

AGENDA PACKET

OCTOBER 18, 2022 MEETING

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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, October 18, 2022

Courtroom at 79 Bouton Road

Special meeting will start at 6:30 p.m. and end at or before 7:30 p.m.

Discussion of the comprehensive plan process with Nelson Pope Voorhis (NPV)

- NPV presentation on the comprehensive plan process;
- board feedback on planning board related issues, concerns, and opportunities;
- possible revisions to the Town Code;
- board comments on past planning board activities relating to Town Code or comprehensive plan issues; and
- NPV identification of future planning board tasks.

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

I. DECISION

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 #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.

II. PUBLIC HEARING, CONTINUED

Cal #06-22PB, Cal #05-22WP, Cal #03-22SW

Waccabuc Country Club Snack Bar, 18 Perch Bay Road, Waccabuc, NY 10597; Sheet 25A, Block 10813, Lot 1 & Sheet 25, Block 11155, Lot 148 (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.

III. SUBDIVISION

Cal #15-22PB

Vandervoort/Rising Starr Subdivision, 93 Silver Spring Rd, South Salem, NY 10590; Sheet 48, Block 10057, Lot 14 (SJK, LLC & PVK, LLC, owners of record) - Application for a subdivision.

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. DISCUSSION

2023 Meeting and submission dates

VI. MINUTES OF September 20, 2022.

VII. NEXT MEETING DATE: November 15, 2022.

VIII. ADJOURN MEETING.

RECEIVED BY

AUG 17 2022

Town Clerk
Town of Lewisboro

ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL
TOWN OF LEWISBORO

CAL. NO. 15-22-ACARC/PB

Applicant(s): Brian Fetterman, Plugin Stations Online, LLC

Owner(s) of Record: Stephen Cipes

Property Address: Goldens Bridge Shopping Center
Goldens Bridge, New York 10526

Reason for Referral: Planning Board - commercial

Tax Map I.D.: Sheet 04, Block 11126, Lot 07

Decision Date: August 10th, 2022

The Vote: To Approve: Darren Mercer, Acting Chair
Ed Ozols
Chris Winter

Absent: Rose Bonanno, Chair

Presentation by: Chris Carmody, Plugin Stations Online, LLC

Nature of Application: Installation of EV chargers

Evidence Presented: Site Plan, Elevations, and Signage, dated 04/27/22

Based on the foregoing, the members of ACARC resolved to approve the application as presented for the installation of:

- 1 green utility transformer;
- 1 gray service equipment box;
- 8 gray charging cabinets;
- 6 white and blue dispenser units lit with LED strips with Evolve NY and coupler identification graphics (four are 175 kilowatt chargers and two are 350 kilowatt chargers);
- 25 yellow bollards;
- 6 "No Parking Except While Charging" signs;
- ADA compliant signage and striping; and
- the area is to be screened along the driveway by 6-8 arborvitae.

with the conditions that site plan approval be granted by the Planning Board, a building permit is issued and if necessary zoning variance granted by the Zoning Board of Appeals.

By motion Mr. Ozols; seconded by Mr. Winter; In favor: Darren Mercer, Ed Ozols and Chris Winter. Absent: Rose Bonanno.



Darren Mercer, Acting Chair

Dated in South Salem, New York
This 16th day of August, 2022

OCT 13 2022

Town Clerk
Town of Lewisboro

**RESOLUTION
TOWN OF LEWISBORO
ZONING BOARD OF APPEALS
IN THE MATTER OF THE APPLICATION OF
Plug In Stations/ Cipes
FOR A VARIANCE OF
ARTICLE IV §220-24E
CAL. NO. 27-22-BZ**

INTRODUCED BY: Board Member Ms. Infield

SECONDED BY: Board Member Mr. Casper

DATE OF CONSIDERATION/ADOPTION: September 28, 2022

WHEREAS, Plug In Stations, Brian Fetterman, as the applicant, (Cipes, Stephen, owner of record) has made application to the Lewisboro Zoning Board of Appeals (the "ZBA"), on the subject premises located at 104 Route 22, Goldens Bridge, NY, Tax Map as, Sheet 0004, Block 11126, Lot 007 ("the property"), for a variance of the proposed EV charging stations with associated electrical structures and is requesting a front yard setback of 3'10" whereas 20' are required per Article IV Section 220-24E of the Town of Lewisboro Zoning Code.

WHEREAS, this application for an area variance constitutes a Type II action under 6 NYCRR Part 617, and therefore, requires no further review under the State Environmental Quality Review Act (SEQRA), and

WHEREAS, a public hearing at the Town Offices, 79 Bouton Road, South Salem, New York in this matter on September 28, 2022 and a site walk was conducted on September 24, 2022 to consider the application, after which a vote was taken with regard to the variance as set forth above, and

WHEREAS, The Lewisboro Zoning Board of Appeals has given careful consideration to the facts presented in the application at the public hearing based upon the criteria set forth in Section 267-b(3)(b) of the Town Law of the State of New York, and finds as follows:

1. The property is an approximate 8.961-acre parcel in a RB, Retail Business District owned by Stephen Cipes and is improved with a Shopping Center. The applicant wishes to install EV charging stations with associated electrical structures and is requesting a front yard setback of 3'10" whereas 20' are required per Article IV Section 220-24E of the Town of Lewisboro Zoning Code, the applicant sought a variance for 16'2".
2. There will be no undesirable change in the character of the neighborhood or detriment to nearby properties.
3. There is no practical alternative to the variance requested.
4. The Board found that the variance is not substantial.

Plug In Stations/Cipes
Cal. No. 27-22-BZ

5. There will not be an adverse effect or impact to the physical or environmental conditions of the neighborhood.
6. The Board found that the difficulty was not self-created.

WHEREAS, pursuant to Section 267-b(3)(c), the ZBA hereby determines that the minimum area variance necessary in this application is 16'2" from the maximum 20' feet allowed, thereby permitting the installation of the EV charging stations with associated electrical structures with a front yard setback of 3'10" whereas required per Article IV Section 220-24E of the Town of Lewisboro Zoning Code.

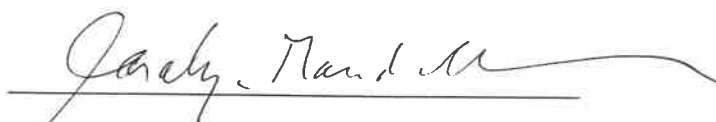
NOW, THEREFORE BE IT RESOLVED, that the Lewisboro Zoning Board of Appeals hereby grants an area variance of 16'2" from the maximum 20' feet allowed, thereby permitting the installation of the EV charging stations with associated electrical structures with a front lot line setback of 3'10" whereas required per Article IV Section 220-24E of the Town of Lewisboro Zoning Code.

