TO: The Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Gecaj Residence, 926 Route 35, South Salem, NY 10590

DATE: January 9, 2024

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

The house and driveway are within the 150' wetland buffer. The plans also show that there were approved trees removed but also trees that were not part of the approval process.

The mitigation plan that was submitted appears to only address the 34 trees removed in the wetland and does not address the house and driveway's need for wetland mitigation. The CAC feels that this plan is inadequate for the following reasons:

- The number and size of replacement trees in the mitigation plan seems too few.
- The number of trees in the mitigation plan do not take into account that a certain percentage of those trees will not survive the first 2 or 3 years. With 1.5to 2 inch caliper there will be a certain fallout. The plan needs to include and inspection for three years with replacement for any trees that do not survive.
- The mitigation plan does not address the need for one-to-one mitigation for the house and driveway.
- The plan should also address removal of invasives, which with all the trees having been downed, is difficult to assess.

The CAC would also like the plans to show a demarcation that sets off the restored area from the rest of the property. The CAC would also like to see a detailed Stormwater plan.

Below is a suggested tree replacement table:

DBH of Existing Tree Removed	Number of Replacement Trees (3 inch caliper)
Less than 6 inches	1
Between 6 and 12 inches	3

DBH of Existing Tree Removed	Number of Replacement Trees (3 inch caliper)
Between 12 and 18 inches	4
Between 18 and 24 inches	5
Between 24 and 30 inches	6
Between 30 and 36 inches	10
36 inches or greater	The equivalent of 3 inch caliper trees or greater needed to equal the DBH of the cut or removed tree.