



TOWN OF NEW CASTLE

200 South Greeley Avenue, Chappaqua, New York 10514 • Ph. (914) 238-7278 • Fax (914) 238-5177 –
email: scoleman@mynewcastle.org

Stephen W. Coleman
Environmental Coordinator

MEMO

To: Robert Kirkwood, Chairman
Members of the Planning Board

From: Stephen Coleman, Environmental Coordinator

Date: June 28, 2019

Re: **Birdoff Application, 24 Trails End, tax # 81.20-3-10 – Environmental Review Comments**

cc: S.Charney, R. Cioli, J. Friend, ERB

Materials Reviewed:

- Wetland Mitigation Plan WP-2 for Birdoff Residence as prepared by JMC, dated 1-11-19.
- Series of several Site Plan Sheets prepared for Birdoff Residence as prepared by JMC, dated 1-11-19.
- Cover memo Re: Birdoff Lot Line Change, Amended Subdivision, Stormwater Management and Erosion Control Permit and Wetland Permit Approvals, as submitted by HTW, LLP, dated 06-10-19.
- Wetland and Watercourse Delineation Report submitted by W. Kenny Associates, LLC, dated 11-21-18.
- Wetland Permit Application as prepared by JMC, dated 01-11-19.
- Wetland & Wetland Buffer Maintenance and Monitoring Plan as prepared by JMC, dated 01-11-19.
- Wetland Report submitted by J.D. Barrett & Associates, LLC, dated 06-10-19.

Based upon review of the recent submitted materials and a site inspection on 06-25-19, I offer the following comments:

1. The Wetland Investigation Report submitted by J.D. Barret & Associates, LLC provides a very comprehensive review of the existing wetland resources that are present on the subject parcels. Based upon prior wetland mitigation measures that have been previously implemented as part of prior wetland violations, the subject pond and adjacent wetland system is in very good condition and providing important functional attributes for the larger wetland system within this

particular watershed. A large percentage of mitigation and remedial measures have become successfully established at the site.

2. Despite the prior wetland mitigation measures, there are sections of the existing wetland and wetland buffer areas that are threatened by invasive species and would benefit from the proposed mitigation measures outlined in the Barrett Report.
3. It is my recommendation that the improvements proposed for the Birdoff property wetlands would provide a substantial functional benefit to the regional wetland system, specifically the improvement of water quality functions, and the diversity of wetland vegetation, which is critical for habitat for resident and transient wildlife species.
4. The applicant should submit a detailed Wetland Mitigation Planting Plan that includes species, quantities, locations, etc. In addition, notes on invasive plant management methods should also be included on the plan.
5. I also recommend at a minimum, that a Five-Year Monitoring Plan, be established to make sure that the extensive restoration efforts are successful and are adequately monitored.
6. I also reviewed the wetland located on the Durst property and due to it's isolated location, it functions well as an isolated wetland, but the lack of connectivity to the larger wetland system associated with the pond and NYSDEC wetland O-6 located on the Birdoff property, does not warrant any specific improvements or mitigation. The proposed purchase by the Birdoff's of the Durst property would help preserve the long-term sustainability of this wetland and protect it permanently from any future proposed activities.