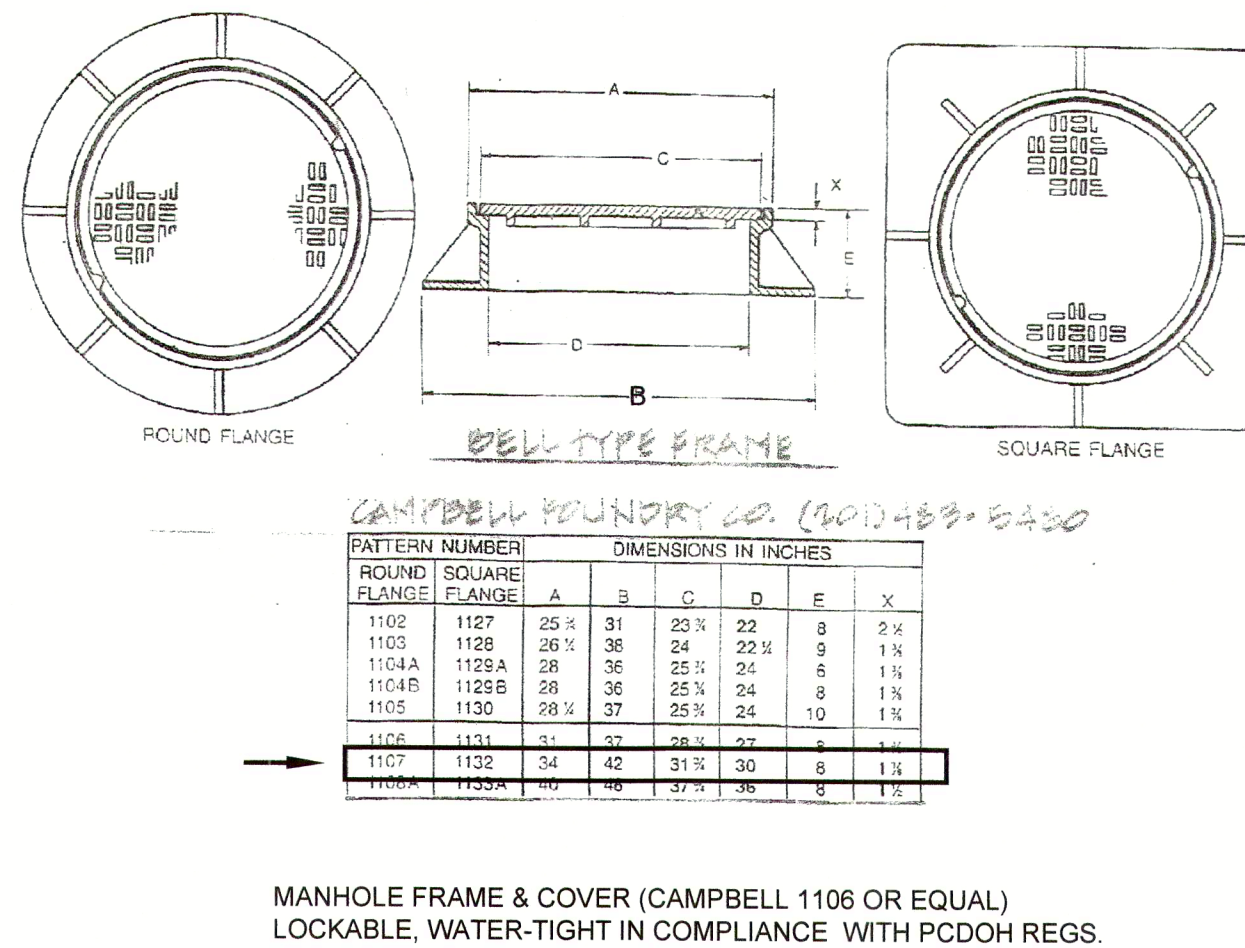
Dynamic head loss = 4.33 ft @ 54 gpm Total Head = 14.63 ft

Use Pump Model WE0311L 1/3 HP 115V
PUMP CYCLE TIME = 2.19 MINUTES

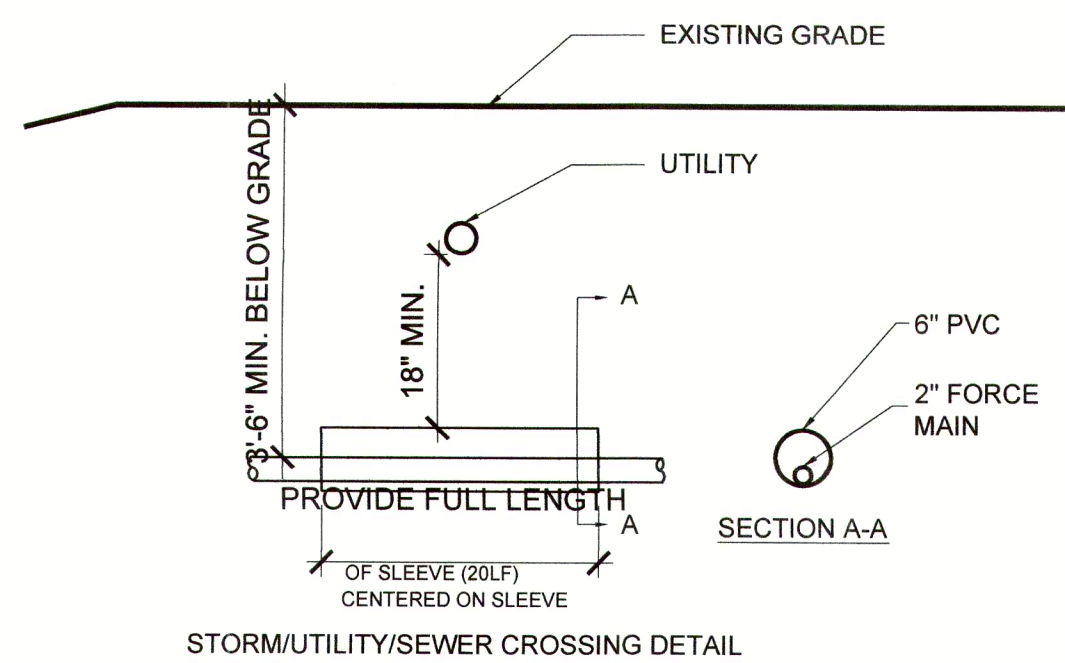
- FOR UNSHEETED TRENCH WHERE PIPE O.D. IS 6" OR LESS THAN, PAYMENT WIDTH (W) = 2'-6"; WHERE PIPE O.D. IS GREATER THAN 6" BUT LESS THAN OR EQUAL TO 36" THEN, W = O.D. + 2'-0"; WHERE PIPE O.D. IS GREATER THAN 36" THEN, W = O.D. + 3'-0".
- IF SUITABLE GRANULAR PIPE BEDDING MATERIAL IS AVAILABLE FROM ON SITE EXCAVATIONS, IT SHALL BE UTILIZED PROVIDED IT CONFORMS WITH THE "STANDARD SPECIFICATIONS", AND IS APPROVED BY THE ENGINEER. NO PAYMENT SHALL BE MADE FOR THIS MATERIAL.
- TYPICAL FOR PIPE MATERIALS SPECIFIED, AS CAST IRON (C.I.), CONCRETE PIPE, VITRIFIED CLAY PIPE, DUCTILE IRON PIPE OR STEEL PIPE.
- SHEETING OR SHORING OF TRENCH WALLS, WHERE UNSUITABLE CONDITIONS EXIST, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- FOR ROCK REMOVAL DEPTHS (H) GREATER THAN 10', INCREASE PAYMENT WIDTH (W) BY 6". REMOVAL DEPTH SHALL BE MEASURED FROM THE TOP OF EXPOSED SURFACE.