VOTE:

Chairman Price	-	Absent
Board Member Mandelker	-	In Favor
Board Member Casper	-	In Favor
Board Member Infield	-	In Favor
Board Member Rendo	-	Absent IN FAVOR

VOTE:

Resolution carried by a vote of 4 to 0.



Carolyn Mandelker, Acting Chair

Dated in South Salem, New York

This 13th day of October 2022

STATE OF NEW YORK

)

COUNTY OF WESTCHESTER

) ss.:

Plug In Stations/Cipes
Cal. No. 27-22-BZ

I, Donna Orban, Secretary of the Zoning Board of Appeals, do hereby certify that the above is an excerpt/summary/fair representation of the Resolution adopted by the Zoning Board of Appeals of the Town of Lewisboro at a meeting of said Board on September 28, 2022.

Dated:

October 13, 2022


Donna Orban

Secretary Zoning Board of Appeals



September 27, 2022

Town of Lewisboro Building Department
Jeffrey Farrell, Building Inspector

Town of Lewisboro Planning Board
Janet Andersen, Planning Board Chair

79 Bouton Road
South Salem, NY 10590

RE: Beach Club Improvements Project
Waccabuc Country Club
Perch Bay Road
Waccabuc, NY
TM# Block 11155, Lot 148, Sheet 25 and Block 10813, Lot 01, Sheet 25A

Mr. Farrell:

Chair Anderson and Members of the Board:

Please find enclosed the following plans provided in support of an application for site development plan, wetland permit and stormwater permit approvals for the above referenced project:

- Figure FAP-1 Fire Access Plan, last revised September 27, 2022.
- Figure PA-1 Parking Assessment (formerly PS-1 Parking Study), last revised September 27, 2022.

Figure FAP-1 has been updated based on discussion with the South Salem Fire Chiefs to show a proposed location for an underground water tank and fire department connection to provide an on-site source of water for fire protection at the site. In addition, notes have been added to this figure as requested by the Fire Department to note:

1. A knox box or knox padlock will be provided at the entry gate for fire department access to the site, in a location to be determined during construction to the satisfaction of the fire department.
2. A knox box will be provided near the buildings for fire department access to the buildings, in a location to be determined during construction to the satisfaction of the fire department.
3. The boathouse and the snackbar will be provided with sprinklers.
4. A water supply will be provided at the site for use by the fire department for fire protection at the site. Underground storage tanks are to be provided with a connection for the fire department.

Figure PA-1 (formerly PS-1 Parking Study), has been updated to include dimensioned parking spaces as the club currently parks at the site. Required parking have been provided on the figure. We respectfully request for the Town / Building Inspector to review and issue a denial letter so that the project can be referred to the Zoning Board of Appeals.

September 27, 2022

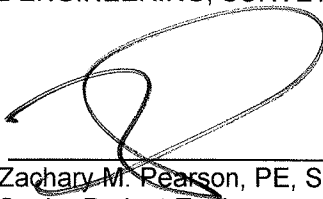
In addition, we look forward to meeting with the Board at the October 18, 2022 meeting for continued discussion of the project with the Board relative to parking provided at the site. At that time, we will respectfully request that the Board consider closing the public hearing and voting on a SEQRA negative declaration for the project.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:



Zachary M. Pearson, PE, Sr. Associate
Senior Project Engineer

ZMP/dlm/sr

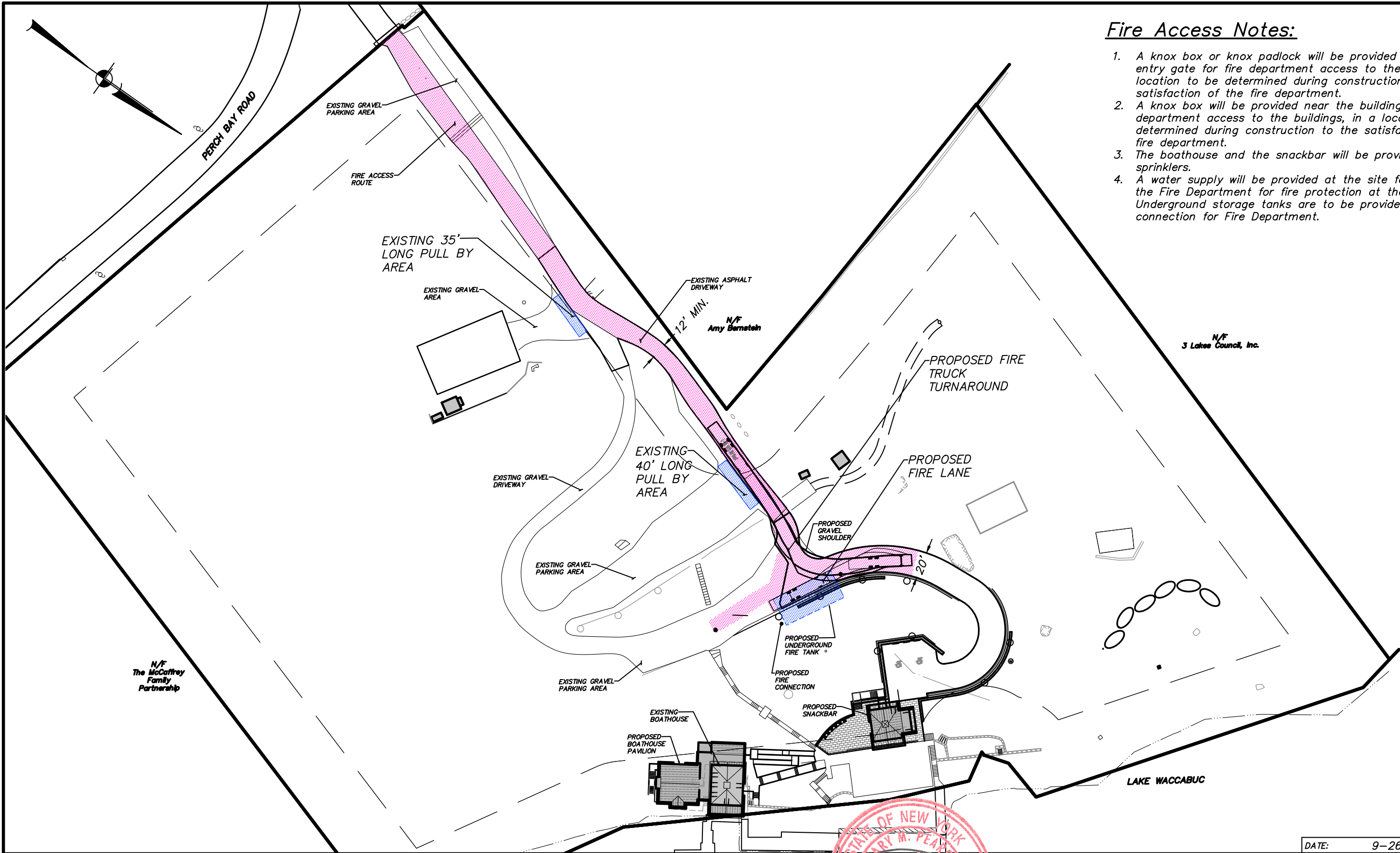
Enclosures

cc: Mr. Peter Hall, via email
Mr. John Assumma, via email
Mr. John M. Doyle, AIA, Doyle Coffin Architecture LLC, via email
Town of Lewisboro Planning Board, via email
Jan Johannessen, via email

