

**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](mailto:planning@lewisborogov.com)**

**AGENDA**

**Tuesday, August 16, 2022**

**via Zoom videoconferencing only with live streaming to Lewisboro TV**

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

**Please Note: The Planning Board has agreed to meet via Zoom videoconferencing with live streaming to the Lewisboro TV YouTube channel and no one will be at our 79 Bouton Road meeting room.**

Join Zoom Meeting

<https://us06web.zoom.us/j/84610124238?pwd=OUVySWQxc2VINEZGelZSM2dvejRjZz09>

Meeting ID: 846 1012 4238 Passcode: 819534

<https://www.youtube.com/channel/UCNUNE5gXs5mHcyR4l6dikA>

**I. DECISION**

**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.**

**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.**

**II. PUBLIC HEARING**

**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.**

**III. SITE DEVELOPMENT PLAN REVIEW**

**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.**

**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.**

#### **IV. LOT LINE CHANGES**

##### **Cal #02-22PB, Cal #03-22WP and Cal #02-22SW**

**Hollander/Audemard residences, 153 Post Office Road, South Salem, NY 10590, Sheet 32A, Block 10804, Lot 19 (Cassie & Seth Hollander, owners of record) and 151 Post Office Road Sheet 32A, Block 10804, Lot 91 (Olivier & Rebecca Audemard, owners of record) - Application for lot line change and driveway work.**

##### **Cal #08-22PB**

**McGuire Residence, 801 Route 35, Cross River, NY 10518, Sheet 18, Block 10535, Lots 5 & 6 (Denis and Michelle McGuire, owners of record) - Application for a lot line change.**

#### **V. 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.**

#### **VI. DISCUSSION**

##### **Cal #12-22PB**

**Villas at Vista, 920 Oakridge Commons, South Salem, NY 10590 Sheet 49D, Block 9829, Lot 10 (Smith Ridge Associates, owner of record) - Application for construction of 18 additional housing units.**

##### **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 a liquor license.**

**Comprehensive Plan** – status update and monthly meeting schedule.

#### **VII. CORRESPONDENCE**

**Ridgefield, CT Planning and Zoning Commission to amend its Town Code §7.13 – prohibition of cannabis establishments.**

**New Canaan, CT Planning and Zoning Commission - rezoning of 51 Main Street from B Residence Zone to Housing Redevelopment Zone (HRZ).**

#### **VIII. MINUTES OF July 19, 2022.**

#### **IX. NEXT MEETING DATE: September 20, 2022.**

#### **X. ADJOURN MEETING.**