



**TOWN OF
NORTH CASTLE
CONSERVATION
BOARD**

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DATE: December 7, 2023

MEMO TO: Christopher Carthy, Chairman
& Planning Board Members

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

RE: **Wetland Permit Approval**
14 Tallwoods Road
Sec. 107.02, Blk. 1, Lot 17

As requested, KSCJ Consulting has reviewed the site plans submitted in conjunction with the above reference project. The applicant is proposing to construct a new 18 x 28 inground swimming pool and pool patio. The project is proposed within the local wetland buffer and will include new impervious surface within 50 feet of a New York City Department of Environmental Protection (NYCDEP) regulated watercourse. The project will disturb approximately 5,600 sq. ft. of land area, 5,260 sq. ft. of wetland buffer and result in approximately 1,874 sq. ft. of new impervious surface. The application includes wetland and stormwater mitigation.

At its November 21, 2023, meeting, the project was approved. A motion was made by George Drapeau and was seconded by Craig Benedict, with the following condition: 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 to ensure the maintenance of the plantings for a period of five (5) years. The Conservation Board noted that the applicant had reduced the size of the pool from 2 x 40 to 18 x 32 and had relocated it into previously disturbed lawn area close to the house, removing it from the steep slope area originally proposed. Please also refer to the memorandum, prepared by David Sessions, RLA, AICP, dated November 16, 2023, for any additional information.

JM/JB/JK

Cc: S. Ticehurst
Christian Jungers & Michelle Starr
R. Baroni, Town Attorney
A. Simon, Town Clerk

J. Berra, Town Board Liaison
A. Kaufman, Town Planner
D. Sessions, Wetland Consultant
Conservation Board