Insite File No. 20228.100

Fire Access Notes:

- 1. A knox box or knox padlock will be provided at the entry gate for fire department access to the site, in a location to be determined during construction to the satisfaction of the fire department.
- 2. A knox box will be provided near the buildings for fire department access to the buildings, in a location to be determined during construction to the satisfaction of the fire department.
- 3. The boathouse and the snackbar will be provided with sprinklers.
- 4. A water supply will be provided at the site for use by the Fire Department for fire protection at the site. Underground storage tanks are to be provided with a connection for Fire Department.



PROJECT:	WACCABUC BEACH CLUB PERCH BAY ROAD, WACCABUC, NEW YORK 10597
DRAWING:	FIRE ACCESS PLAN

PREPARED BY:

**INSITE**
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com



GRAPHIC SCALE

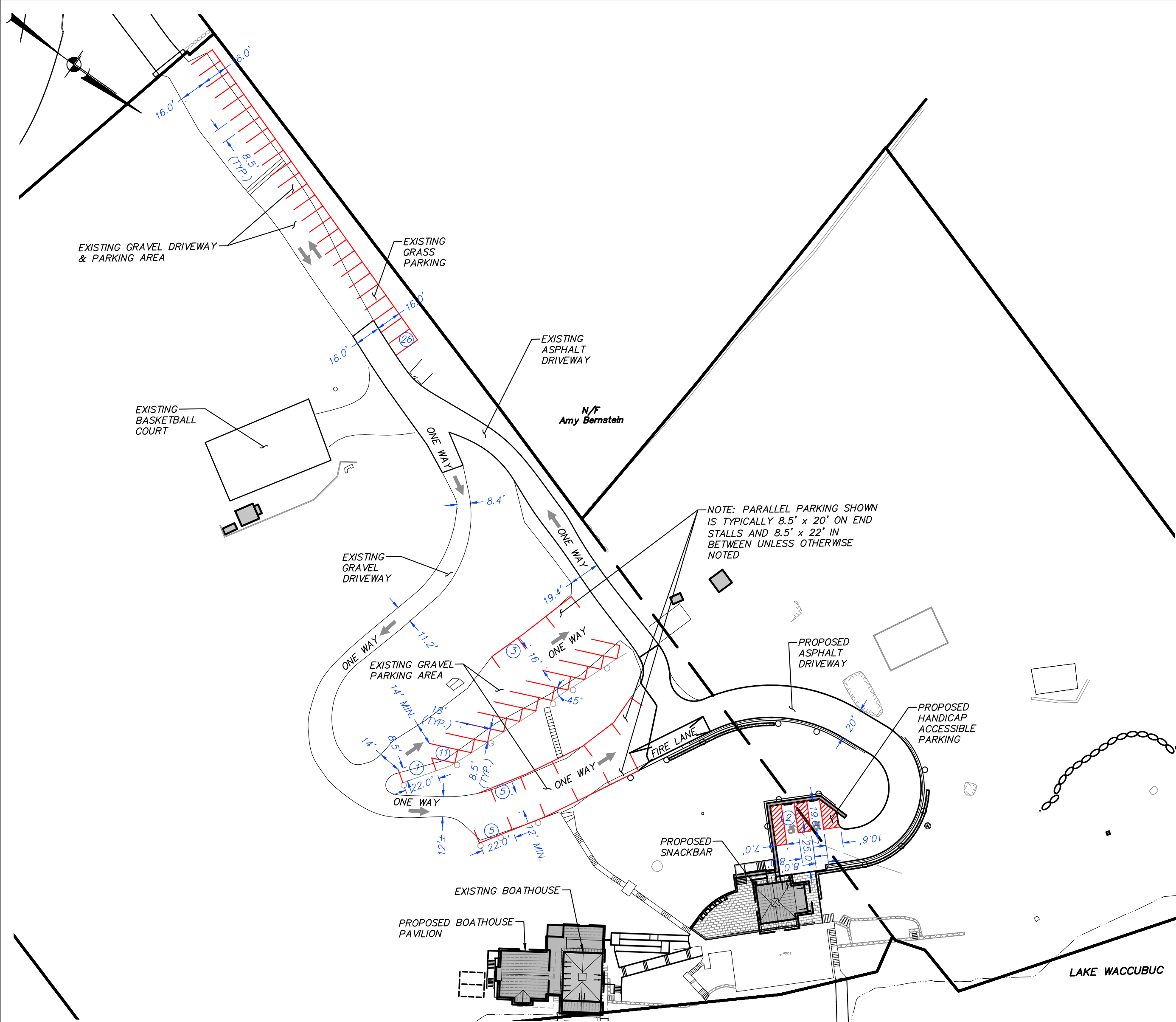


(IN FEET)
1 inch = 70 ft.


DATE:	9-26-22
DATE:	5-31-22
SCALE:	1" = 70'
PROJECT NO.:	20228.100
FIGURE:	FAP-1

Z:\E\20228100 Waccabuc CC-Beach Club\09 FAP-1.dwg, 9/26/2022 4:01:47 PM, sricksdson, 1:1

PARKING TABLE	
Parking Requirements:	
For Golf or Country Club per Section 220-56 of Town of Lewisboro Zoning Code	
1 space per 3 members x 390 members (*)	= 130 spaces
1 space per each 3 seats of max. capacity (**)	= 0 spaces
Total spaces required	= 130 spaces
(*) Waccabuc Country Club current membership is 390 members.	
(**) Meeting and dining room seats provided at main club site, not at Beach Club.	
Parking Provided on site:	= 53 spaces (***)
(***) Existing on site parking has historically proven sufficient for typical uses at the site. When additional event parking is needed, it is provided at the main club and members/guests are shuttled to/from the site via club vans.	



2	9-27-22	REVISED PER TOWN COMMENTS	MEU
1	5-31-22	REVISED PER TOWN COMMENTS	SMR
NO.	DATE	REVISION	BY




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PROJECT:
**WACCABUC COUNTRY CLUB
BEACH CLUB IMPROVEMENTS**

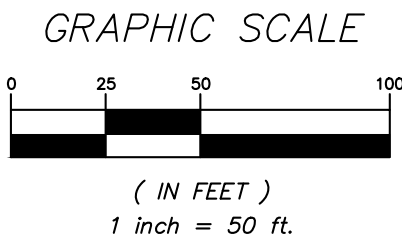
90 MEAD ST., WACCABUC, TOWN OF LEWISBORO, WESTCHESTER CTY, NY

DRAWING:
PARKING ASSESSMENT



PROJECT NUMBER	20228.100	PROJECT MANAGER	Z.M.P.	DRAWING NO.	PA-1	SHEET 1
DATE	3-29-22	DRAWN BY	S.M.R.			
SCALE	1" = 50'	CHECKED BY	D.L.M.			



