

**TOWN OF LEWISBORO**  
**Westchester County, New York**



**Planning Board**  
**79 Bouton Road**  
**South Salem, New York 10590**

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**Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)**

**AGENDA**

**Tuesday, December 15, 2020**

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

Via Zoom videoconferencing and live streaming to Lewisboro TV YouTube channel

Join Zoom Meeting at <https://zoom.us/j/98541138858?pwd=Y1VidHA1dXJjaXBTR0RTdFJjcUIFdz09>  
Meeting ID: 985 4113 8858 Passcode 515716

You may call in to the Zoom meeting at 1-929-205-6099 when prompted, enter 985 4113 8858

<https://www.youtube.com/channel/UCNUNE5gXs5rnHcyR4l6dikA>

**I. DECISION**

**Cal #05-20PB**

**Venezia lot line change, 249 Kitchawan Road, South Salem, NY 10590, Sheet 45A, Block 09827, Lot 113 (237 Kitchawan LLC, owner of record), 237 Kitchawan Road Sheet 45A, Block 09827, Lot 122 (William Venezia, owner of record) and 0 Kitchawan Road Sheet 45A, Block 09827, Lot 124 (William Venezia, owner of record) - Application for a lot line change.**

**II. WETLAND VIOLATIONS**

**Cal #02-19WV, Cal #60-19WP, Cal #14-19SW**

**Kullman Residence, 12 Red Coat Lane, Waccabuc, NY 10597, Sheet 26, Block 11155, Lot 92 (Michael and Susan Kullman, owners of record)**

**Cal #01-20WV, Cal #12-20WP**

**Valencia Residence, 1196 Route 35, South Salem, NY 10590, Sheet 31, Block 10805, Lot 45 (Maria and Javier Valencia, owners of record)**

**III. PUBLIC HEARINGS**

**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) - Application for Site Development Plan Approval and Wetland Activity Permit Approval for an existing nursery.**

**Cal #3-09PB**

**Verizon Wireless at Vista Fire Dept., 377 Smith Ridge Road, South Salem, NY 10590, Sheet 50, Block 9834, Lots 84, 88 & 94 (Vista Fire District, owner of record) - Application for Special Use Permit Renewal.**

**Cal #6-12PB**

**Verizon Wireless at Leon Levy Preserve, 1411 Route 35 South Salem, NY 10590, Sheet 40, Block 10263, Lot 62 (Town of Lewisboro, owner of record) - Application for Special Use Permit Renewal.**

**IV. WETLAND PERMIT REVIEW**

**Cal #35-20WP**

**Askildsen Residence, 82 Mill River Road, South Salem, NY 10590, Sheet 42 Block 10299 Lot 83 (Kenneth Askildsen, owner of record) – Application for demolition and construction of a single-family house.**

**V. SITE WALK REPORT**

**Cal #57-20WP, Cal #09-20SW**

**Schwartz Residence, 0 Twin Lakes Road, South Salem, NY 10590, Sheet 34B, Block 11831 Lot 35 (Michael Schwartz, owner of record) - Application for the construction of a one-bedroom house/studio.**

**VI. RELEASE OF LANDSCAPING BOND**

**Cal #08-17PB**

**Oakridge Commons, 450 Oakridge Common, South Salem, NY 10590, Sheet 49D, Block 9829, Lot 10 (Smith Ridge Associates, owner of record) – Release of bond for landscaping at day care center.**

**VII. EXTENSION OF TIME REQUESTS**

**Cal #10-15 PB, Cal #20-17WP, Cal #5-17SW**

**Wilder Balter Partners, NY State Route 22, Goldens Bridge, NY 10526, Sheet 5, Block 10776, Lots 19, 20 & 21 (Property Group Partners, LLC, owner of record) – Request for Extension of Wetland and Stormwater Permit Approvals.**

**Cal #10-17PB**

**Mercedes Benz of Goldens Bridge, 321 Main Street, Goldens Bridge, NY 10526, Sheet 4E, Block 11135, Lots 1, 2, 3, 4, 6 & 7 (Charisma Holding Corp., owner of record); Sheet 4E, Block 11135, Lot 5 (Spencemorg, LLC., owner of record), Sheet 4E, Block 11135, Lot 9 (Charles Monaco, owner of record) and Sheet 4E, Block 11137, Lot 42 (Robert Castelli, owner of record) – Application for Site Development Plan for additions to existing auto showroom and service buildings, additional parking spaces and construction of a parking garage.**

**VIII. DISCUSSION**

**Town Board to amend Town Code §220 – regulations for outdoor special events.**

**IX. CORRESPONDENCE**

**Ridgefield, CT to amend its Zoning Map.**

**X. MINUTES OF November 17, 2020**

**XI. NEXT MEETING DATE: January 19, 2021.**