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DATE: August 3, 2023

MEMO TO: Christopher Carthy, Chairman  
& Planning Board members

FROM: Jane Black, Chair  
John Krupa, Co-Chairman

RE: **Wetland Permit Approval**  
9 Sterling Road N.  
Sec. 108.02, Blk.1, Lot 58

The applicant is proposing a new pool, patio and legalization of previously constructed retaining walls. Associated improvements include construction of a stormwater mitigation system and relocation of the existing septic system to accommodate the proposed pool layout. The property is +/-2.0 acres in size and is located in the R-2A Zoning District.

At its July 18, 2023, meeting, the project was approved. A motion was made by Adam Barnett and was seconded by Vincent Giordano. Craig Benedict abstained. The approval was made with the following conditions:

- 1) In general, the species chosen for the mitigation/planting plan are appropriate. However, Hamamelis Virginia (witch hazel) is a FAC- To FACU plant species, and may not do well planted within the wetland proper. It is recommended that an alternative native species more adaptable to wet soils be chosen for the wetland proper.
- 2) A project Long-term Wetland and Maintenance Plan, dated December 23, 2000, was reviewed and found by this office to be acceptable. Please remove the reference to "4 Ledge wood" within the report. A wetland/wetland buffer monitoring and maintenance shall be established, which should detail the completion of the mitigation plantings, as well as to ensure the maintenance of the plantings for a period of five (5) years.

Please also refer to the memorandum, prepared by David Sessions, RLA, AICP, dated July 13, 2023, for any additional information.

JM/JB/JK

cc: H. Harris      A. Kaufman, Town Planner      J. Berra, Town Board Liaison  
B. Yost          A. Simon, Town Clerk          Conservation Board  
D. Holt          R. Baroni, Town Attorney