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



MEMORANDUM

TO: Chairperson Janet Andersen and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.
Jeff Farrell

FROM: Jan K. Johannessen, AICP 
Joseph M. Cermele, P.E., CFM 
Town Consulting Professionals

DATE: October 14, 2022

RE: Vandervoort/Rising Starr Subdivision
93 Silver Spring Road
Sheet 48, Block 10057, Lot 14

PROJECT DESCRIPTION

The subject property consists of ± 152.74 acres of land and is located at 93 Silver Spring Road within the R-4A Zoning District. While the majority of the property is located within the Town of Lewisboro, ± 2.14 acres is located within the State of Connecticut, including physical access from Silver Spring Road. The property is currently developed with a horse farm, consisting of two (2) residences, barns, indoor riding ring, and paddocks. The applicant is proposing to subdivide the property into two (2) lots to facilitate the sale of the horse farm to its current operator. Parcel 1 is proposed to consist of ± 40.96 acres (± 39 acres of which would be located within Lewisboro) and would contain the existing horse farm. Parcel 2 is proposed to consist of ± 111.78 acres (± 111.63 acres of which would be located within the Town of Lewisboro) and is proposed to remain vacant.

SEQRA

The proposed action has been preliminarily identified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). Prior to taking action on this pending application, a Determination of Significance must be issued.

REQUIRED APPROVALS

1. Preliminary and Final Subdivision Plat Approval is required from the Planning Board; a public hearing is required to be held on the Preliminary Subdivision Plat.
2. The proposed subdivision requires Realty Subdivision Approval from the Westchester County Department of Health (WCDH).
3. The application must be referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law. The Planning Board Administrator will coordinate this referral.

COMMENTS

1. It is recommended that the application be referred to the Building Inspector for zoning review.
2. The applicant shall prepare and submit Parts 1 and 2 of the Short Environmental Assessment Form (EAF) for review.
3. The applicant shall submit an updated Existing Conditions Survey and Subdivision Plat, prepared by a NYS Licensed Land Surveyor. Preliminary and Final Subdivision Plats and Construction Drawings shall comply with Chapter 195, Subdivision of Land, and Appendix A of said Chapter.
4. The applicant must demonstrate that Parcel 1 will remain zoning compliant and that Parcel 2 could be developed in a conforming manner. A plan should be provided, which includes the following, at a minimum:
 - a. Illustrate existing topography (2-foot contours). For the purposes of this subdivision, using Westchester County GIS data will be sufficient (unless actual construction is proposed).
 - b. Graphically illustrate and quantify (s.f.) the contiguous buildable lot area, in accordance with Section 220-10E of the Zoning Code. Regarding Parcel 2, the future residence and septic system must be shown to be located within the buildable area.
 - c. Illustrate existing and future wells and septic systems, including expansion areas and applicable WCDH setbacks. Regarding Parcel 1, illustrate the connection between wells and septic systems to the various existing buildings. Soil testing may be required by the WCDH.
 - d. Illustrate all applicable zoning setback lines.

- e. Illustrate suitable locations for stormwater management for future/hypothetical impervious surfaces.
 - f. Regarding Parcel 2, demonstrate suitable access to the future/hypothetical building site. If a common driveway over Parcel 1 in favor of Parcel 2 is proposed, the applicant must first demonstrate access through Parcel 2's own road frontage. Any future or hypothetical driveways must be shown to comply with Town standards.
 - g. A grading plan should be provided for any future/hypothetical development.
 - h. Wetland and wetland buffer areas shall be illustrated. It appears that the buffer is taken from the edge of a stream shown on an older survey. While a full wetland delineation is not necessary (unless development is proposed), a wetland scientist should walk the property and determine if there are any fringe wetlands along the stream or other regulated features on the property that are not depicted and are not currently accounted for.
- 5. The restricted covenant referenced in the owner's letter should be elaborated upon by the applicant as its intended purpose is not clear.
 - 6. The tax parcel numbers referenced in Note #2 appear to be incorrect.
 - 7. Provide the Town's standard signature blocks on all future sheets.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

PLAN REVIEWED, PREPARED BY DTS PROVIDENT, DATED SEPTEMBER 6, 2022:

- Preliminary Plat (C-101)

DOCUMENT REVIEWED:

- Planning Board Application – Subdivision Plat Approval

JKJ/dc

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590 Tel: (914) 763-5592 Email: planning@lewisborogov.com

Site Development Plan/Subdivision Plat Application - Check all that apply:

Waiver of Site Development Plan Procedures ☐
 Site Development Plan Approval ☐
 Special Use Permit Approval ☐
 Subdivision Plat Approval ☒

Step I ☐
 Step I ☐
 Step I ☒

Step II ☐
 Step II ☐
 Step II ☐

Step III ☐

Project Information

Project Name: Rising Sparz Horse Rescue
 Project Address: 93 Silver Springs Rd, Wilton, CT 06897
 Gross Parcel Area: 152.74 ac Zoning District: R-4A Sheet(s): 66.4 Block(s): 4 Lot(s): 6
 Project Description: Subdivision of Parcel (48) to facilitate sale of (10057) (14)
horse farm

Is the site located within 500 feet of any Town boundary?
 Is the site located within the New York City Watershed?
 Is the site located on a State or County Highway?

YES ☒
 YES ☒
 YES ☐

NO ☒
 NO ☒
 NO ☒

Does the proposed action require any other permits/approvals from other agencies/departments?

Town Board ☐
 ACARC ☐
 NYSDOT ☐

ZBA ☐
 NYSDEC ☐
 Town Wetland ☐

Building Dept. ☐
 NYCDEP ☐
 Town Stormwater ☐

Town Highway ☒
 WCDH ☒

Other _____

Owner's Information

Name: SJK, LLC + PRK, LLC Email: chanceq@aol.com
 Address: 99 Silver Spring Rd Phone: 914-606-0387
Wilton, CT 06897

Applicant's Information (if different)

Name: _____ Email: _____
 Address: _____ Phone: _____

Authorized Agent's Information

* Michael T. Liguori, Esq. 845-279-2986
 * Peren Gregory, PE 914-592-4040
 Name: _____ Email: _____
 Address: 7 Skyline Drive, Hawthorne, NY 10532 Phone: _____
 * Hogan & Rossi, 3 Spring Ridge Rd., Ste 200, Brewster, NY 10509

THE APPLICANT understands that any application is considered complete only when all information and documents required have been submitted and received by the Planning Board. The applicant further understands that the applicant is responsible for the payment of all application and review fees incurred by the Planning Board.