PUMP ANALYSIS WORKSHEET

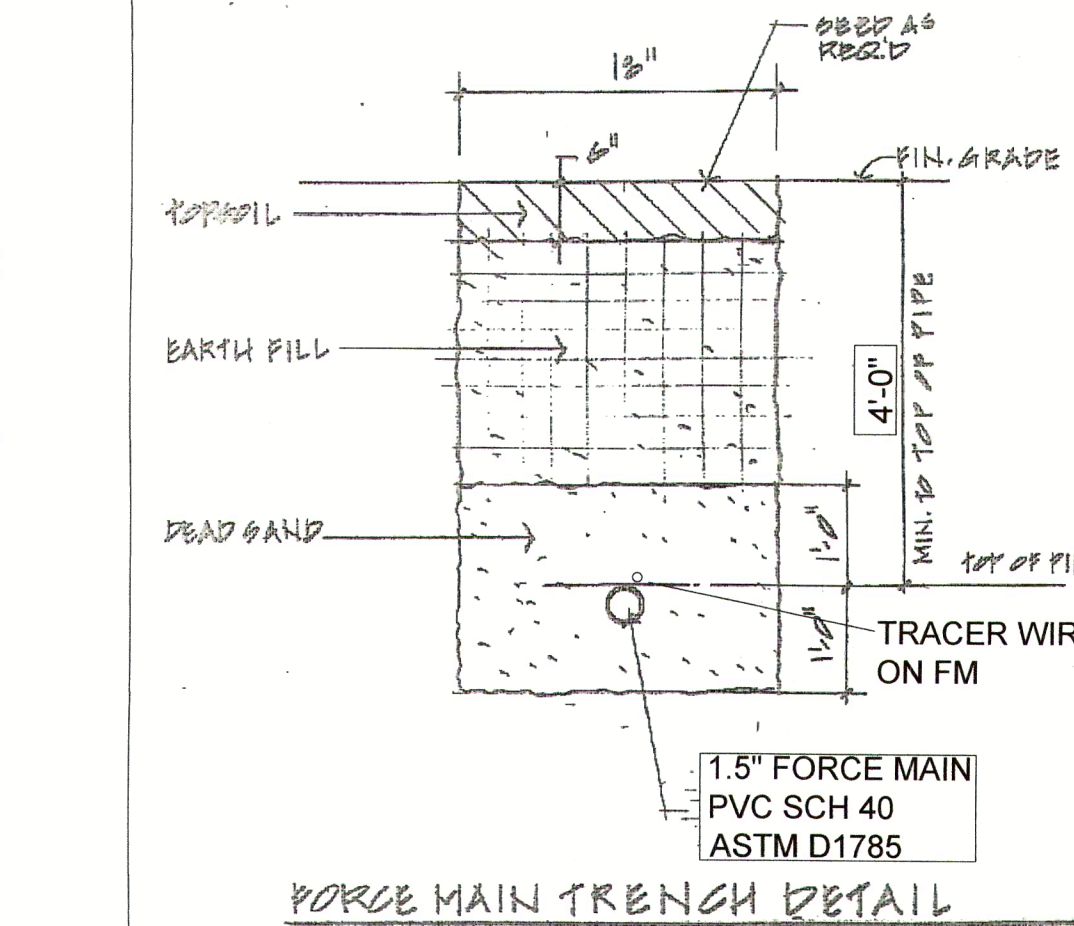


PUMP CHAMBER FRAME & GRATE



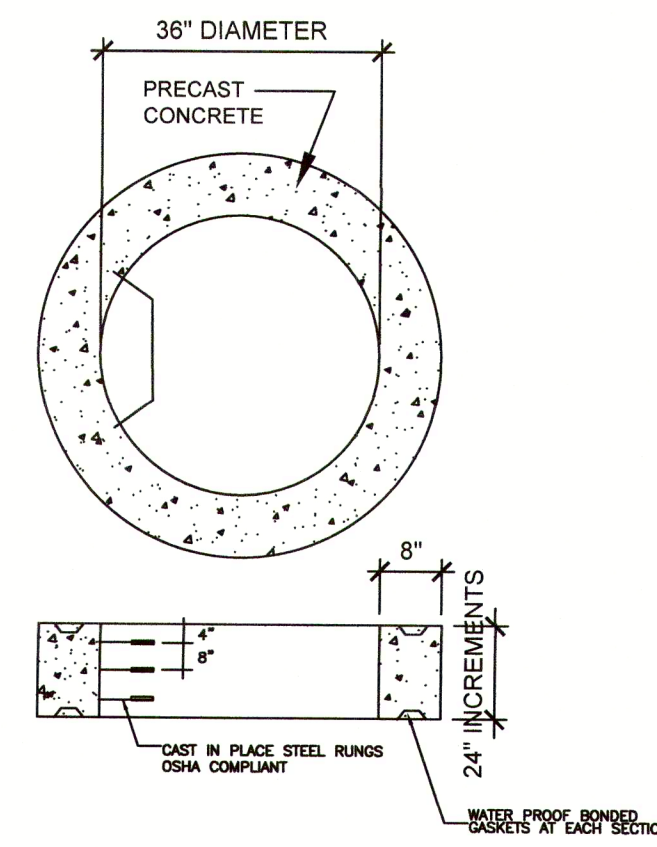
WATER/UTILITY SEPARATION

FORCE MAIN DETAIL



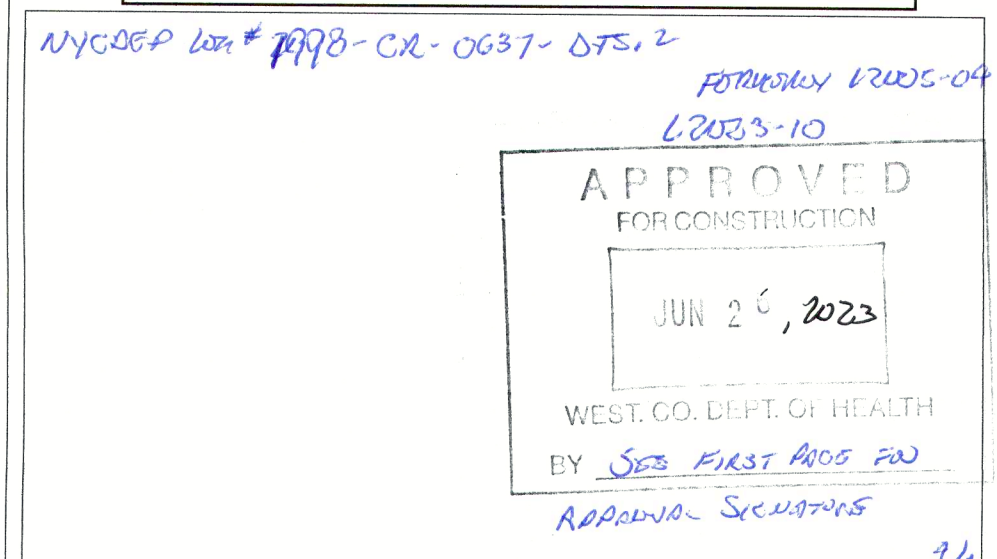
ACCESS HATCH

SEWER MAIN DETAIL



MANHOLE EXTENSION

IT IS A VIOLATION OF ARTICLE VII OF THE STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY UNLESS SAID PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO THE ITEM ALTERED HIGHER SEAL AND SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



WESTCHESTER COUNTY APPROVAL STAMP

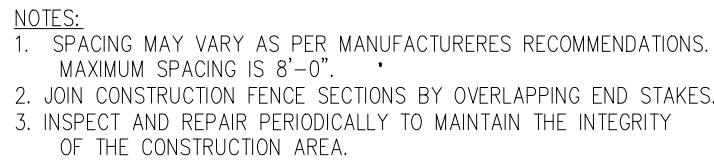
P. W. SCOTT	Revisions		Dwg. Title	PUMP SHEET-SINGLE FAMILY OWTS	Seal	Dwg. No.
	No.	Date				
ENGINEERING & ARCHITECTURE, P.C.	A	11/4/21	REVISED PER WCDH10/8/21 MEMO	Project Title	96 POST OFFICE ROAD LEWISBORO, NY	MA/PWS
	B	3/30/23	REVISED 2022 CODE & IRSP			
	C	5/8/23	NO CHANGES FROM WCDH MEMO			
3871 ROUTE 6			Proj. No.	21-110	Scale	AS NOTED
BREWSTER, NY 10509 845-278-2110			Date	9/20/21		



