

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



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

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**AGENDA**

**Tuesday, March 15, 2022**

Via Zoom videoconferencing and live streaming  
to Lewisboro TV YouTube channel

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

**I. DECISION**

**Cal #04-19PB, Cal #17-19WP, Cal #06-19SW**

**Pound Ridge Stone, 2 West Road, South Salem, NY 10590, Sheet 49B, Block 9831, Lot 1 (Two West Road LLC, owner of record) – Request for Extension of Site Development Plan, Wetland and Stormwater Permit Approvals.**

**II. EXTENSION OF TIME REQUEST**

**Cal # 1-14PB, Cal# 7-14WP, Cal# 1-14SW**

**Pinheiro Subdivision, 930 Old Post Road (Route 35), Cross River, NY, Sheet 20, Block 10801, Lot 13 (Fernando and Maria Manuela Pinheiro, owners of record) – Applications for Preliminary Subdivision Plat Approval, Final Subdivision Plat Approval, Wetland Activity Permit Approval and Stormwater Permit Approval**

**III. SKETCH PLAN REVIEW**

**Cal #03-22PB**

**Arbor Hills Water System, 0 Brundige Drive, Goldens Bridge, NY 10526, Sheet 12, Block 11152, Lot 200 (Arbor Hill Waterworks, Inc, owner of record) - Application for the construction of a water treatment facility.**

**Cal #05-22PB**

**The Boro Café, 873 Route 35, Cross River, NY 10518, Sheet 20, Block 10800, Lot 8 (GHI Real Estate Corp., owner of record) - Application for change of use from office to restaurant/yoga studio.**

**Cal #06-22PB, Cal #05-22WP, Cal #03-22SW**

**Waccabuc Country Club Snack Bar, 0 Perch Bay Road, Waccabuc, NY, 10597, Sheet 25, Block 11155, Lot 148 & Sheet 25A, Block 10813, Lot 1 (Waccabuc Country Club Co., owner of record for both lots) - Application for beachfront improvements including renovation of the boathouse, construction of a pavilion, replacement of the snack bar, and install of accessible parking and walkways.**

**Cal #07-22PB**

**Waccabuc Country Club/Harder Lot Line Change, 0 Carriage House Road, Waccabuc, NY, 10597, Sheet 22, Block 10802, Lot 36 (Waccabuc Country Club Co., owner of record) and 128 Mead Street, Waccabuc, NY, Sheet 22, Block 10802, Lots 59 & 83 (Donald & Teresa Harder Revocable Trust, owners of record) - Application for a lot line change.**

**IV. SITE DEVELOPMENT PLAN REVIEW**

**Cal #4-21PB, Cal #42-21WP, Cal #08-21SW**

**397 Smith Ridge Road LLC, 397 Smith Ridge Road, South Salem, NY 10590, Sheet 50A, Block 9848, Lot 2 (397 Smith Ridge Road, LLC, owner of record) - Application for an addition to an existing self-storage facility.**

**V. MINUTES OF February 15, 2022.**

**VI. MOTION TO CONVENE EXECUTIVE SESSION.**

**VII. NEXT MEETING DATE: April 19, 2022.**

**VIII. ADJOURN MEETING.**