MTLiguori@hoganandrossi.com

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief, and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

APPLICANT'S SIGNATURE

DATE

OWNER'S SIGNATURE

DATE

8/30/21

Reggie Vandenberg
Margaret Vandenberg
 Owner is sole member of SJK, LLC + PRK, LLC

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: planning@lewisborogov.com

Tel: (914) 763-5592

Fax: (914) 875-9148

Affidavit of Ownership

State of: Connecticut

County of: Fairfield

Peggy Vandervoort Kumble A/K/a
Margaret V. Kumble

being duly sworn, deposes and says that he/she

resides at 99 Silver Spring Rd, Wilton, CT

in the County of Fairfield, State of Connecticut

and that he/she is (check one) ☐ the owner, or ☒ the Member

of SDK, LLC + PVK, LLC Title

Name of corporation, partnership, or other legal entity

which is the owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the

Town of Lewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of

Lewisboro as:

Block 66.4, Lot 4, on Sheet _____
(10057) (14) (48)

Peggy Vandervoort Kumble
Margaret V. Kumble
Owner's Signature

Sworn to before me this

30 day of August, 2021

By Michael T. Liguori, Esq.

Commissioner of Superior Court

JUD. NO. 420852

[Signature]
Notary Public - affix stamp

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: planning@lewisborogov.com
Tel: (914) 763-5592 Fax: (914) 875-9148

Tax Payment Affidavit Requirement

This form must accompany all applications to the Planning Board.

Under regulations adopted by the Town of Lewisboro, the Planning Board may not accept any application unless an affidavit from the Town of Lewisboro Receiver of Taxes is on file in the Planning Board office. The affidavit must show that all amounts due to the Town of Lewisboro as real estate taxes and special assessments on the total area encompassed by the application, together with all penalties and interest thereon, have been paid.

Under New York State law, the Westchester County Clerk may not accept any subdivision map for filing unless the same type of affidavit from the Town of Lewisboro Receiver of Taxes is submitted by the applicant at the time of filing.

This form must be completed by the applicant and must accompany all applications to the Planning Board. Upon receipt, the Planning Board Secretary will send the form to the Receiver of Taxes for signature and notarization. If preferred, the applicant may directly obtain the signature of the Receiver of Taxes and notarization prior to submission.

To Be Completed by Applicant (Please type or print)

RISING STARR
Name of Applicant

VANDERVOORT SUBDIVISION
Project Name

Property Description

Tax Block(s): 10057

Tax Lot(s): 14

Tax Sheet(s): 48

Property Assessed to:

SJK, LLC & PVK, LLC

Name 90 M. VANDERVOORT 99 SILVER

Address WILKON, CT 06897

City State Zip

The undersigned, being duly sworn deposes and says that a search of the tax records in the office of the Receiver of Taxes, Town of Lewisboro, reveals that all amounts due to the Town of Lewisboro as real estate taxes and special assessments, together with all penalties and interest thereon, affecting the premises described below, have been paid.

Signature - Receiver of Taxes: [Signature] Date 9/7/2022

Sworn to before me this 7th day of September, 2022

[Signature]
Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2024

MARGARET VANDERVOORT
99 SILVER SPRING ROAD
WILTON, CT 06897

copy 2021

Town of Lewisboro
79 Bouton Road
South Salem, New York 10590

Town of Wilton
238 Danbury Road
Wilton, Connecticut 06897

Re: Possible subdivision of 93 Silver Spring Road

To whom it may concern:

I am the member of SJK LLC and PVK LLC and am writing to grant my permission to Rising Starr Horse Rescue and its consultants, including Provident Design Engineering, to apply for a subdivision of the above-referred premises and to meet with the representatives of each Town as it relates to same.

For in person meetings with the Town and its consultants, other than regular Planning Board or Zoning Board meetings, my attorney Michael T. Liguori, Esq. shall be present, and I shall be conferenced in via telephone whenever possible.

Additionally, it is my express desire that the parcel located in Lewisboro not be designed in such a way to show a paper access drive and frontage to that portion of Silver Spring Road in Lewisboro as the lot configuration would impact the privacy and value of my homestead located at 99 Silver Spring Road. Alternatively, I offer the recording of a restrictive covenant to be recorded against 93 Silver Spring Road both in New York and Connecticut that states that neither parcel can be sold separate from the other to ensure that access to 93 Silver Spring Road comes from that portion of property located in Wilton as that is consistent with the physical access and configuration of the parcel.

Thank you very much.

Sincerely,

Margaret Vandervoort
Margaret Vandervoort

Sarah Antonson

March 4, 2021

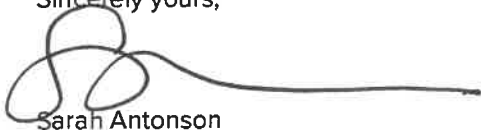
Town of Lewisboro
Planning and Zoning Commission

Dear Lewisboro Planning and Zoning Commission Members,

I write to you on behalf of our neighbors, the Rising Starr Horse Rescue. We understand that they are attempting to subdivide and become a permanent establishment in our area. We fully support their mission. They share in our goal of maintaining a private, quiet community.

Beyond preserving the land in its natural state, we also support their mission of rehabilitating and rescuing horses. My children and I are planning to volunteer with them. They are wonderful neighbors. We hope that you will approve their subdivision.

Sincerely yours,

A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line.

Sarah Antonson

153 Silver Spring Road

Wilton CT 06897

(475) 399-2931

sarah@progressionproject.com

101 Silver Spring Road
Wilton, CT 06897
4 March 2020

Town of Lewisboro Planning Board
79 Bouton Road
South Salem, NY 10590

RE: In support of Rising Starr Horse Rescue's subdivision application

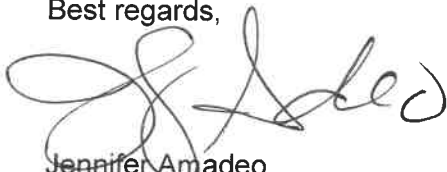
Dear Planning Board Members:

I am writing in support of the subdivision application recently made to the Board by Rising Starr Horse Rescue and Kelly Stackpole. My husband Claude Amadeo and I live right next door to Rising Starr and have been really happy to not only have animals in our neighborhood again but to also have an organization which is helping horses who are older or in need of new homes.

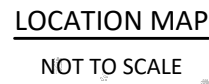
Rising Starr has been a great neighbor to us and we have tried to reciprocate. They currently use several of our paddocks for grazing horses and this summer, before they were able to get a generator to power their well, we were able to run some of our water via hoses down the hill to them during one of the long power outages. When one of our trees decided to fall across their driveway in a storm this past year, Kelly was very patient as we worked to get that removed. In the short time they have been here, Kelly's son and our son have become friendly as well.

