

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Dedvukaj Residence - Cal #66-17WP, #12-17SW
170 Elmwood Road, South Salem
Sheet 47, Block 10056, Lot 38

DATE: April 4, 2019

The Conservation Advisory Council (CAC) continues to have the concerns expressed in the previous documents. The site-walk did not alleviate the concerns.

The location of the project, which is entirely in the wetland buffer, poses potential risks to the streams that flow down Wakeman Road and eventually into a City of Norwalk reservoir.

The submissions for the March Planning Board meeting shows documents from NYSDEC, Norwalk Water, and a SWPPP report. These documents impose an extensive set of conditions and requirements on this project. Given this environment, it is important that the site plans and wetland mitigation plan are adequate to protect the wetland and downstream environment.

The current mitigation plan does not meet the one-to-one requirement for mitigation to disturbance. At the recent Planning Board review, the applicants proposed to provide some (unspecified) funds to fix the culvert under Elmwood road which occasionally causes flooding in the area. However, the CAC does not see how this improves the mitigation on the Dedvukaj property.

The CAC is concerned that all these conditions be adequately monitored. Failure to meet any of these conditions on an ongoing basis could result in pollution to the stream with sediment, construction material, fertilizer and other material. The CAC would like to see a comprehensive and detailed inspection plan that ensures all the conditions are met prior to, during and after construction is complete.

It was stated at the Planning Board meeting and at the Site Visit, that blasting would not be used in the construction of the residence. Given that at one time blasting was mentioned as a possibility, the CAC would like to have a ban on blasting as a condition of any approval that might occur.

With the property in the wetland and with the residence very close, it is important that care is taken after construction and occupancy takes place that restrictions are placed that prevent fertilizer, chemicals and erosion from contaminating the stream.

In reviewing the plan to remove trees, it appears there is the possibility that some of the trees planned for removal could have ages in excess of one hundred years. If these trees are not invasive (such as Norway maple) then the CAC would like to see if they could be preserved.