ENFORCEMENT REPORT
ENVIRONMENTAL PROTECTION BOARD

Date: March 19, 2024

Location: 103 South Lake Drive

Owner: Stacy Haase

Watershed: Mianus River

Account: 003-7976

Flood Map: 09001C0363F (6/18/2010)

Flood Zone: X – Minimal Chance Flood

Area: ~2.01 acres

Map/Block/Lot: 13/400/57

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References

- EPB Application #9852
- Images from March 15, 2024 site inspection

Unauthorized Regulated Activities
Clearing of trees and other vegetation from wetland, watercourse buffer, and conservation easement areas.

Property Description
103 South Lake Drive was developed with a single-family residence, driveway, pool, and associated improvements under an EPB permit issued in January 1999. As shown on the attached survey, the northwest corner of the property extends into a pond which is part of a tributary of the Bargh Reservoir. The survey also shows the deed-restricted open space area (yellow highlight) established as part of the subdivision approval in the 1980s overlays more than half of the property in order to serve as a buffer for the pond and the wetland areas (blue highlight) to the north and east of the property. The attached 2019 GIS image and a drone image from the real estate offering currently posted on the Multiple Listing Service depict the substantial stand of trees and shrubs that grew along the edge of the pond before the violation described below took place.

Issues/Discussion/Recommendation
Staff received a report late on the afternoon of March 14, 2024 that trees and other vegetation had recently been cleared at the rear of the 103 South Lake Drive property owned by Stacy Haase. Since the caller stated the work appeared to have ended for the day, staff delayed their site visit to first thing on the morning of March 15th. On site, staff found several dozen small to medium sized (~3 – 8") trees and clumps of shrubs with relatively large diameter stems (up to about 3") had been cut from the pond bank and from among the large trees that remain in the backyard. Some large trees were marked with orange paint, but no large stumps were observed so it does not appear any large trees were removed. As shown in the photos taken on March 15th, the clearing took place in the wetland, upland review area of the pond, and conservation easement area.

Pond bank looking south

Pond bank looking north

Some of the stumps among the large trees

Pile of freshly cut wood

Staff spoke to Ms. Haase's husband, David Greenstein, upon returning to the office. Mr. Greenstein stated that the house is on the market, he and Ms. Haase have moved, and they had nothing to do with the clearing. Mr. Greenstein went on to explain that a potential buyer had asked if he could inspect the property with a landscaper and that it appears this individual arranged for the clearing to be done. Mr. Greenstein has been asked to provide the contact information for the potential buyer and/or the landscaper.

Staff explained to Mr. Greenstein that EPB is limited to dealing with a property owner when seeking to resolve a violation and that this matter would be presented to the Board at the its upcoming meeting. The Cease and Desist Order sent to Ms. Haase on March 18, 2024 informed her that she and Mr. Greenstein would have the opportunity to state their case to the Board at the Show Cause Hearing that will be held as part of the EPB's regularly scheduled meeting on March 21, 2024.

This very serious violation will result in direct thermal and, perhaps, sediment impacts on the pond and will take years to fully restore. Staff recommends the Board maintain the Cease and Desist Order and require the owner to retain the services of a qualified environmental professional to assess the situation and develop a plan to rapidly restore the area to its former condition. Staff suggests the Board require submission of a draft restoration plan by April 12, 2024 for the Board to review at its April 18th meeting. In the meantime, staff recommends the board direct the owner to immediately install an erosion control blanket, coir logs, and/or similar measures on the bare, sloping bank leading down to the pond to prevent the generation of sediment that could pollute the pond. Staff also recommends the Board authorize the filing of a Notice of Violation on the Land Records if the deadline for submission of the draft restoration plan is not met.

Robert E. Clausi

RA-2 ZONE
PROPERTY SUBDIVIDED PRIOR TO PRESENT ZONE (Prior Zone was RA-2)
South Lake Drive
(50' R/W)
Open Space As Shown On Map No. 11169, S.L.R.
Manhole
W/F CHARLES TRIBIE LOT NO. 39 MAP NO. 11169 S.L.R.
POND
MATCH LINE
A
Inset "A"
Block No. 400
ORIENTATION
Septic Ties
Refer To:
Lot No 57
Section No 1
Map No. 11169
EPB Permit No. 9852
Area = 2.014 Acres
Existing Foundation Covers 14.4% Of Lot Area
(Including Proposed Herb Garden)
Scale: 1" = 20'
REVISIONS
EDWARD J. PRATTAROLI, INC.
62 Mill River Street
Stamford, Connecticut 203-359-2235 March 5 2003
Owner: RENE & CHARLES TRIBIE
Stamford, Connecticut
As-Built Plan
Site: South Lake Drive, Lot No. 57
Stamford, Connecticut
Scale: 1"=20'
Dwg No. 1

103 South Lake Drive
2019

The information displayed on this map is for general reference only.
The data is not survey accurate. The City of Stamford assumes no legal responsibility for the information contained herein.
Map printed 3/19/2024, City of Stamford.

0 40 80 160 Feet

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Under Contract: $2,650,000 (5 beds, 6 baths, 10,427 Square Feet)