EXPANDED SITE PLAN
SCALE:1"=20'
Reference the Cover Sheet CS
for lot geometry and setbacks

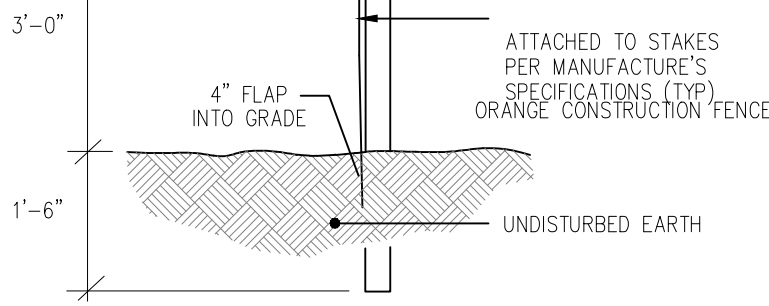
	Component	MINIMUM Inspection Required	After Every Storm Event	Item to Inspect	Sediment Removal Req'd	Special Inspection Items Inspect the following:	Maintenance and Sediment Removal
1	Silt Fence	Bi-Weekly	X	Woven Wire Fence Alignment	Yes	Woven Wire & Fence Stability	Remove material when a "bulge" develops, ensure fence extends into soil and fence upright, staple fencing
2	Construction Fence	Bi-Weekly		Fence Woven Wire Conditions	None	Fence posts and grid	Fix fence up right and staple as required to ensure integrity.
3	Topsoil Stockpile Area	Bi-Weekly	X	Soil Pile Condition	None	Silt Fence at Base of Pile to be inspected and seeding reviewed.	Remove material when a "bulge" develops, ensure fence extends into soil and fence is upright, staple fencing
4	Construction Entrance	Weekly	X	Stone Placement	None	Stone Placement & soil deposit between stones	Repair Top Dressing with additional aggregate and correct stone placement.
5	Stone Outlet Sediment Trap	Bi-Weekly	X	Stone Placement & Location	Yes	Stone & Sediment Accumulation	Bi-weekly, remove sediment, set stones to correct profile, fix berm blow-outs
6	Concrete Pump Out	Monthly	X	Soil Stability	None	Once filled topsoil, seed & mulch	Due to the downhill proximity of the well, it is recommended to remove the concrete off-site once cured

NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE



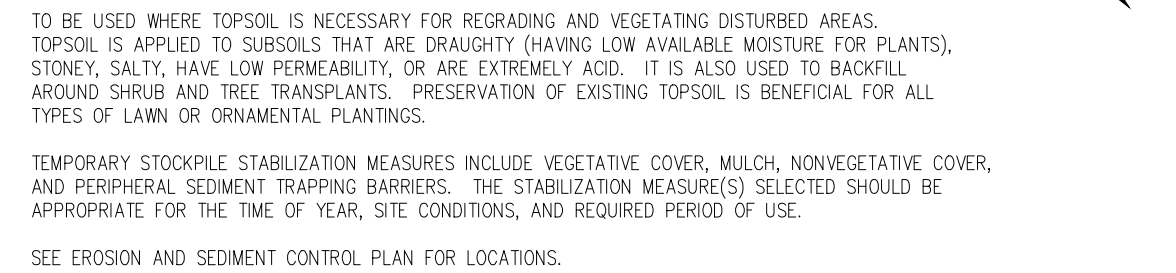
NOTES:

1. SPACING MAY VARY AS PER MANUFACTURERES RECOMMENDATIONS.
MAXIMUM SPACING IS 8'-0".
2. JOIN CONSTRUCTION FENCE SECTIONS BY OVERLAPPING END STAKES.
3. INSPECT AND REPAIR PERIODICALLY TO MAINTAIN THE INTEGRITY
OF THE CONSTRUCTION AREA.



NOTES:

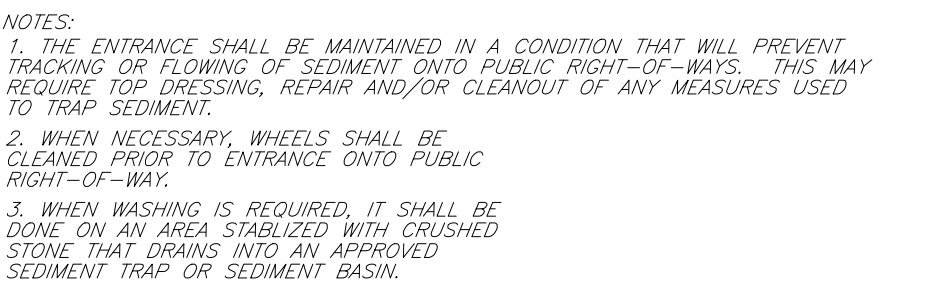
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.



TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOLTS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), HEAVY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED PERIOD OF USE.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT OUT PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE GRASSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE OUT PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WODDY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER DISJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPLETED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1" THICKNESS OF 2' AGGREGATE PLACED ON THE UP-GRADe SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
5. SEDIMENT SHALL BE REMOVED AND RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE CHANNEL.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

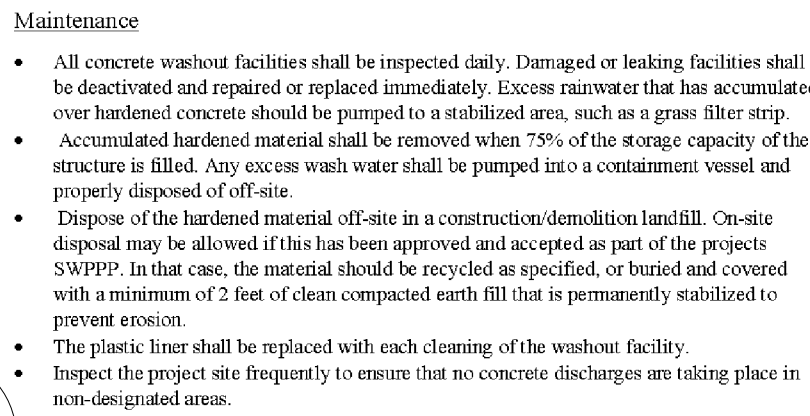
MAXIMUM DRAINAGE AREA 5 ACRES

5 1 DRIVEWAY 0.10 360 1.0 FEET 3.0 12x25 6
SY1 SEQUENCE OF CONSTRUCTION SY1
VOL= .4 AREA (DEPTH)

The sequences provided include anticipated start dates, which are predicated on municipal and state agency approvals.

1. Pre-application meeting with Town of Lewisboro Town Engineer/MS4 Agent, Contractor & Engineer and NYCDP for IRSP for project scheduling and final plan coordination. There are no NYSDEC wetlands, wetland approval on local basis.
2. File NYSDEC NOI Forms with start dates
3. E.O.R. to complete NYSDEC inspections twice/week per NOI permit.

4. Surveyor to locate limits of house, planter, septic & driveway and the limit of disturbance line prior to construction..
5. Cut trees and clear - leave stumps in place.
6. Install erosion control devices including erosion control fence. Refer to Sheet SY2
7. Install construction fence around septic area as noted.
8. Remove topsoil and stockpile as noted.
9. Contractor to verify elevation at planter and limits of building (cut & fill) E.O.R. to verify with site visit.
10. Install stone outlet sediment trap on hillside below driveway to collect runoff from driveway construction.



