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DATE: January 11, 2023

MEMO TO: Sarah Ruback, CEO
St. Christopher's Jennie Clarkson Campus
1700 Old Orchard Steet
Sec. 118.01, Block 1, Lot 22

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

RE: **Recommendations**

At the request of the applicant, the Conservation Board held a special workshop meeting on Thursday, December 8th to develop a list of specific recommendations for the Jennie Clarkson Slope Remediation Mitigation Plan. I've also attached a sketch for understanding; however, the sketch will need to be drawn and verified by Licensed Professionals.

The following are the recommendations that were discussed.

1. The Conservation Board agreed that a rain garden is preferable over the swale proposed by the wall because it would help support wildlife if it's allowed to hold water for short periods of time. It won't be classified a real wetland, but over time, it will functionally act as one. One of the Board members noted that New York City Department of Environmental Protection (NYCDEP) is requiring the applicant to rebuild the stone wall at the edge of the property, and we thought the additional storage would also help slow down water coming across the property pas the wall during rain events.
2. Any additional water overflow should be directed from the rain garden to where the dying tree and phragmites are to allow that area to convert into wetland, (in the direction of where the swale is currently taking the water). The area with the phragmites is ponded for some of the season already, and eventually the soils within this area will exhibit properties of a wetland to match the hydrology that is already occurring. This area could remain as is. (No additional planting needed, and tree can remain). The Board agrees that the originally delineated wetland could not be easily restored, so they would be willing to endorse a plan that creates a permanent substitute for this wetland.

3. The applicant shall show the 2009 delineated area and the area with the phragmites as wetlands and show required buffers to provide the basis of disturbance/required mitigation calculation for the plan.
4. Mitigation can also be removal of invasive species within the required wetland buffers.
5. Within the sloped areas, trees should be moved up as shown on the plan into the sloped areas, and trees should be a mix of deciduous and more closely mirror existing trees that are surrounding the site, such as maple trees.
6. Native understory bushes should be also made part of the plan. Younger trees can be used since these trees are easier to establish and naturalize; however, the applicant will have to be diligent about their care to make sure that they are not overtaken by weeds and invasive species.
7. The Conservation Board understands and agrees with the need to seed the currently sloped areas to prevent erosion prior to winter; however, the Board recommends that pollinator species (wildflower and grass mix) instead of the single species of grass that is shown on the plan for the final transition for the replanted mitigation areas once grading is complete.
8. The Conservation Board also recommends that sloped areas be placed in a no mow area. Boulders and rocks should be placed within this landscape to discourage its conversion to lawn.
9. The applicant should be subject to the five (5) year Monitoring Plan.

JM/JB/JK

Cc: T. Gibbons
S. Roth, Wetlands Consultant
A. Kaufman, Town Planner
C. Carthy, Planning Chairman and Planning Board Members
Conservation Board

