

AGENDA PACKET

Part 1 of 4

MAY 17, 2022 MEETING

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<u>RINALDI RESIDENCE, 9 NORTH LAKE CIRCLE, SOUTH SALEM</u>	Cal #56-05WP	
No new materials.		-
<u>GOSSETT BROTHERS NURSERY, 1202 ROUTE 35, SOUTH SALEM</u>	Cal #03-20PB	Cal #37-20WP
Extension request email; Michael Sirignano, Esq.; dated March 9, 2022		4
<u>PETRUCCELLI/BADAGLIACCA, OSCALETA ROAD, SOUTH SALEM</u>	Cal #08-12PB	
Extension request email; Michael Sirignano, Esq.; dated April 14, 2022		5

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-5592
Fax: (914) 875-9148
Email: planning@lewisborogov.com

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, Lots 32 & 33 (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.

Ciorsdan Conran

From: Sirignano Law Office <lawoffice@sirignano.us>
Sent: Wednesday, March 9, 2022 11:39 AM
To: Ciorsdan Conran
Cc: gossettnursery@gmail.com; bgossett@wesleystout.com; jvino65@gmail.com
Subject: Gossett Brothers Nursery

Ciorsdan,

On behalf of Gossett Brothers Nursery, we respectfully request a further six (6) month extension of the time for the conditions of Site Development Plan Approval and Wetland Permit Approval by the Planning Board to be completed.

I'm told that my clients await receipt of final Health Department approval and a permit from the NYCDEP.

Kindly advise when this extension request will be placed on a Planning Board Agenda.

Thank you,

Michael

Michael Fuller Sirignano
Attorney and Counselor at Law
Old Post Road Professional Building
892 Route 35, PO Box 784
Cross River, NY 10518
Telephone: (914) 763-5500
Fax: (914) 763-9589

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Ciorsdan Conran

From: Michael Sirignano <michael@sirignano.us>
Sent: Thursday, April 14, 2022 1:33 PM
To: Ciorsdan Conran
Subject: Petruccelli

Ciorsdan,
Request is respectfully made for a further extension of the approvals in this matter.
Thank you.
Michael

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