- All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess runwater that has accumulated over hardened concrete should be pumped to a stabilization area, such as a grass filter strip. Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off-site.
- Dispose of the hardened material waste in a construction/demolition landfill. On-site disposal may be allowed if this has been approved and accepted as part of the projects SWPPP. In that case, the material should be recycled as specified, or buried and covered with a minimum of 2 feet of clean compacted earth fill that is permanently stabilized to prevent erosion.
- The plastic liner shall be replaced with each cleaning of the washout facility.
- Inspect the project site area to ensure that no concrete discharges are taking place in non-designated areas.

SEEDING SPECIFICATIONS

MULCH SPECIFICATIONS

ACRE;(20#/1000 SF)

RAKE OUT ROCKS ON THE SURFACE, REMOVE ANY WOOD STOCKPILE BEYOND AREA DISTURBANCE FOR DISPOSAL

JUTE NETTING

UNDYED, UNBLEACHED PLAINWEAVE WARP: 78 END/YD.

APPLICATION RATE: 48" X 50 YDS./1000 SF.(60#/ROLL/ACRE)

DEPTH APPLICATION: 60 SG. YDS.

TIE DOWN PER MANUFACTURERS SPECIFICATIONS.

BEST COMBINATION: FIBERS

STRAW(SMALL GRAINED) MULCH

APPLICATION RATE: 2 TONS (90SG/1000 SF.)

ANCHOR WITH: WOOD FIBER MULCH(HYDRO-MULCH)

APPLICATION RATE: 500-750G/ACRE(11#/1000 SF.)

THE WOOD FIBER MUST BE APPLIED THROUGH HYDRO-SEEDER IMMEDIATELY AFTER MULCHING.

ANCHORING:

MULCH NETTING: HAY OR STRAW: STAPLE:LIGHT-WEIGHT JUTE

REFER TO SHEET SY2 FOR EROSION CONTROL NOTES

THE REQUIRED PARTIES RESPONSIBLE FOR FOR THE IMPLEMENTATION OF
STORMWATER FACILITY INSPECTION AND AND MAINTENANCE PROGRAM
CONSISTS OF THE LAND OWNER DURING & AFTER CONSTRUCTION:

OWNER: ALEX BERNABO
wDESIGNE, INC.