We feel strongly that Rising Starr is a wonderful addition to the neighborhood. The improvements that Kelly and her team are making to the property are making it beautiful and functional. We look forward to being neighbors for many, many years. We fully support their subdivision application.

Best regards,

A handwritten signature in dark ink, appearing to read 'Jennifer Amadeo', with a large, stylized initial 'J'.

Jennifer Amadeo
203-979-7104



1. PROJECT ADDRESS:

2. TOWN OF LEWISBORO TAX MAP INFORMATION:

3. WATERSHED BASIN:

INLAND LONG ISLAND SOUND - SILVERMINE RIVER BASIN

4. OWNER:

5. APPLICANT:

LOCATION MAP
NOT TO SCALE

PARCEL 1
48-10057-14.1
AREA = 40.960 ACRES
= 1,784,218 SF
NY = 39.005 ACRES
= 1,699,061 SF

PARCEL 2
48-10057-14.2
AREA = 111.781 ACRES
= 4,869,180 SF

TOWN OF WILTON - FAIRFIELD COUNTY - CONNECTICUT
TOWN OF LEWISBORO - WESTCHESTER COUNTY - NEW YORK

CONNECTICUT NEW YORK

SCOTT'S RESERVOIR
CITY OF NORWALK

SILVER SPRING ROAD

PROPERTY OWNERS:
DAVID B. & OLIVIA MCELROY DELO
MATTHER N. & CONSTANCE M. FREEMAN
GERARD & MARY K. JOHNSON
WALLACE G. & GERTRUDE M. RUDD
STEVEN J. RYMAN
PETER A. & J. J. MINO
ALDORE & LIA COLLIER
SARAB KAHANZADEH

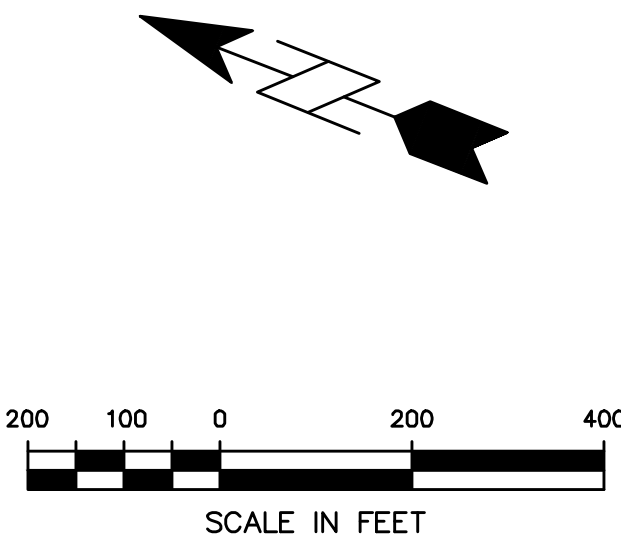
Other features:
50' REAR YARD
200' WIDTH
150'
160'
225'
320'
350'
370'
380'
390'
400'
410'
420'
430'
440'
450'
460'
470'
480'
490'
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900'
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960'
970'
980'
990'
1000'

- 1) Premises shown hereon located in the R-4A One-Family Residence District (4 acre), in the Town of Lewisboro.
- 2) Premises shown hereon known and designated Section 18 Block 10535 Lots 5 and 6 on the Town of Lewisboro Tax Maps.
- 3) All new utility service connections including lines and equipment for providing power and/or communication, including cable television, are to be installed underground.
- 4) Additional underground easements, utilities, or structures, etc. other than those shown hereon may be encountered.
- 5) The subsurface information shown hereon, if any, is not guaranteed as to the accuracy or completeness and should be verified by the contractor before any excavation.

ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE 'R-4A'			
	PERMITTED /REQUIRED	PARCEL 1	PARCEL 2
MINIMUM LOT SIZE			
AREA	4 ACRE	40.960	111.780
WIDTH/CIRCLE (FEET)	200	200	200
MINIMUM YARD (FEET)			
FRONT			
FROM STREET CENTERLINE	75		
FROM FRONT LOT LINE	50	280.8	1307.0
SIDE	50	59.0	285.2
REAR	50	60.0	273.0
MAXIMUM BUILDING HEIGHT			
STORIES	2 1/2	2	2
FEET	35	>35	>35
MAXIMUM BUILDING COVERAGE (PERCENT OF LOT AREA)	6	1.9	0.10

BASE LOT DEPTH CALCULATION
DISTRICT R-4 ACRE - BASE LOT DEPTH = 700 FEET

48-10057-14.1	$1,290/700 = 1.84$	$1.84(4.0) = 7.371$ AC REQUIRED
48-10057-14.2	$1,495/700 = 2.14$	$2.14(4.0) = 8.543$ AC REQUIRED



DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601


P: 914.428.0010
F: 914.428.0017

Under New York State Education Law Article 145 (Engineering), Section 7209 (2), It Is A Violation Of This Law For Any Person, Unless Acting Under The Direction Of A Licensed Professional Engineer, To Alter This Document

© DTS Provident Design Engineering, LLC

**RIISING STARR HORSE RESCUE
SUBDIVISION**
93 Silver Spring Road
South Salem, New York 10590

TITLE: PRELIMINARY PLAT



Scale:	1" = 200'
Date:	04/07/2022
Drawn By:	JM
Checked By:	PJG
Project No.:	20-034
Sheet No.:	1 of 1
Dwg. No.:	C-101

#14-22PB

TOWN OF LEWISBORO PLANNING BOARD79 Bouton Road, South Salem, NY 10590 Tel: (914) 763-5592 Email: planning@lewisborogov.com**Site Development Plan/Subdivision Plat Application - Check all that apply:**

☒ Waiver of Site Development Plan Procedures
☐ Site Development Plan Approval
☐ Special Use Permit Approval
☐ Subdivision Plat Approval

Step I ☒
 Step I ☐
 Step I ☐
 Step II ☐
 Step II ☐
 Step II ☐

Step III ☐ **413-3 4112**RECEIVED
LEWISBOROPLANNING
BOARD**Project Information**Project Name: VISTA MARKETProject Address: 469 SMITH RIDGE ROAD, VISTA, NY. 10590Gross Parcel Area: _____ Zoning District: _____ Sheet(s): 53 Block(s): 9834 Lot(s): 32Project Description: REMOVE 4-120 GALLON PROPANE TANKS AND RELOCATE TO OTHER SIDE OF BUILDING, RUN LINE ALONG WALL TO PLUMBERS STUB

Is the site located within 500 feet of any Town boundary?

YES ☐NO ☒

Is the site located within the New York City Watershed?

YES ☐NO ☒

Is the site located on a State or County Highway?

YES ☐NO ☒

Does the proposed action require any other permits/approvals from other agencies/departments?

