

To: Town of Lewisboro Planning Board

From: Paul Lewis

44 Twin Lakes Road

South Salem, NY 10590

Date: February 23, 2014

Re: **Petrucelli Application** for subdivision and wetland permit
Oscaleta Road, South Salem, NY

Dear Chairman Kerner and Members of the Planning Board:

Early Wetland Mapping

There was plenty of published evidence that Lot No. 46 had wetlands on it. The fact that there is a wetland on the lot should not have been a surprise to Mr. Petrucelli, that is why he paid only \$4000 for the lot in 1982. Mr. O'Donnell asked when the wetlands were first mapped. I don't know when that was, but the wetland appears on a 1943 USGS topo map which was readily available. Newer versions continue to show the wetland. As far as I can see, the first this wetland, or any wetlands for that matter, shows up on a published Town map, is on the Town of Lewisboro Water Resources Map published by the Planning Board and adopted by the Town Board on January 9, 1973. Many copies were printed and were readily available to the public. In June that same year, the Town Development Plan was published and it contained a Map with that title. It too, clearly shows this wetland. The purpose of these maps was not to delineate the exact extent of the wetlands but to alert citizens that their property may well contain wetlands and therefore may have development restrictions.

In 1985, a new Town Master Plan was adopted and it refers to a Development Limitations map. Examining a copy in the Planning board office, it shows very severe development limitations on a portion of this parcel as it contains 1011 Palms Muck soil. This information comes from a soils map of the Town of that era. The Master Plan defines "Very Severe" as "Lands described as possessing very severe development limitations are generally unsuited for development. Wetlands and extremely steep hillsides are included in this category. (Somewhat poorly, poorly and very poorly drained soils, permanently flooded soils, and slopes 25% and over)". The Development Limitations Map hung in the office of our Town Planner, Ed Burroughs, now Commissioner of Planning, Westchester.

Everyone in the area knew that there were wetlands there and recognized it could not be built on. According to his son Richard, when Merwin Dickens sold this land so that the new owner

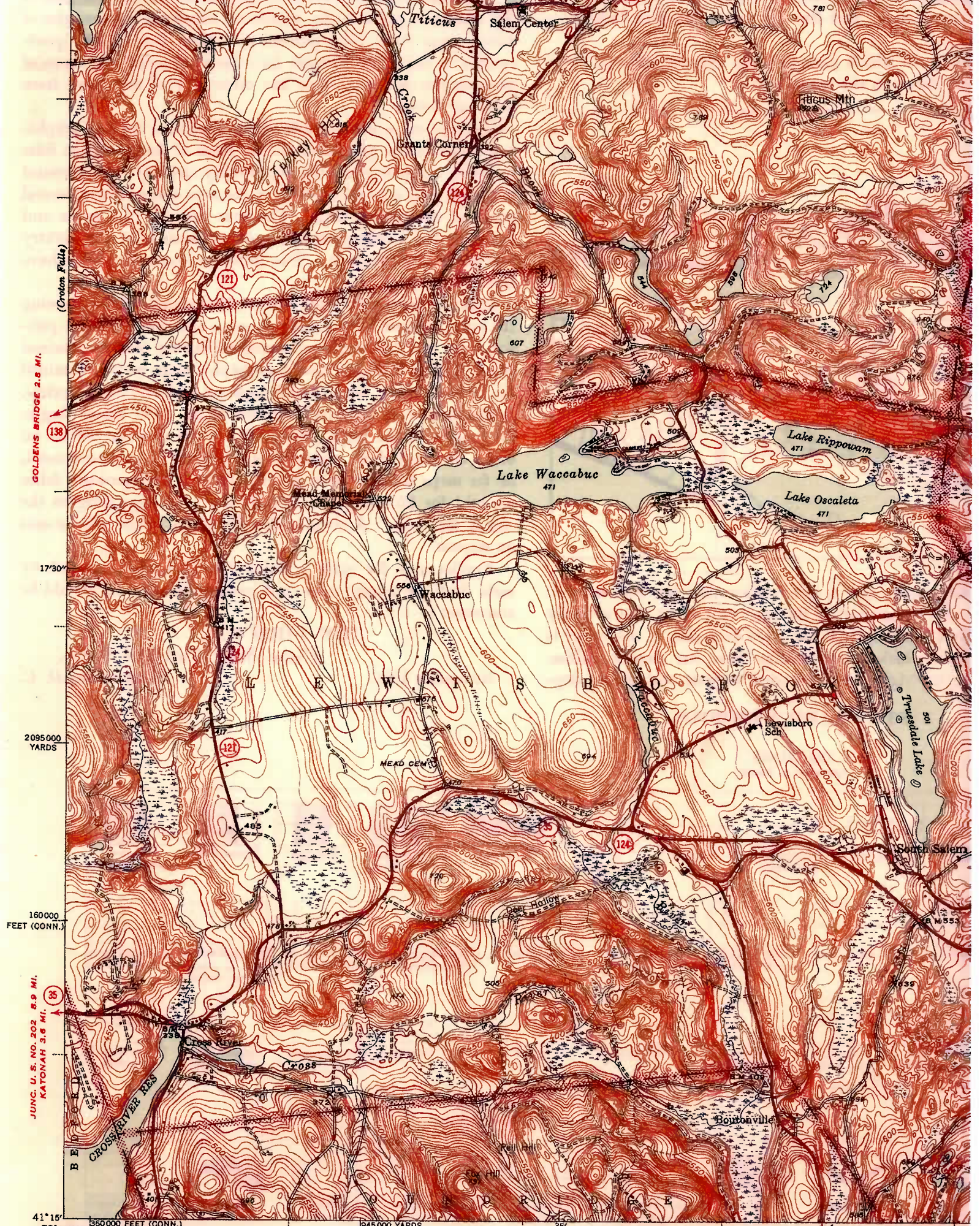
could have rights to the lake, he, Merwin, told him that he would not be able build on it. That was not an issue with the buyer, but unfortunately it was never put in writing.

