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DATE: March 7, 2024

MEMO TO: Christopher Carthy, Chairman
& Planning Board members

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

RE: **Wetland Permit Approval**
4 Tripp Lane
Sec. 108.02, Blk. 1, Lot 10

As requested, KSCJ Consulting has reviewed the documents submitted in conjunction with the above referenced Wetland Permit Application. The applicant is seeking to legalize various activities completed by the property owner without first obtaining the required Town approvals/permits. The Building Department has issued several Notices of Violations and Stop Work Orders for the activities, which include construction of a rear addition, cabana, shed, driveway construction, tree removal over approximately $\frac{3}{4}$ of an acre, import of fill material, installation of driveway gates and piers, construction of retaining walls and fence, and construction of a basketball court. The +/- 2.06 sq. ft. property is located in the R-2A Zoning District.

At its February 20, 2024, meeting the project was approved. A motion was made by Craig Benedict and was seconded by John Krupa. Vincent Giordano abstained. The project was recommended with the following conditions: A wetland/wetland buffer monitoring and maintenance cost estimate shall be prepared, in conjunction with the Wetland Mitigation Plan, which should detail the completion of the mitigation plantings, as well as ensure the maintenance of the plantings for five (5) years. The plan shall be revised to show how the wall will remain with no fill. The Board also recommended the use of sufficient sized boulders to deter and demarcate heavy equipment in that area. Please also refer to the memorandum, prepared by David Sessions, RLA, AICP, dated February 15, 2024, for any additional information.

JM/JB/JK

cc: A. Pereira, owner
A. Kaufman, Town Planner
R. Baroni, Town Attorney

A. Simon, Town Clerk
D. Sessions, Wetland Consultant
J. Berra, Town Board Liaison
Conservation Board