



17 BEDFORD ROAD
ARMONK, NY 10504
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DATE: January 26, 2023

MEMO TO: Christopher Carthy, Chairman
& Planning Board Members

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

RE: **Wetland Permit Approval**
47 Windmill Road
Sec.102.03, Block 1, Lot 1

The applicant's representative appeared before the Conservation Board on January 17, 2023, and presented a revised plan based on comments received from Kellard Sessions Consulting and the Conservation Board at a site walk conducted on November 9, 2022.

The applicant is proposing to construct new additions to an existing residence with site improvements, which include a new driveway within the front yard of the residence, new retaining walls and regrading of the rear yard. The property is +/-1.86 acres in size and located in the R1.5A Zoning District. The rear yard fronts on Long Pond and a watercourse/wetland flows through the eastern portion of the site. Wetlands were delineated by Beth Evans Associates in October 2020. Portions of the site area designated FEMA Zone A 100-year floodplain. The applicant is proposing a stormwater infiltration system to mitigate the increased runoff.

Proposed improvements include a 1,690 sq. ft. garage addition, small addition within the rear, new rear deck expansion, new stone patio, new concrete patio, new rear yard retaining walls, filling and regrading the rear yard, elimination of the existing curb cut, and driveway and the construction of a new driveway and curb cut. Approximately 0.10 acres of steep slopes will be disturbed constructing the project.

After making recommended changes to the proposed mitigation plan, including changes that provide 1:1 mitigation for the trees being removed, and minor planting changes in the proposed areas of mitigation, the Conservation Board voted unanimously to recommend approval of the application. The Planning Board should consider requesting a long-term mitigation monitoring plan to ensure that plantings

JM/JB/JK

cc: P. Eisenberg
A. Kaufman, Town Planner
R. Baroni, Town Attorney
S. Roth, Town Wetlands Consultant
A. Simon, Town Clerk
J. Berra, Town Board Liaison
Conservation Board

MITIGATION PLANT LIST					
TREES					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING AT PLANTING
AC	3	Amelanchier canadensis	Shadblo	6'-8", B&B	12' o.c.
AR	3	Acer rubrum	Red Maple	2"-2-1/2" cal., B&B	20' o.c.
AS	2	Acer saccharum	Sugar Maple	2"-2-1/2" cal., B&B	as shown
CC	2	Cercis canadensis	Eastern Redbud	2"-2-1/2" cal., B&B	12' o.c.
HV	2	Hamamelis virginiana	Witch Hazel	6 gal. container	as shown
PG	3	Picea glauca	White Spruce	7'-8" ht., B&B	15' o.c.
QP	2	Quercus palustris	Pin Oak	2"-2-1/2" cal., B&B	20' o.c.

SHRUBS					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING AT PLANTING
AA	7	Aronia arbutifolia	Red Chokeberry	3 gal. container	5' o.c.
AM	8	Aronia melanocarpa	Black Chokeberry	3 gal. container	5' o.c.
KL	4	Kalmia latifolia	Mountain Laurel	3'-4" ht.	8' o.c.
LB	6	Lindera benzoin	Spicebush	2 gal. container	6' o.c.
LF	7	Leucothoe fontanesiana	Fetterbush	3 gal. container	6' o.c.
PJM	6	Rhododendron PJM	PJM Rhododendron	3 gal. container	5' o.c.

HERBACEOUS PLANTS					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
dp	54	Dennstaedtia punctiloba	Hay-Scented Fern	1 gal. container	3' o.c.
pa	54	Polystichum acrostichoides	Christmas Fern	1 gal. container	3' o.c.

