

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, July 19, 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 #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.

Cal #10-15 PB, Cal #20-17WP, Cal #5-17SW

Lewisboro Commons (Wilder Balter), 100 Beekman Lane, Goldens Bridge, NY 10526, Sheet 5, Block 10776, Lots 19, 20 & 21 (Lewisboro Commons Housing Development Fund Co., Inc., owner of record) – Amendment of Condition 67 in the Resolution granting Site Development Plan Approval, Wetland Activity Permit Approval and Town Stormwater Permit, dated February 26, 2019.

II. EXTENSION OF TIME REQUESTS

Cal #05-17SW

Lewisboro Commons (Wilder Balter), 100 Beekman Lane, Goldens Bridge, NY 10526, Sheet 5, Block 10776, Lots 19, 20 & 21 (Lewisboro Commons Housing Development Fund Co., Inc., owner of record) – Request for a one-year extension of time to the resolution granting stormwater permit approval.

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 an extension of time to the resolution granting Preliminary/Final Subdivision Plat Approval, Negative Declaration Under SEQRA, dated October 21, 2014.

III. SITE DEVELOPMENT PLAN REVIEW

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.

Cal #01-15PB, Cal# 25-15WP, Cal #06-15SW

Copia Garden Center, 475 Smith Ridge Road, South Salem, NY 10590 Sheet 53, Block 9834, Lots 35, 36 & 48 (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.

Cal #11-22PB

Goldens Bridge Village Center, NYS Route 22, Goldens Bridge, NY 10526, Sheet 4, Block 11126, Lot 07 (Stephen Cipes, owner of record) – Application for the installation of EV charging stations.

IV. WETLAND PERMIT REVIEW

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.

Cal #24-22WP

Fountain Residence, 15 Pettit Road, South Salem, NY 10590, Sheet 37, Block 10809, Lot 1 (Barbara S. Fountain Revocable Trust, owner of record) - Application for the restoration of a pond.

Cal #26-22WP

Grossman Septic, 36 East Ridge Road, Waccabuc, NY 10597, Sheet 25, Block 10803, Lot 94 (Amy and Michael Grossman, owners of record) - Application for a force main within the wetland buffer.

V. CORRESPONDENCE

Cal #08-17PB

Oakridge Commons, 450 Oakridge Common, South Salem, NY 10590, Sheet 49D, Block 9829, Lot 10 (Smith Ridge Associates, owner of record) – Request for a partial release of the car wash construction performance bond.

Cal #08-02PB

JVG Estates (formerly Popoli Subdivision/ 1437 Route 35) Bluestone Lane, South Salem, NY 10590, Sheet 40, Block 10552, (formerly known as Lots 3, 4 & 5) current owners of record:

- **Monica & Vito Di Matteo, Sheet 40, Block 10552, Lot 3 (was Lot 3 on plat) 5 Bluestone Lane**
- **Adam & Julieann Giardina, Sheet 40, Block 10552, Lot 41 (was Lot 4 on plat) 6 Bluestone Lane**
- **Chazz & Maria Gianna Palminteri, Sheet 40, Block 10552, Lot 42 (was Lot 5 on plat) 4 Bluestone Lane - Request for wetland bond reduction.**

VI. MINUTES OF June 21, 2022.

VII. NEXT MEETING DATE: August 16, 2022.

VIII. ADJOURN MEETING.