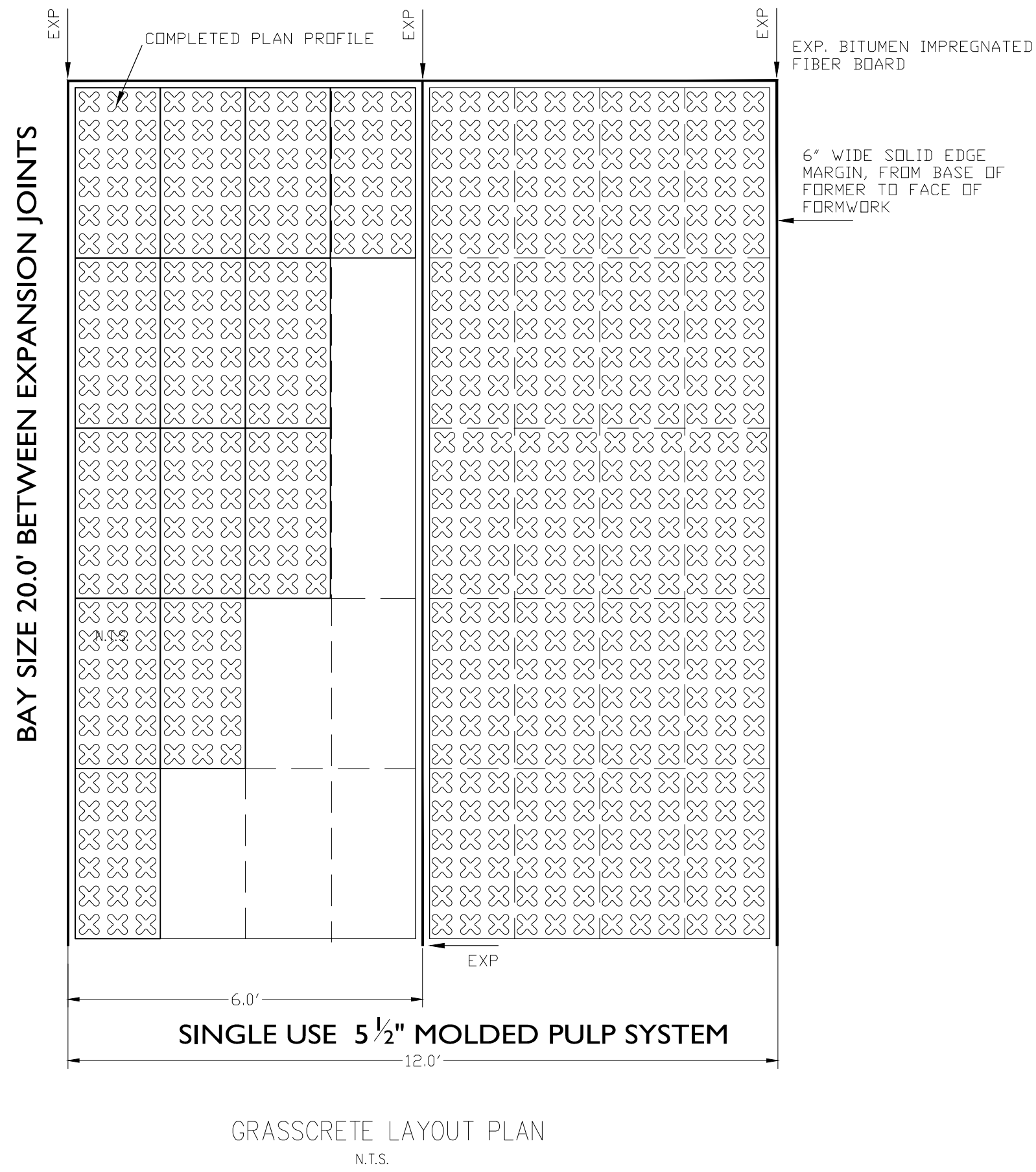
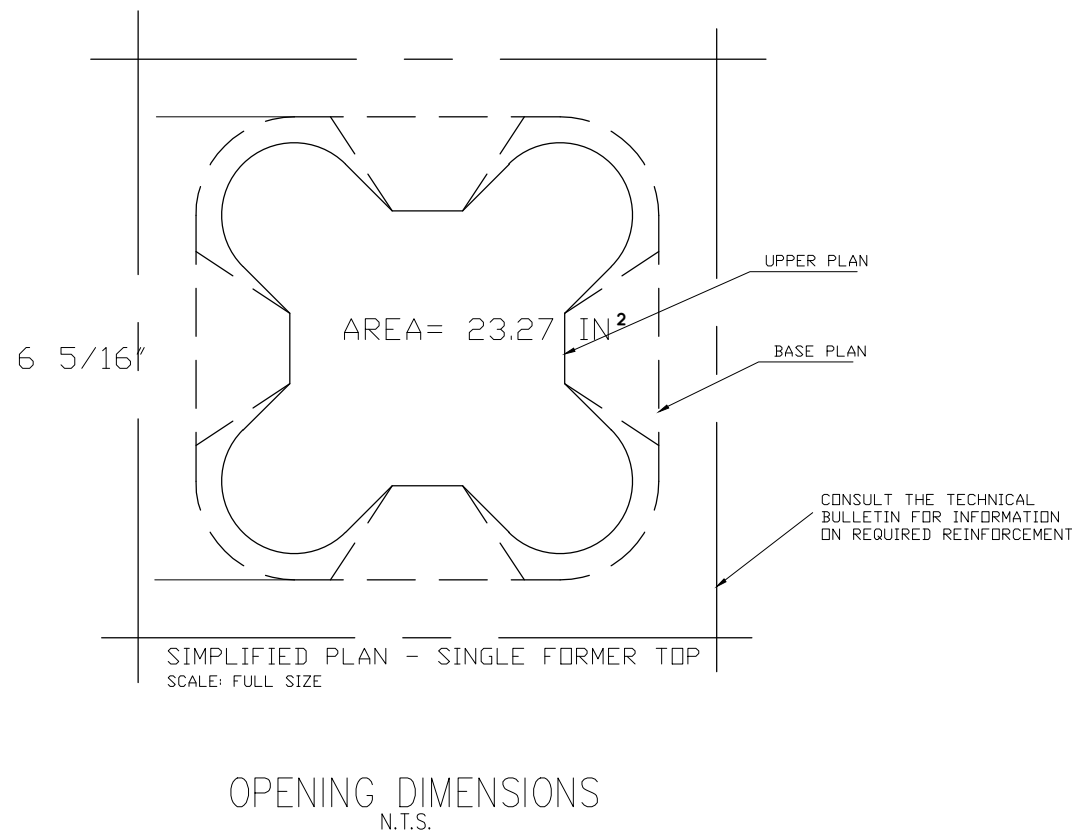
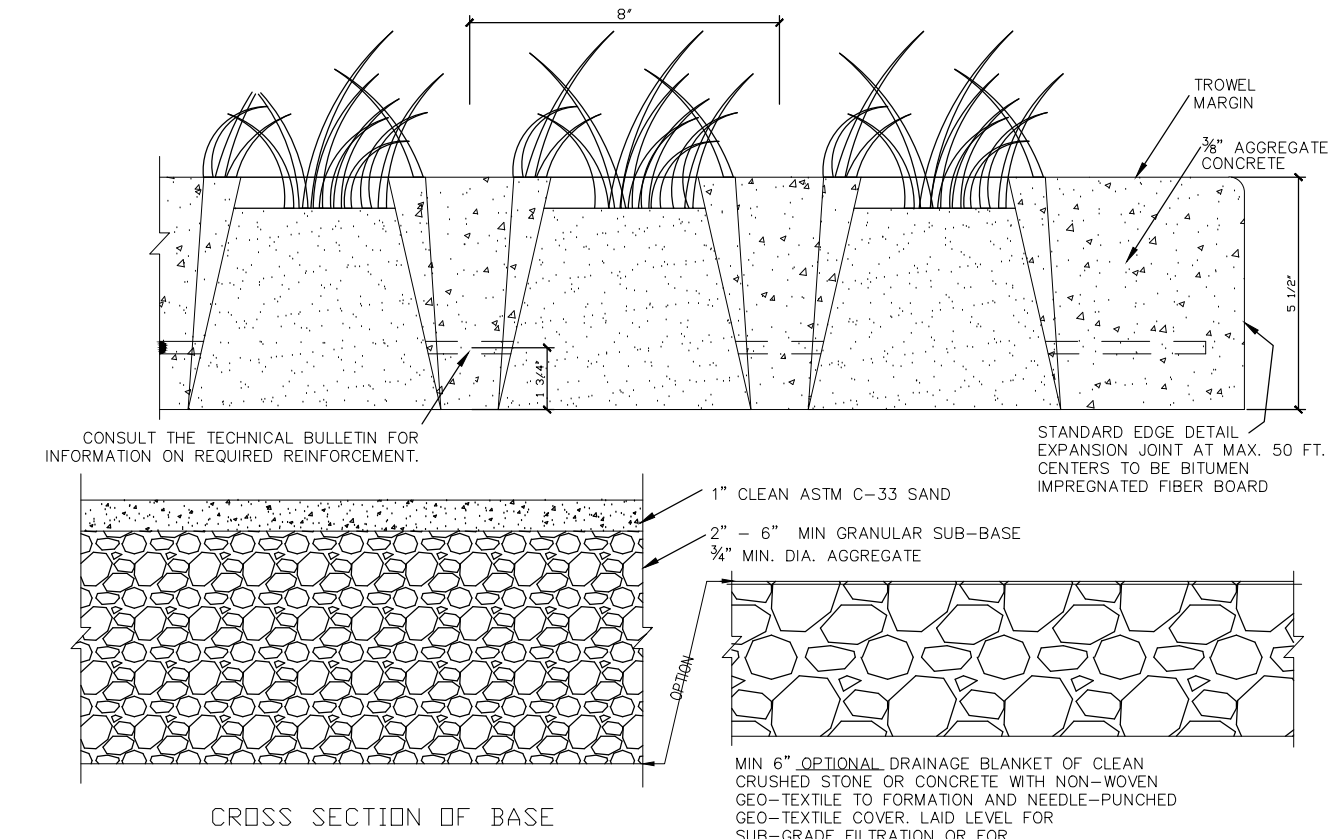
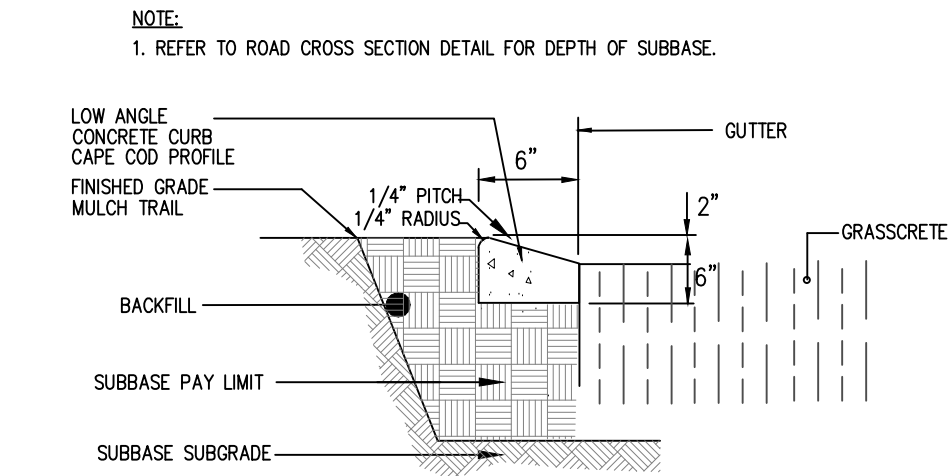
