

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



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

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**AGENDA**

**Tuesday, May 17, 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/81168093499?pwd=Z3BySXFjUzl3VUZBV3RITmNuWjRaQT09>

Meeting ID: 811 6809 3499 Passcode: 064612

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

**I. DECISION**

**Cal #56-05WP**

**Rinaldi Residence, 9 North Lake Circle, South Salem, NY 10590, Sheet 43A, Block 11827, Lot 23 (Audrey and Peter Rinaldi, owners of record) – Request for relaxation of septic requirement in existing wetland permit.**

**II. EXTENSION OF TIME REQUESTS**

**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 #08-12PB**

**Petrucelli/Badagliacca, Oscaleta Road, South Salem, NY 10590 Sheet 33B, Block 11157, Lot 46 (Steven Petrucelli and Teresa Badagliacca, owners of record) - Request for a 90-day Extension of Time to resolution granting Preliminary/Final Subdivision Plat, Negative Declaration Under SEQRA, dated October 21, 2014.**

**III. PUBLIC HEARINGS**

**Cal #03-22PB, Cal #09-22SW**

**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 #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 #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 and yoga studio.**

**IV. SUBDIVISION**

**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.**

**V. WETLAND PERMIT REVIEWS**

**Cal #11-22WP**

**Hardart Garage, 12 Gilbert Street, South Salem, NY 10590, Sheet 36F, Block 10806, Lot 32 (Frank Hardart III, owner of record) – Application for a garage.**

**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**

**VI. WETLAND VIOLATION**

**Cal #01-21WV**

**Maple Tree Farm, 400 Smith Ridge Road, South Salem; Sheet 24, Block 9831, Lot 49B (Maple Tree Farm, LLC, owner of record)**

**VII. CORRESPONDENCE**

**Town Board referral for zoning change at 19 Mark Mead Road, Cross River.**

**VIII. MINUTES OF April 19, 2022.**

**IX. NEXT MEETING DATE: June 21, 2022.**

**X. ADJOURN MEETING.**