

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



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

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**AGENDA**

**Tuesday, May 18, 2021** 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 the Zoom Meeting <https://zoom.us/j/96726251981?pwd=NWhibGJqZ214dUNXdFNNeGJDZHFQQT09>

Meeting ID: 967 2625 1981 Passcode: 326155

You may call in to the Zoom meeting at 1-929-205-6099 when prompted, enter 967 2625 1981

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

**I. EXTENSION OF TIME REQUEST**

**Cal #66-17WP, Cal #12-17SW**

**Dedvukaj Residence, 170 Elmwood Road, South Salem, NY 10590, Sheet 47, Block 10056, Lot 38 (Yuliya and Zef Dedvukaj, owners of record) – Application for a single-family residence, driveway, septic system and well.**

**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 #03-20WV, Cal #29-21WP**

**3 Beaver Pond, South Salem, NY 10590 – site visit report.**

**III. SKETCH PLAN REVIEW**

**Cal #01-15PB**

**Copia Garden Center, 475 Smith Ridge Road, South Salem, Sheet 53, Block 9834, Lot 35 (Organic Choice, Inc., owner of record) - Application for Sketch Plan Review/Site Development Plan for unfinished improvements to the existing Copia Garden Center and expansion of the existing use onto adjacent tax parcel – site visit report.**

**Cal #01-21PB, #08-21WP**

**Vista Market, 469 Smith Ridge Road, South Salem, NY 10590, Sheet 53, Block 9834, Lots 32, 33 & 34 (Visnor Property, LLC, owner of record) - Application for the installation of fuel dispensers.**

**IV. WAIVER OF SITE DEVELOPMENT PLAN PROCEDURE**

**Cal #03-21PB**

**Cameron's Deli Expansion, 890 Route 53, Cross River, NY 10518, Sheet 20, Block 10801, Lot 30 (Central Ave., White Plains, LLC., owner of record) - Application for a change of use.**

**V. SITE DEVELOPMENT PLAN REVIEW**

**Cal #06-17PB**

**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 and Subdivision associated with a private nature preserve.**

## **VI. WETLAND PERMIT REVIEWS**

### **Cal #31-21WP**

**21 Lake Shore Drive Dock, 21 Lake Shore Drive, South Salem, NY 10590, Sheet 36H, Block 11174, Lot 25 (21 Lake Shore Drive, LLC, owner of record) – Application for a floating dock.**

### **Cal #32-21WP**

**DeAngelis Garage, 34 Old Pond Road, South Salem, NY, Sheet 33C, Block 11368, Lots 12 & 29 (The Louis A. DeAngelis and Olga I. Irrevocable Trust, owners of record) – Application for the demolition of a garage and construction of a garage.**

## **VII. SCHEDULE SITE VISIT**

### **Cal #28-21WP, #04-21SW**

**Fries Residence, 54 Bishop Park Road, Pound Ridge, NY 10576, Sheet 25, Block 10274, Lot 10 (Daniel Fries and Hanako Shimizu-Fries, owners of record) – Application for construction of a deck, garage and office addition.**

## **VIII. DISCUSSION**

### **Cal #pending**

**Truesdale Lake Property Owners Association, Hoyt Street paper road, located between: Sheet 36A, Block 11172, Lot 34 and Sheet 36A, Block 10810, Lot 62 (Truesdale Lake Property Owners Association, Inc., owner of record) – Application for a lot-line change.**

## **IX. MINUTES OF April 20, 2021.**

## **X. NEXT MEETING DATE: JUNE 15, 2021.**