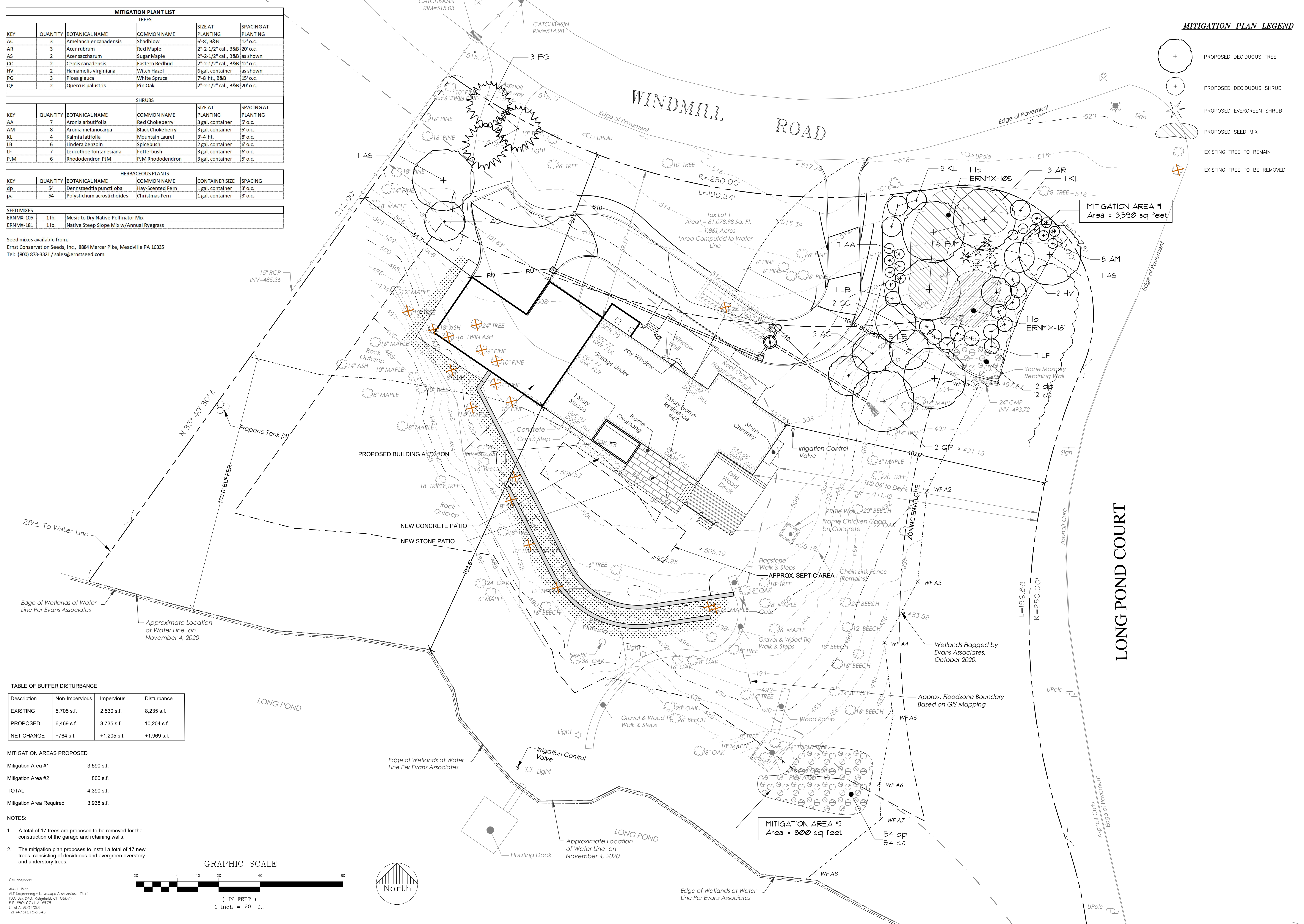
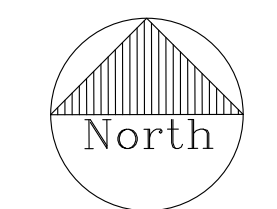
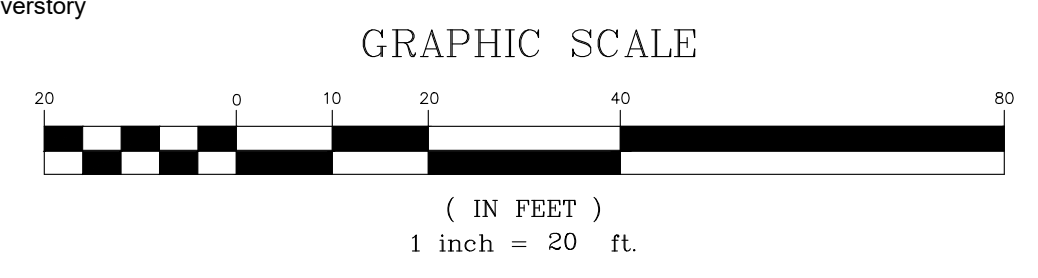
SEED MIXES	
ERNMX-105	1 lb. Mesic to Dry Native Pollinator Mix
ERNMX-181	1 lb. Native Steep Slope Mix w/Annual Ryegrass

Seed mixes available from:
 Ernst Conservation Seeds, Inc., 8884 Mercer Pike, Meadville PA 16335
 Tel: (800) 873-3321 / sales@ernstseed.com

TABLE OF BUFFER DISTURBANCE			
Description	Non-Impervious	Impervious	Disturbance
EXISTING	5,705 s.f.	2,530 s.f.	8,235 s.f.
PROPOSED	6,469 s.f.	3,735 s.f.	10,204 s.f.
NET CHANGE	+764 s.f.	+1,205 s.f.	+1,969 s.f.

MITIGATION AREAS PROPOSED	
Mitigation Area #1	3,590 s.f.
Mitigation Area #2	800 s.f.
TOTAL	4,390 s.f.
Mitigation Area Required	3,938 s.f.

- NOTES:
- A total of 17 trees are proposed to be removed for the construction of the garage and retaining walls.
 - The mitigation plan proposes to install a total of 17 new trees, consisting of deciduous and evergreen overstory and understory trees.



MITIGATION PLAN LEGEND	
(Symbol: Circle with cross)	PROPOSED DECIDUOUS TREE
(Symbol: Circle with dot)	PROPOSED DECIDUOUS SHRUB
(Symbol: Circle with star)	PROPOSED EVERGREEN SHRUB
(Symbol: Circle with diagonal lines)	PROPOSED SEED MIX
(Symbol: Circle with horizontal lines)	EXISTING TREE TO REMAIN
(Symbol: Circle with vertical lines)	EXISTING TREE TO BE REMOVED

CONSULTANTS:
 PROJECT ENGINEER:
 Site Design Consultants
 Civil Engineers • Land Planners
 251-F Underhill Avenue
 Yorktown Heights, NY 10598
 Ph: 914-962-4488
 Fx: 914-962-7386

ISSUED:
 Rev. as per comments of
 Ping Bd & Town Consultant 11/22/2022

OWNERSHIP AND USE OF DOCUMENTS
 UNAUTHORIZED ALTERATIONS AND ADDITIONS TO
 THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF
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 or used in connection with any work or project other than for
 which they have been prepared without the express written
 consent of the licensed professional who prepared the
 document.



PROJECT NAME:
EISENBERG PROPERTY
 47 Windmill Road
 Armonk, New York 10504

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
 & LANDSCAPE ARCHITECTURE, PLLC
 P.O. Box 843 Ridgefield, CT 06877
 Direct Tel: (475) 215-5343 Cell: (203) 710-0587

Drawing Title:
Mitigation Planting Plan

Date: September 12, 2022
 Dwn. by: alp
 ID: 47 Windmill_11-21-2022