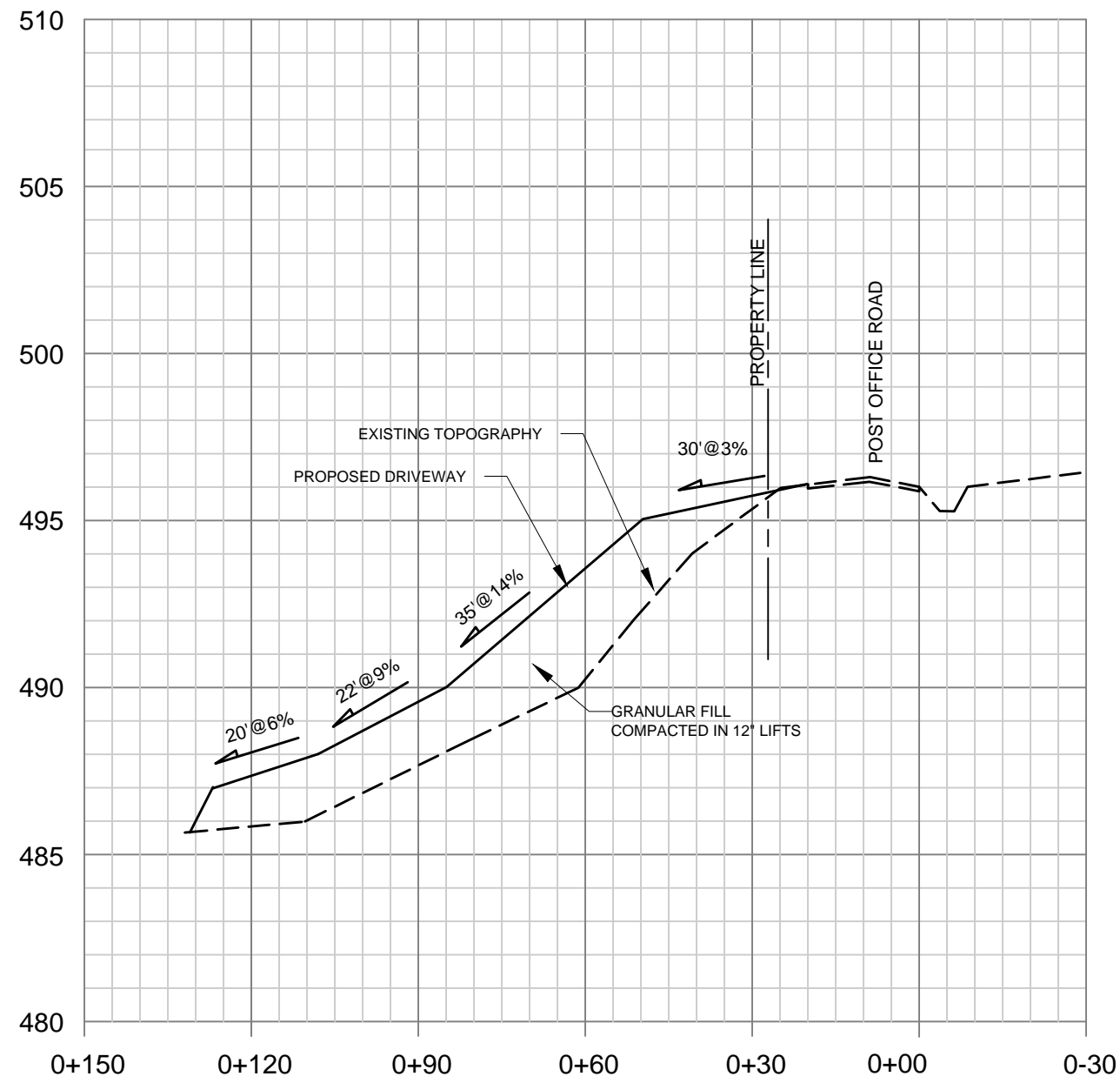
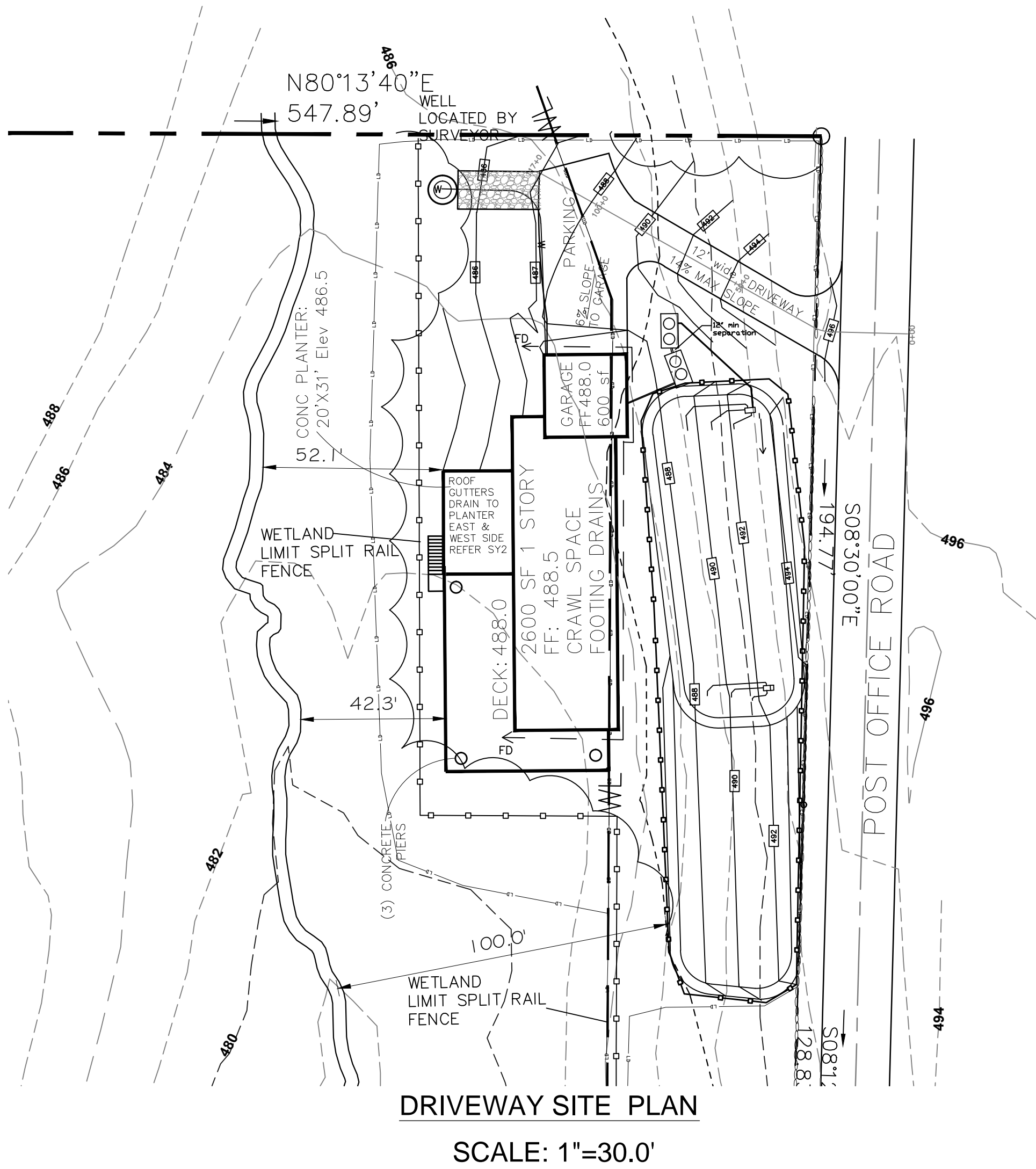
ADDRESS: 3867 DANBURY ROAD
BREWSTER NY 10509

