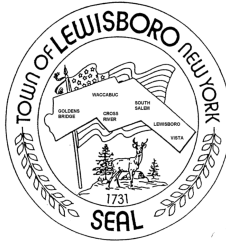


TOWN OF LEWISBORO
Conservation Advisory Council
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Minutes of the CAC Meeting April 8, 2024

Present: Thomas Buczkowsky, Joe Tansey, Sally Frank, Sarah Cocco, Linda Rae
Absent: Bob Sullivan, Val Ondes, Mary Shah, John Wolff

General Items:

- I. Wolf Conservation Center, Buck Run, South Salem, NY 10590; Sheet 21, Block 10803, Lots 3, 65, 67, 81, 82, 83, 86 & 88 (Wolf Conservation Center, owner of record) - Application for a Site Development Plan Approval, Special Use Permit Approval, Wetland Activity Permit Approval and Stormwater Permit Approval for a private nature preserve. Nothing for the CAC**
Mandia Residences, 65 Old Bedford Road, Goldens Bridge, NY 10526 Sheet 4A, Block 11112, Lot 2 (65 Old Bedford Road LLC, owner of record) - Request for final release of the apartments' construction performance bond. Nothing for the CAC

II. SITE DEVELOPMENT PLAN REVIEWS

Bichon LLC, 876 Route 35, Cross River, NY 10518; Sheet 20, Block 10801, Lot 2 (Bichon LLC – owner of record) – Application for a change of use from residential to commercial (professional offices and outdoor storage of flatbed trucks). As the surface of the property is all stone and gravel, the committee would like to know the environmental impact of runoff from the flatbed trucks on the adjoining wetland.

Double H Farm/Reid Subdivision, 20 Boutonville Road - South, Cross River, NY 10518; Sheet 18, Block 10526, Lot 10 (Double H Farm LLC, owner of record) and 45 Route 121 - South, Cross River, NY 10518; Sheet 18, Block 10526, Lot 4 (Felicia & Kevin Reid, owners of record) – Application for a subdivision and private riding academy. Nothing new until the site visit.

III. WETLAND PERMIT REVIEWS

Kula Hot Tub, 7 Silkman Lane, Cross River, NY 10518; Sheet 16, Block 10533, Lot 486 (Sara & Michael Kula, owners of record) - Application for an existing hot tub. . It is in the buffer and would require mitigation. No update from Jan on this. The committee would like to know if there is a patio planned to go under the Hot tub and if so, what is it made of and what are its dimensions? Also, how and where will the hot tub be drained?

Mendicino and Lo Russo Residence, 20 Cross Pond Road, Pound Ridge, NY 10576; Sheet 41, Block 10265, Lot 2 (Michael Mendicino & Maria Lo Russo, owners of record) - Application for a swimming pool. . The pool and pation are within the buffer. Could the pool be moved outside the buffer? If not, a mitigation plan is required. Also, they need to identify what prevents the pool from overflowing into the buffer , how can the pool be drained and what type of water – Salt or chlorine. After reviewing the plans, the committee determined that there is likely no other location for the pool. However, the committee would like to see the drainage plan. Will any of the rock ledge be removed to make space for the pool or deck? Is the pool salt water or Chlorine? Due to the amount of ground disturbance, can native plantings such as shrubs or grasses be added to the property?

Forlini Dock, 36 Bishop Park Road, Pound Ridge, NY 10576; Sheet 45, Blok 10274, Lot 15 (Gary Forlini, owner of record) - Application for a new dock. . Floating dock. Lake Association had no issues, so the CAC should be OK.

Taconah Cantina Business Plan/parking was not this agenda but was discussed. Business owner David Thiong attended the call virtually and spoke. No additional parking will be added and the no changes will be needed to the shopping center septic system. We felt there are no environmental concerns as far as the CAC is concerned. Mr. Thiong asked if he would receive a letter to that affect. We told him the CAC would not send be designated to send a letter, and any decisions would be made by and come from the Planning board.

The committee discussed the proposed idea of presenting public program(s) at the library to educate property owners about local conservation. Tom B. will draft a proposed outline in a shared Google doc for all to contribute ideas and begin to tease out a viable program.