

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-5592
Fax: (914) 875-9148
Email: planning@lewisborogov.com

AGENDA

Tuesday, April 16, 2024

The Commons / Courtroom at 79 Bouton Road

Meeting will start at 7:30 p.m. and end at or before 11:00 p.m.

I. PUBLIC HEARINGS

Cal #06-17PB, Cal #43-23WP, Cal #18-23SW

Wolf Conservation Center, Buck Run, South Salem, NY 10590; Sheet 21, Block 10803, Lots 3, 65, 67, 81, 82, 83, 86 & 88 (Wolf Conservation Center, owner of record) - Application for a Site Development Plan Approval, Special Use Permit Approval, Wetland Activity Permit Approval and Stormwater Permit Approval for a private nature preserve.

Cal #02-20PB

Mandia Residences, 65 Old Bedford Road, Goldens Bridge, NY 10526 Sheet 4A, Block 11112, Lot 2 (65 Old Bedford Road LLC, owner of record) - Request for final release of the apartments' construction performance bond.

II. DECISIONS

Cal #03-23PB, Cal #05-23SW

19 Mark Mead Road LLC parking, 19 Mark Mead Road, Cross River, NY 10518; Sheet 20, Block 10800 Lot 1 (19 Mark Mead Road, LLC; owner of record) – and -

Cal #06-24SW

Bacio Trattoria parking, 12 North Salem Road, Cross River, NY 10518; Sheet 17, Block 10799, Lot 3 (K & K Real Estate, Inc.; owner of record) – Application for construction of 28 parking spaces for Bacio restaurant (16 spaces at 19 Mark Mead Road and 12 at 12 North Salem Road).

Cal #02-24PB

Taconah Cantina at Goldens Bridge Village Center, NYS Route 22, Goldens Bridge, NY 10526, Sheet 4, Block 11126, Lot 07 (Stephen Cipes, owner of record) – Application for a change of use from retail to restaurant.

III. EXTENSION OF TIME REQUEST

Cal #03-20PB, Cal #37-20WP

Gossett Brothers Nursery, 1202 Route 35, South Salem, NY 10590, Sheet 31 Block 10805 Lot 46 (Thomas Gossett for T. Gossett Revocable Trust – owner of record) - Extension of time for a Wetland Activity Permit Approval that expired March 18, 2024.

IV. SITE VISIT REPORT

Cal #06-23PB

Double H Farm/Reid Subdivision, 20 Boutonville Road - South, Cross River, NY 10518; Sheet 18, Block 10526, Lot 10 (Double H Farm LLC, owner of record) and 45 Route 121 - South, Cross River, NY 10518; Sheet 18, Block 10526, Lot 4 (Felicia & Kevin Reid, owners of record) – Application for a subdivision and private riding academy.

V. WETLAND PERMIT REVIEWS

Cal #05-24WP

Kula Hot Tub, 7 Silkman Lane, Cross River, NY 10518; Sheet 16, Block 10533, Lot 486 (Sara & Michael Kula, owners of record) - Application for an existing hot tub.

Cal #08-24WP

Mendicino and Lo Russo Residence, 20 Cross Pond Road, Pound Ridge, NY 10576; Sheet 41, Block 10265, Lot 2 (Michael Mendicino & Maria Lo Russo, owners of record) - Application for a swimming pool.

Cal #09-24WP

Forlini Dock, 36 Bishop Park Road, Pound Ridge, NY 10576; Sheet 45, Blok 10274, Lot 15 (Gary Forlini, owner of record) - Application for a new dock.

VI. DISCUSSION

Comprehensive Plan (comp plan) update tentative schedule:

Comprehensive Plan Update

4/29/24 - Town Board referral of comp plan amendments to Planning Board

4/29/24 - Town Board public hearing on comp plan update

6/10/24 or 6/24/24 - Final Town Board public hearing

Zoning Amendments Update

6/24/24 - Town Board refers zoning amendments to Planning Board

8/12/24 - Town Board public hearings on zoning amendments

8/26/24 - Final Town Board public hearing

New email format for town email address – lewisborony.gov

VII. MINUTES OF March 19, 2024 [and maybe April 3, 2024].

VIII. NEXT MEETING DATE: April 16, 2024.

IX. ADJOURN MEETING.