Town Board ☐ZBA ☐Building Dept. ☒Town Highway ☐ACARC ☐NYSDEC ☐NYCDEP ☐WCDH ☐NYSDOT ☐Town Wetland ☐Town Stormwater ☐

Other _____

Owner's InformationName: K. RANAEmail: 332WILTONROAD@GMAIL.COMAddress: 469 SMITH RIDGE ROADPhone: 1-914-533-6627**Applicant's Information (if different)**Name: HOCON GASEmail: PKOBA@HOCONGAS.COMAddress: 33 ROCKLAND ROAD, NORWALK, CT. 06854Phone: 203-853-1500**Authorized Agent's Information**Name: MARSHALL CONVERSEEmail: MARGACONI@GMAIL.COMAddress: 33 ROCKLAND ROAD, NORWALK, CT 06854Phone: 203-515-1146

THE APPLICANT understands that any application is considered complete only when all information and documents required have been submitted and received by the Planning Board. The applicant further understands that the applicant is responsible for the payment of all application and review fees incurred by the Planning Board.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief, and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

APPLICANT'S SIGNATURE _____

DATE

8/1/02

OWNER'S SIGNATURE _____

DATE

8/1/02

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: planning@lewisborogov.com

Tel: (914) 763-5592

Fax: (914) 875-9148

Affidavit of Ownership

State of: NEW YORK

County of: _____


K. DMA being duly sworn, deposes and says that he/she
resides at VISTA MARKET, 469 SMITH RIDGE ROAD, VISTA, NY 10590

in the County of WESTCHESTER, State of NEW YORK

and that he/she is (check one) ☒ the owner, or ☐ the _____
of VISTA MARKET, 469 SMITH RIDGE ROAD, VISTA, NY 10590 Title
Name of corporation, partnership, or other legal entity

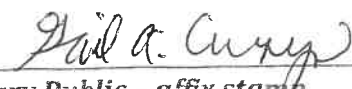
which is the owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the
Town of Lewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of
Lewisboro as:

Block 9834, Lot 32, on Sheet 53


Owner's Signature

Sworn to before me this

2nd day of August, 2022


Notary Public - affix stamp

my commission Expires 2/28/23

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590
Email: planning@lewisborogov.com
Tel: (914) 763-5592 Fax: (914) 875-9148

Tax Payment Affidavit Requirement

This form must accompany all applications to the Planning Board.

Under regulations adopted by the Town of Lewisboro, the Planning Board may not accept any application unless an affidavit from the Town of Lewisboro Receiver of Taxes is on file in the Planning Board office. The affidavit must show that all amounts due to the Town of Lewisboro as real estate taxes and special assessments on the total area encompassed by the application, together with all penalties and interest thereon, have been paid.

Under New York State law, the Westchester County Clerk may not accept any subdivision map for filing unless the same type of affidavit from the Town of Lewisboro Receiver of Taxes is submitted by the applicant at the time of filing.

This form must be completed by the applicant and must accompany all applications to the Planning Board. Upon receipt, the Planning Board Secretary will send the form to the Receiver of Taxes for signature and notarization. If preferred, the applicant may directly obtain the signature of the Receiver of Taxes and notarization prior to submission.

To Be Completed by Applicant (Please type or print)

Hocon Gas - Philip Koba

Name of Applicant

Vista Market - propane tanks

Project Name

Property Description

Tax Block(s): 9834

Tax Lot(s): 32

Tax Sheet(s): 53

Property Assessed to:

Visnor Property LLC

Name A. Apazidis

Address 7 Rudolf Lane

City Norwalk

State CT Zip 06851

The undersigned, being duly sworn deposes and says that a search of the tax records in the office of the Receiver of Taxes, Town of Lewisboro, reveals that all amounts due to the Town of Lewisboro as real estate taxes and special assessments, together with all penalties and interest thereon, affecting the premises described below, have been paid.

Signature - Receiver of Taxes:

Date

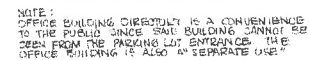
Sworn to before me this

day of

2022

Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01D06259627
Qualified in Westchester County
Commission Expires April 15, 2024



OWNER: ERUNG S H SVEN J. MOLEK
BLOCK 9834 SECTION 495 LOTS 924 93
TOWN OF LEWISBORO NEW YORK
R3 ZONE 1.76 ACRES
KENNETH MCGAHREN ASSOCIATES
ARCHITECTS, GIANNINO TEL. 761 8978

George Latimer
Westchester County Executive



James Maisano
Director, Consumer Protection

Department of Consumer Protection Home Improvement License

HOCON GAS, INC.
6 ARMSTRONG ROAD - 3RD FLOOR
SHELTON, CT-06484

This license is issued in accordance with Article XVI of the Westchester County Consumer Protection Code and is valid only upon presence of the official department seal. Proof of citizenship or immigration status is not required for issuance of this license.
NOT FOR FEDERAL PURPOSES

License Number

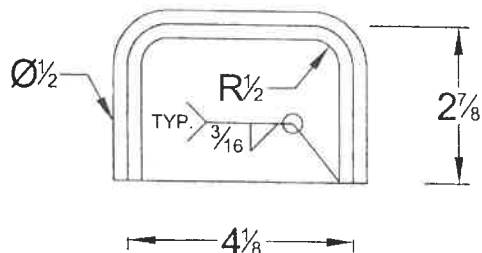
WC-31628-H19



Date of Expiration

03/27/2023

THIS VESSEL IS DESIGNED FOR THE STORAGE
OF LIQUEFIED PETROLEUM GAS ONLY



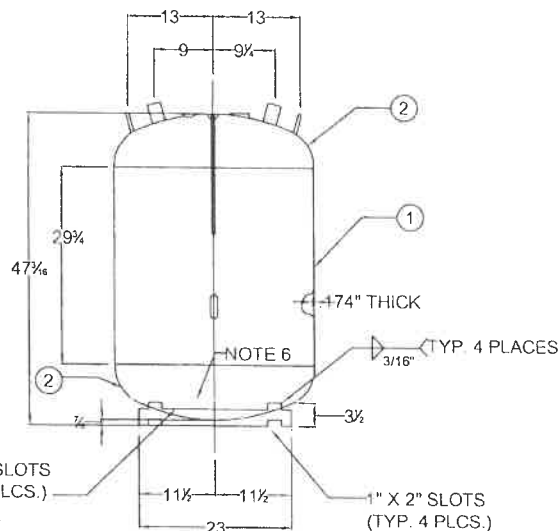
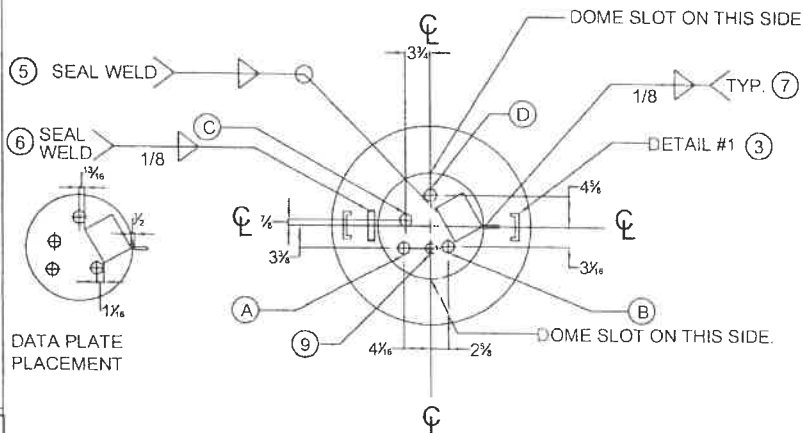
DETAIL " 1 "
LIFTING LUG

