

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



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

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**AGENDA**

**Tuesday, September 20, 2022**

**Courtroom at 79 Bouton Road**

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

**I. DECISION**

**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.**

**II. EXTENSION OF TIME REQUEST**

**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.**

**III. PUBLIC HEARINGS**

**Cal #09-21PB**

**ATC Tower, 1065 NYS Route 35 (Town Park), South Salem, NY 10590; Sheet 21, Block 10541, Lot 5 (Town of Lewisboro, owner of record) - Application for special use permit renewal for an existing cell tower.**

**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 #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.**

**IV. SITE DEVELOPMENT PLAN REVIEW**

**Cal #14-22PB**

**Vista Market LP tanks, 469 Smith Ridge Road, South Salem, NY 10590; Sheet 53, Block 9834, Lot 32 (Visnor Property, LLC, owner of record) - Application for three LP tanks.**

**V. WETLAND PERMIT REVIEWS**

**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 #34-22WP, 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) - Application for the remediation of wetlands.**

**VI. DISCUSSIONS**

**Scheduling a special meeting to discuss the comprehensive plan process with Nelson Pope Voorhis.**

**North Salem, NY Town Board to amend its Town Code §250-5 and §250-54** – updating the zoning standards regulating landscaping and lighting within the town.

**North Salem, NY Town Board to amend its Town Code §250-5 and §250-37 through §250-44** – updating the zoning standards regulating exterior signs within the town.

**VII. MINUTES OF August 16, 2022.**

**VIII. NEXT MEETING DATE: October 18, 2022.**

**IX. ADJOURN MEETING.**