Merwin sold off lot 49, on the corner of Oscaleta Road and the southerly side of Cove Road, adjacent to Lot 46, as a building lot. There is contour line on the 1943 and more recent USGS maps which appears to border this lot indicating it is on higher ground than Lot 46.

I have attached copies of portions of a few maps, USGS Topo – 1943, Water Resources Map, and Town Development Plan 1985. The Development Limitations Map will be brought to the Planning Board Hearing.

pal

ODonnell_Maps.docx



GOLDENS BRIDGE 2.8 MI.

JUNC. U. S. NO. 202 8.9 MI.
KATONAH 3.6 MI.

(Croton Falls)
1730'
2095000 YARDS
160000 FEET (CONN.)
41°15'
73°37'30"

Mapped by the Geological Survey

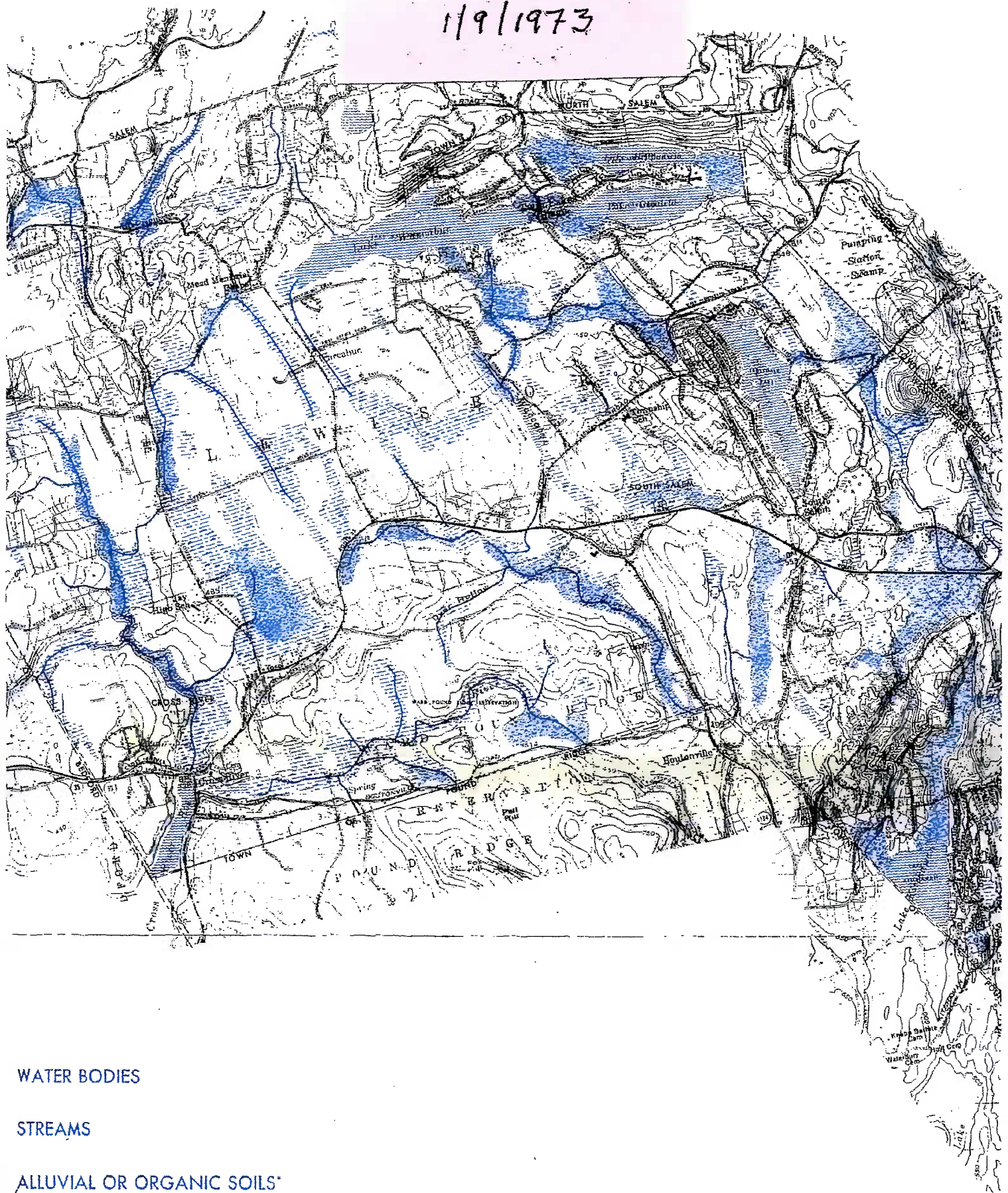
(121) 1943

123°
± 1"

(Stamford 68500) (124)
Scale 1/57,600 POUNDRIE 3 MI.

WATER RESOURCES

1/9/1973



WATER BODIES

STREAMS

ALLUVIAL OR ORGANIC SOILS*

POORLY DRAINED SOILS

*SOILS CONSIST OF SOILS DEPOSITED BY WATER AND DEVELOPED IN FLOOD PLAINS. ORGANIC SOILS ARE EXTREMELY WET SOILS CONTAINING A HIGH PERCENTAGE OF ORGANIC MATERIAL (USUALLY DECOMPOSED PLANT)

LEWISBORO DEVELOPMENT PLAN 1973

