

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



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

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**AGENDA**

**Tuesday, June 21, 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.

Join Zoom Meeting

<https://us06web.zoom.us/j/87195112740?pwd=NEpOQitNTmJqVFFAyNE9mQTBqTysvdz09>

**Meeting ID: 871 9511 2740 Passcode: 257579**

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

**I. DECISION**

**Cal #09-22PB, Cal #17-22WP, Cal #10-22SW**

**Indian Hills Water System, 0 Apache Circle, Katonah, NY 10536, Sheet 10, Block 11152, Lot 189 (Waccabuc Water Works, Inc, owner of record) - Application for construction of a water treatment facility and three new wells.**

**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.**

**Cal #05-22PB**

**The Boro Café, 873 Route 35, Cross River, NY 10518, Sheet 20, Block 10800, Lots 2 & 8 (GHI Real Estate Corp., owner of record) - Application for change of use from office to restaurant and yoga studio.**

**II. EXTENSION OF TIME REQUEST**

**Cal #07-21PB**

**Cross River Pharmacy, 890 Route 35, Cross River, NY 10518, Sheet 20, Block 10801, Lot 30 (Central Ave., White Plains, LLC., owner of record) - Application for a change of use.**

**III. PUBLIC HEARING**

**Cal #03-13PB, Cal #03-16WP**

**“Silvermine Preserve,” Silvermine Drive & Lockwood Road, South Salem, NY, 10590 Sheet 48, Block 10057, Lot 15 and Sheet 51, Block 10057, Lot 104 (Ridgeview Designer Builders, Inc. & Daniel Higgins, owners of record) - Applications for Subdivision, Wetland Activity and Stormwater Permits for the construction of a 13-lot subdivision.**

**IV. SITE DEVELOPMENT PLAN REVIEW AND LEAD AGENCY DISCUSSION**

**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 installation of accessible parking and walkways.**

**V. SUBDIVISION**

**Cal #10-22PB**

**JJE33 Holdings LLC, 27 Old Oscaleta Road, South Salem, NY 10590; Sheet 35, Block 11826, Lots 3, 11 & 12 (JJE33 Holdings LLC, owner of record) – Application for a lot-line change.**

**VI. WETLAND PERMIT REVIEW**

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

**Schilke Residence, 3 Beaver Pond, South Salem, NY 10590, Sheet 46, Block 9827, Lot 184 (Sophia Chenevert-Schilke and D. Chenevert, owners of record) - Application for the remediation of wetlands.**

**Cal #72-21WP, Cal #21-21SW**

**Dayton Pool/Patio, 62 Mead Street, Waccabuc, NY 10597, Sheet 22, Block 10802, Lot 70 (Duncan and Rena Dayton, owners of record) - Application for a courtyard including new pool, fire pit and pavers.**

**VII. SITE VISIT REPORT**

**Cal #15-22WP, Cal #07-22SW**

**Rini/Langel Residence, 15 Benedict Road, South Salem, NY 10590, Sheet 33, Block 11155, Lot 10 (James Rini and Elizabeth Langel, owners of record) - Application for a garage/cabana, pool and patio**

**VIII. CORRESPONDENCE**

**Referral from Wilton, CT Inland Wetlands Commission – Amadeo Residence, 101 Silver Spring Road, Wilton, CT – Application for proposed driveway reconfiguration, septic modification and new infiltration system.**

**IX. MINUTES OF May 17, 2022.**

**X. NEXT MEETING DATE: July 19, 2022.**

**XI. ADJOURN MEETING.**