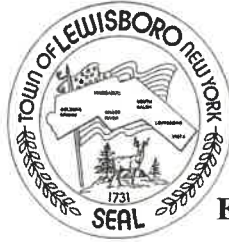


TOWN OF LEWISBORO
Westchester County, New York



Planning Board
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November 18, 2022

Honorable Tony Goncalves, Supervisor and
Members of the Town Board
Town of Lewisboro
11 Main Street
South Salem, New York 10590

Re: Application of Smith Ridge Associates
920 Oakridge Commons -
"Villas at Vista"
(P.B. Cal. #12-22 PB & #36-22 WP)

Dear Supervisor Goncalves and Members of the Town Board:

The Planning Board has received a formal application from Smith Ridge Associates, owner of Oakridge Commons, seeking site development plan approval and a wetland permit for proposed modifications to these premises. In sum, the application proposes the conversion of existing commercial space into eight (8) new dwelling units and the construction of six (6) new townhouses on the Oakridge Commons site.

A prior application, which was granted by the Planning Board, authorizes the conversion of commercial space within Oakridge Commons into four (4) new dwelling units. Consequently, the application now before the Planning Board, coupled with this prior approval, entails eighteen (18) new dwellings (comprised of two (2) two-bedroom units and sixteen (16) three-bedroom units). These residential units are located within and are proposed to be serviced by the Oakridge Water District.

The Planning Board will, as it must, evaluate this application under the Town Code and SEQRA. As it undertakes this review process, a threshold question is presented – namely, will the Oakridge Water District extend service connections to these new residential units? This question likewise applies to potential connections to Oakridge Sewer District wastewater services. If an impediment to these service connections exists, the Planning Board and the applicant may, in fact, be embarking upon an empty exercise.

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Accordingly, the Planning Board has authorized me, as its Chair, to submit this letter to the Town Board, which is responsible for management, maintenance, operation and repair of Oakridge Water District and Oakridge Sewer District facilities. Specifically, I have been authorized to solicit the Town Board's position as to whether service connections for these units will be provided by the Oakridge Water and Sewer Districts.

In making this inquiry, the Planning Board is mindful of the November 10, 2022 Memorandum prepared by Joseph M. Cermele, P.E., CFM of Kellard Sessions, which addresses the capacity of the Oakridge Water District Treatment Plant. Moreover, the Planning Board has received written comments from Town residents expressing concerns as to the impact of the proposed residential units upon both water capacity and the quality of water supplied by the Oakridge Water District to its consumers.

Again, the Planning Board seeks a response from the Town Board to facilitate its review of this application and avoid a commitment of resources toward a project that, absent these service connections, will not go forward.

On behalf of the Planning Board, I thank the Town Board for its consideration of this request.

Respectfully submitted,

A handwritten signature in black ink that reads "Janet Andersen" followed by two cursive "cc" letters.

Janet Andersen, Chair

cc: Gregory Folchetti, Esq.