EMAIL: info@wdesigne.com

TELE #: (914)-906-1336

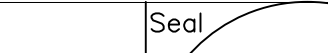
ALL SITE WORK SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A LICENSED ENGINEER IN THE STATE OF NEW YORK.

SY1

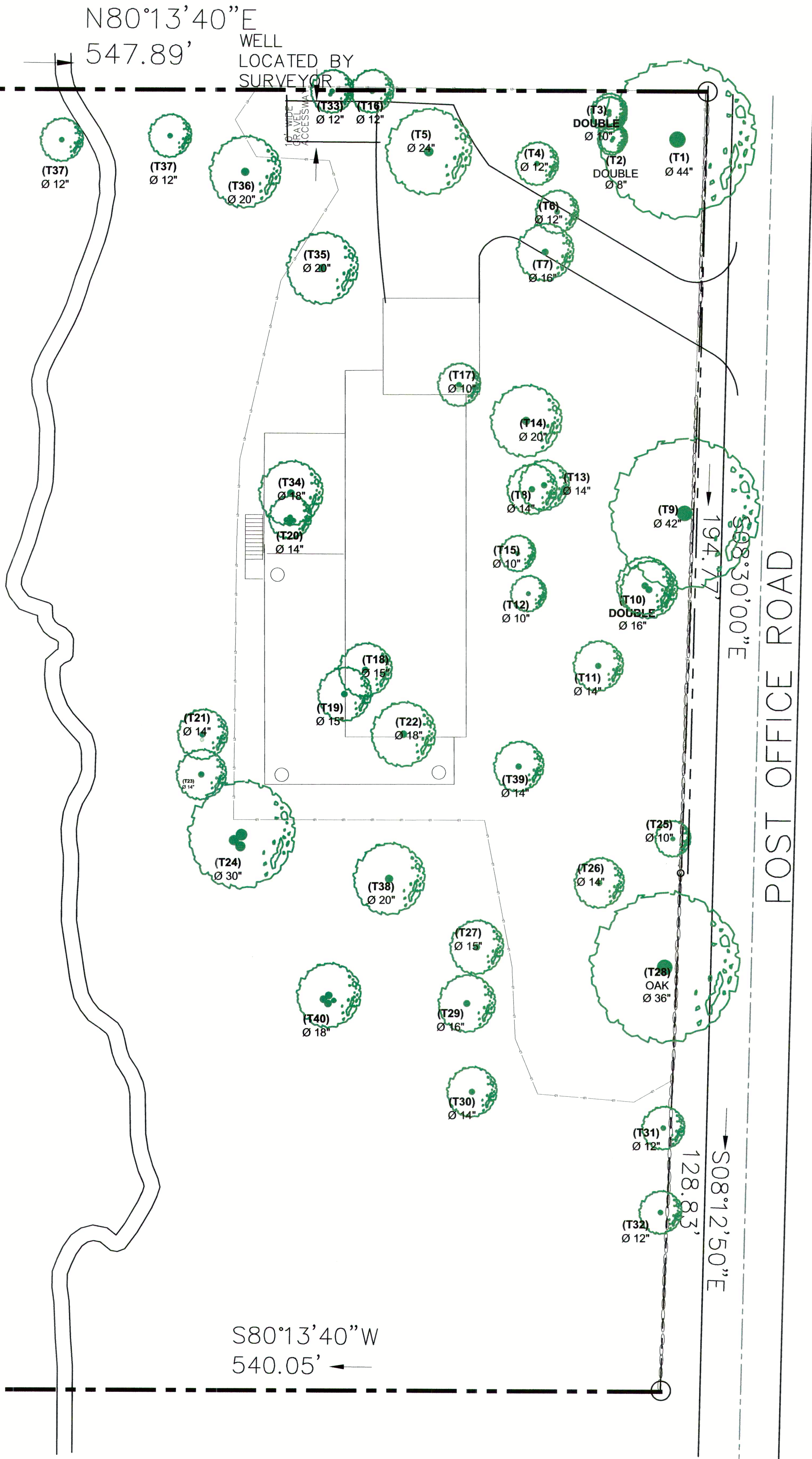


NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE

THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADES/PERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

P. W. SCOTT		Revisions		Dwg. Title		DRIVEWAY DETAILS			Dwg. No. SY3
	ENGINEERING & ARCHITECTURE, P.C.	No.	Date	Description	Project Title 96 POST OFFICE ROAD, LEWISBORO, NY				
	3871 ROUTE 6				Proj. No.	21-110	Drawn by MA/PWS		
BREWSTER, NY 10509 845-278-2110					Date	8/16/23	Scale AS NOTED		

TREE	SPECIES	TREE	SPECIES	TREE	SPECIES	TREE	SPECIES
T1	American Elm	T11	Sourwood	T21	Oak	T31	Oak
T2	Maple	T12	Maple	T22	Maple	T32	Sourwood
T3	Maple	T13	Maple	T23	Maple	T33	Maple
T4	Sourwood	T14	Maple	T24	Oak	T34	Maple
T5	Oak	T15	Maple	T25	Oak	T35	Maple
T6	Sourwood	T16	Oak	T26	Maple	T36	Maple
T7	Maple	T17	Maple	T27	Maple	T37	Sourwood
T8	Maple	T18	Sourwood	T28	American Elm	T38	American Elm
T9	American Elm	T19	Sourwood	T29	Maple	T39	Maple
T10	Maple	T20	Maple	T30	Maple	T40	Maple



96 POST OFFICE ROAD
TREE PRESERVATION PLAN
SCALE: 1"=20'

NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE

THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADES/PERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

P. W. SCOTT		Revisions		Dwg. Title			Dwg. No.	
	ENGINEERING & ARCHITECTURE, P.C.	No.	Date	Description	Project Title			
	3871 ROUTE 6				96 POST OFFICE ROAD, LEWISBORO,NY			
	BREWSTER, NY 10509 845-278-2110				Proj. No.			21-110
					Date			8/16/23
					Drawn by	MA/PWS		
					Scale	AS NOTED	SY4	

WELL
LOCATED BY
SURVEYOR

nf King Family Trust property (92 Post Office Road, Lewisboro)

10' WIDE
GRAVEL
ACCESS

FD

ROCK WALL REMOVAL

24.0'

existing opening

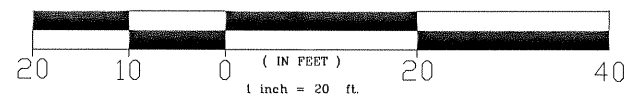
P. W. SCOTT

ENGINEERING & ARCHITECTURE, P.C.

3871 ROUTE 6

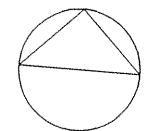
BREWSTER, NY 10509 845-278-2110

ROCK WALL REMOVAL PLAN



LEGEND

- NOT TO SCALE
- PROPERTY LINE
- WL WETLAND LINE
- ROCK WALL



LOCATION: 96 POST OFFICE ROAD
TOWN OF LEWISBORO
LAT/LONG: N 41-28-80.2/W-73-57-92

PROPOSED PROJECT: 96 POST OFFICE ROAD RESIDENCE
WATERBODY: TRIBUTARY TO WACCABUC RIVER
NYSDEC #864.-397
NEAR/AT: LEWISBORO
IN: WESTCHESTER
STATE: NY
SHEET # 1 OF # 10

DATE: August 16,2023

FORM 104 62005-04

CONSTRUCTION APPROVAL APPLICATION

(WCDOH OFFICE USE ONLY)

WCDH File # 62023-10 Municipality: Lewisboro Fee Amount: \$750Watershed Basin Name: Croton If NYCDEP Watershed: ☐ Joint Review ☐ Delegated Review ☒☐ On-site Wastewater Treatment System ☐ Private Water Supply ☐ Residential ☐ CommercialIs property in a Water District: Y ☐ N ☒ Name: _____ Is property in a Sewer District: Y ☐ N ☒ Name: _____

Property Information:

Property Name 96 Post Office Rd, Waccabuc, NYProperty Address 96 Post Office Rd Zip Code 10597TMD: Section 25 Block 10812 Lot 3 R.S. Lot 43.1-1-2 Lot Area 4.04 AcresRealty Subdivision: Open Air Subdivision Map # N/A Date Filed 1961Owner Name: Alex Bernabo Owner Email: info@wdesigne.comAddress: 5 John Walsh Blvd, Poughkeepsie State NY Zip Code: 10566Building Type: Residential # of Bedrooms: 2 Total Habitable Space: 2,600 Sq. Ft.

On-site Wastewater Treatment System (OWTS) Information:

Design Flow: 220 gpd Soil Percolation Rate: 18 min./in Slope of OWTS Area: 18 % Septic Tank Size: 1,000 GallonsAbsorption Trench(es): Length: 222 Lin. Ft. Trench Width: 2.0 Ft. Area: 6,200 (P&R) 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:

Pump System: Pump/Siphon Chamber: Size: 1,000 Gal. Dose Draw and Volume 5.46 inches 118 Gal.Curtain Drain: Depth: _____ Ft. Width: _____ Ft. R.O.B. Sand and Gravel Fill Section: Depth: 12 Ft.Separate Sewage Contractor (SSC): Name: TBD W/CONCRETE CONTRACTOR ONLY WCDH SSC License # _____Water Supply System Information: ☒ Private Water Supply ☐ Public Water Supply Name: _____Well Driller Name: TBD REGISTRATION ONLY NYSDEC Reg # _____Other Requirements/Conditions: Waiver - slopes over 15% - lot prior to 1991

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..