③

REV.	BY:	DESCRIPTION	DATE:
0	CDH	ORIGINAL ISSUE	6/6/02
1	CDH	RELOCATED DATA PLATE AND ANODE LUG	6/27/02
2	CDH	ADDED SQUIBB TAYLOR FLT. GA. OPTION	2/4/03
3	CDH	REVISED MDMT PRESSURE TO 250 PSI	3/11/03
4	CDH	CORRECTED FITTINGS TO COUPLINGS	3/27/03
5	CDH	ADDED WELD SYMBOL TO SUPPORT RING	4/8/03
6	CDH	REVISED DOME TO DETAIL NO. 35	5/29/03
7	wlo	ADD NOTE FOR DIPPING & A1011 MATERIAL	5/7/04

MARK	QTY.	DESCRIPTION	DWG. NO.
1	1	SHELL - 0.174" X 29 3/4" X 93 1/2" - SA414G	
2	2	HEADS - 30" O.D. X 0.173" - ELLIPTICAL - SA414G	
3	2	LIFTING LUGS, 1/2" Ø	
4	1	DOME SQ. EDGE (NOT SHOWN)	D - 35
5	1	DATA PLATE	
6	1	DOME HINGE	D - 22
7	1	DOME HASP	D - 6
8	1	SUPPORT RING, 3/16" X 3 1/2" X 72"	D - 18
9	1	ANODE ATTACHMENT	D - 7

MARK	QTY	SIZE	TYPE	FITTINGS		SERVICE
				SQUIBB-TAYLOR	SHERWOOD	
A	1	3/4	FULL CPLG.		PVE3250ALG7-11.5	SERVICE VALVE
B	1	1 1/4	HALF CPLG.		PVE623B	FILL VALVE
C	1	1	HALF CPLG.		UV445AM	RELIEF VALVE
D	1	1	HALF CPLG.	HA254J	FG3981-001A	FLOAT GAUGE



PART #: 0101219

NAT'L. BD. SERIAL No.

CERTIFIED BY: AMERICAN WELDING & TANK
HARSCO CORPORATION GAS & FLUID CONTROL GROUP
JESUP, GEORGIA-BLOOMFIELD, IOWA, SALT LAKE CITY, UTAH-FREMONT, OHIO

MAX. ALLOW. WORKING PRESS. 250 PSI AT 400 °F
MDMT -20 °F AT 250 PSI PLANT NO.

U
W
RTS

SERIAL NO. 2UL YEAR BUILT 20
LENGTH 49.7 IN. OUTSIDE DIA. 30 IN.
HEAD THK. .173 IN. SHELL THK. .174 IN.
UNDER GROUND TYPE AWT-UG SURFACE AREA 33.2 SQ. FT.
HEAD D.R. 2:1
WATER CAPACITY 120 GALS.

THIS CONTAINER SHALL NOT CONTAIN A PRODUCT HAVING A VAPOR PRESSURE IN EXCESS OF 215 PSI AT 100°F.
DIP TUBE LENGTH-89% FULL @ 50 DEG F D.T. = 11.0 IN

GENERAL NOTES:

- LIFTING LUGS DESIGNED FOR TOTAL LIFTING WEIGHT OF 565#
- TOTAL EMPTY WEIGHT IS 260#.
- ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED.
- EXTERIOR OF TANK TO BE GRIT BLASTED.
- PAIN PER SHOP ORDER.
- UNLESS OTHERWISE SPECIFIED APPLY PAINT TO BOTTOM BY DIPPING (4" MINIMAL)
- VACUUM PURGE TANK.
- COMPLETE TANK DRIED TO REMOVE ALL MOISTURE.
- THREADS OF ALL FITTINGS TO BE COATED WITH COMPOUND SUITABLE FOR USE WITH LP GAS.

GENERAL SPECIFICATIONS	
WATER CAPACITY (GALLONS)	120
ALLOWABLE WORKING PRESSURE (PSIG)	250
JOINT EFFICIENCY	ASME UW-51 LONG SEAM 100 % ASME UW-52 HEAD TO SHELL 100 %
HYDROSTATIC TEST PRESSURE (PSIG)	325
SURFACE AREA (SQ. FT.)	33.2
RELIEF VALVE SETTING (PSIG)	250
RELIEF VALVE DISCHARGE RATE - (CFM REED.)	287
CODE	ASME SECTION VIII DIV. I
STANDARDS	NFPA 58 LP GAS CODE
MATERIAL SPECS:	MH-5127
COUPLINGS	SA-105
TANK FLANGES	SA-105
SUPPORT RING	SA-36 OR SA-455
HASP & HINGE	A-1011

120 W.G. UNDERGROUND
VERTICAL PROPANE TANK

AMERICAN WELDING & TANK

HARSCO CORPORATION GAS & FLUID CONTROL GROUP

DATE 06/06/02	DRAWN BY CDH	APPROVED BY CDH	REVISION 7	DRAWING NO. L - 120V
------------------	-----------------	--------------------	---------------	-------------------------



3- 120 v running 60'
To plumbers stub

Gas line $\frac{3}{4}$ " black iron
Along outside of
Building.

**2023 PLANNING BOARD
MEETING DATES/
SUBMISSION DEADLINES**

Town of Lewisboro

Planning Board meetings are typically held on the third Tuesday of the month.

Meeting Date 7:30 p.m.	Initial Submission Deadline by 10:00 a.m. - 5 Tuesdays before meeting -	Re-submission Deadline by 10:00 a.m. - 3 Tuesdays before meeting -
January 17	December 13	December 27
February 21	January 17	January 31
March 21	February 14	February 28
April 18	March 14	March 28
May 16	April 11	April 25
June 20	May 16	May 30
July 18	June 13	June 27
August 15	July 11	July 25
September 19	August 15	August 29
October 17	September 12	September 26
November 21	October 17	October 31
December 19	November 14	November 28

Special meeting(s): TBD

10/13/2022