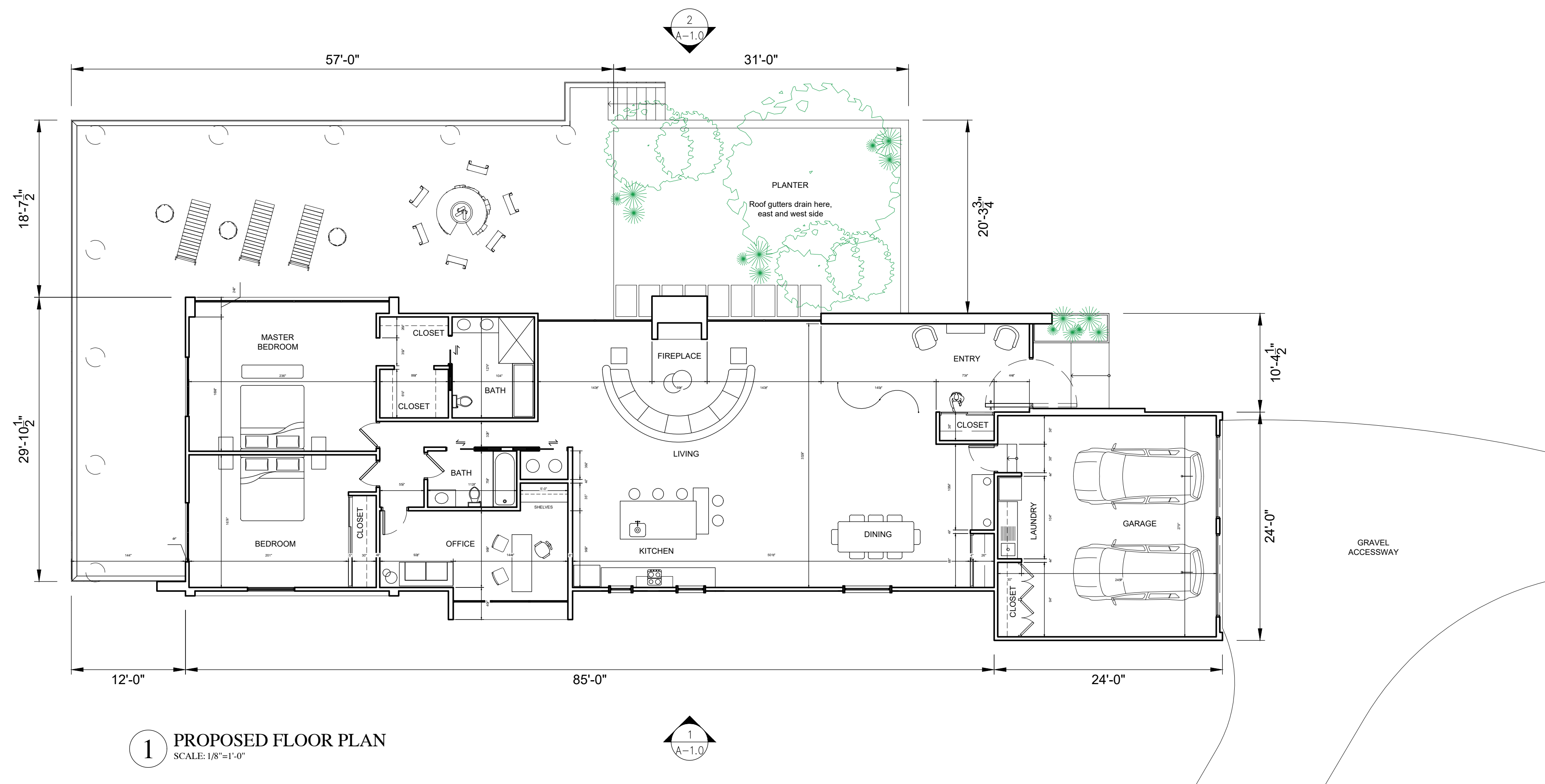
Date: 5/8/23 Signed: _____ P.E./R.A. Seal _____

Peder W Scott, P.E, R.A. #: 59346

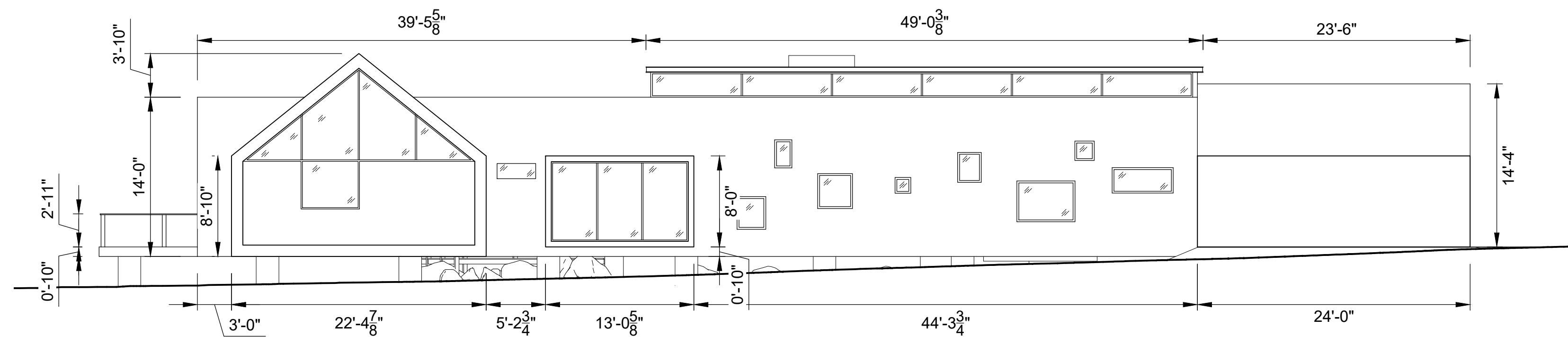
APPROVED FOR CONSTRUCTION

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.

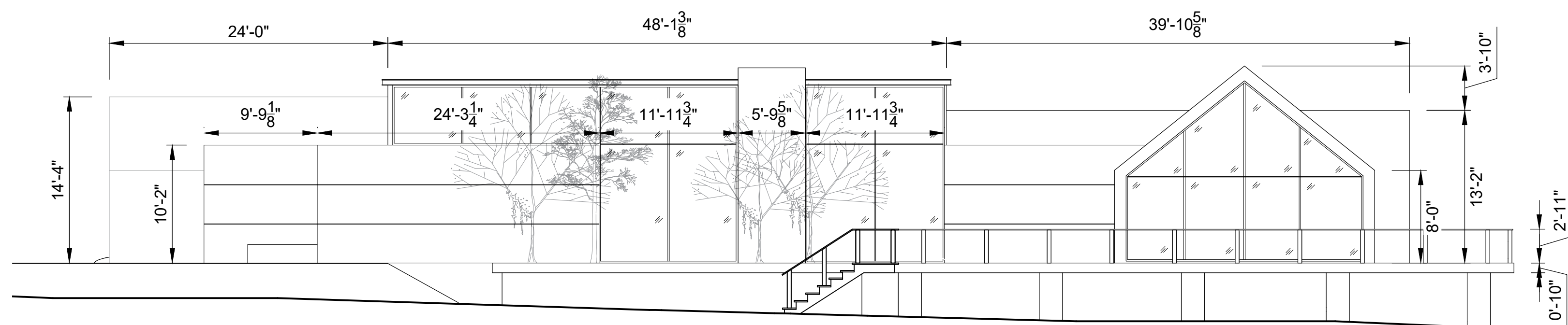
Date: 6/26/2023 Approved By: _____



1 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"

DATE: 08/21/2023	
DRAWN BY: M. ORDONEZ	
ARCHITECT:	
ZONE: XXXX SEC: 00.0 BLK: 00 LOT: 00	
PROPOSED GROUND LEVEL FLOOR PLAN AND ELEVATIONS	A-1.0

SD DESIGN
WHITE PLAINS, NY 10606
(914) 879-5411

NUNZIO PIETROSANTI
CONSULTING ENGINEER
63 DOVER LANE
YONKERS, NEW YORK 10710
(914) 760-0528

BERNABO RESIDENCE
POST OFFICE ROAD
WACCABUC, NY