

**AGENDA PACKET**

**NOVEMBER 15, 2022 MEETING**

	<b><u>CAL#</u></b>	<b><u>PAGE</u></b>
<b><u>AGENDA</u></b>		<b>3</b>
<b><u>VISTA MARKET LP TANKS, 469 SMITH RIDGE ROAD, SOUTH SALEM</u></b>	<b>Cal #14-22PB</b>	
Materials received at the October 18, 2022 meeting		<b>4</b>
<b><u>CROSS RIVER PHARMACY, 890 ROUTE 35, CROSS RIVER</u></b>	<b>Cal #07-21PB</b>	
Extension request, dated October 19, 2022		<b>14</b>
<b><u>ARBOR HILLS WATER SYSTEM, 0 BRUNDIGE DRIVE, GOLDENS BRIDGE</u></b>	<b>Cal #03-22PB</b>	
Extension request, dated October 24, 2022		<b>15</b>
<b><u>INDIAN HILLS WATER SYSTEM, 0 APACHE CIRCLE, KATONAH</u></b>	<b>Cal #09-22PB</b>	
Extension request, dated October 24, 2022		<b>16</b>
<b><u>WACCABUC COUNTRY CLUB SNACK BAR, 0 &amp; 18 PERCH BAY ROAD, WACCABUC</u></b>	<b>Cal #06-22PB</b>	<b>Cal #05-22WP</b>
Cover letter, Insite Engineering, dated November 7, 2022	<b>Cal #03-22SW</b>	<b>17</b>
Engineering drawings, Insite Engineering, dated November 4 & 7, 2022		<b>19</b>
Occupancy count, Doyle Coffin Architects, dated October 26, 2022		<b>23</b>
<b><u>VILLAS AT VISTA, 920 OAKRIDGE COMMONS, SOUTH SALEM</u></b>	<b>Cal #12-22PB</b>	<b>Cal #36-22WP</b>
Review memo, Kellard Sessions, dated November 10, 2022		<b>25</b>
Water Usage memo, Kellard Sessions, dated November 10, 2022		<b>30</b>
Cover letter, Cross River Architects, dated October 11, 2022		<b>35</b>
Planning Board and Wetland applications, dated October 11, 2022		<b>36</b>
Town Board minutes, dated September 27, 2022		<b>42</b>
Site plans, Cross River Architects, dated October 7, 2022		<b>49</b>

Comment letters (M. Beattie, P. J. Jacke, V & E Paolicelli, J. Brown & C. Deutsch, L. & P. Martin) dated between August 24, 2022 and November 4, 2022		<b>53</b>
<b><u>MAPLE TREE FARM, 400 SMITH RIDGE ROAD, SOUTH SALEM</u></b>	<b>Cal #01-21WV</b>	<b>Cal #34-22WP</b>
No new materials.		-
<b><u>ROSE RESIDENCE, 15 TRUESDALE LAKE DRIVE, SOUTH SALEM</u></b>	<b>Cal #37-22WP</b>	
Wetland application, dated October 1, 2022		<b>65</b>
<b><u>2023 MEETING AND SUBMISSION DATES</u></b>	<b>N/A</b>	
Draft 2023 Meeting and submission dates, dated November 7, 2022		<b>71</b>

**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, November 15, 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 #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.**

**II. EXTENSION OF TIME REQUESTS**

**Cal #07-21PB**

**Cross River Pharmacy, 890 Route 35, Cross River, NY 10518; Sheet 20, Block 10801, Lot 30 (Central Ave., White Plains, LLC., owner of record) - Application for a change of use.**

**Cal #03-22PB**

**Arbor Hills Water System, 0 Brundige Drive, Goldens Bridge, NY 10526; Sheet 12, Block 11152, Lot 200 (Arbor Hill Waterworks, Inc, owner of record) - Application for the construction of a water treatment facility.**

**Cal #09-22PB**

**Indian Hills Water System, 0 Apache Circle, Katonah, NY 10536; Sheet 10, Block 11152, Lot 189 (Waccabuc Water Works, Inc, owner of record) - Application for construction of a water treatment facility.**

**III. 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 & 0 Perch Bay Road, Waccabuc, NY 10597; 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.**

**IV. SITE DEVELOPMENT PLAN REVIEW**

**Cal #12-22PB, Cal #36-22WP**

**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.**

**V. WETLAND PERMIT REVIEW**

**Cal #34-22WP, Cal #01-21WV**

**Maple Tree Farm, 400 Smith Ridge Road, South Salem, NY 10590; Sheet 24, Block 9831, Lot 49B (Maple Tree Farm, LLC, owner of record) - Application for remediation of wetlands.**

**Cal #37-22WP**

**Rose Residence, 15 Truesdale Lake Drive, South Salem, NY 10590; Sheet 36L, Block 10815, Lot 30 (Ellen and Robert B. Rose, owners of record) – Application for a floating dock.**

**VI. DISCUSSION**

**2023 Meeting and submission dates**

**VII. MINUTES OF October 18, 2022.**

**VIII. NEXT MEETING DATE: December 20, 2022.**

**IX. ADJOURN MEETING.**

**THE VISTA MARKET**

2. This is a ~~SECRET~~  
TOP SECRET

NOTE:  
THE 2004-2005 BUDGET FOR THE BOSTON AREA

$$2 \times 10^{-2} \text{ mol} \times 1000 \text{ g mol}^{-1} = 20 \text{ g}$$

67-4244-143

THE DRAWING ROOMS MUST BE KEPT CLEAN AND FREE FROM ALL KINDS OF CLUTTER. A RANGE OF THE FINEST FURNITURE, INCLUDING A SOFA, TWO CHAIRS, A TABLE, AND A LAMP, IS PROVIDED FOR THE CONVENIENCE OF THE VISITOR. THE ROOM IS ALSO EQUIPPED WITH A TELEPHONE AND A REFRIGERATOR.

MARKET BUILDING SHOWN 9/2

14-00000

OFFICE BUILDING - 444-2737

[illegible]

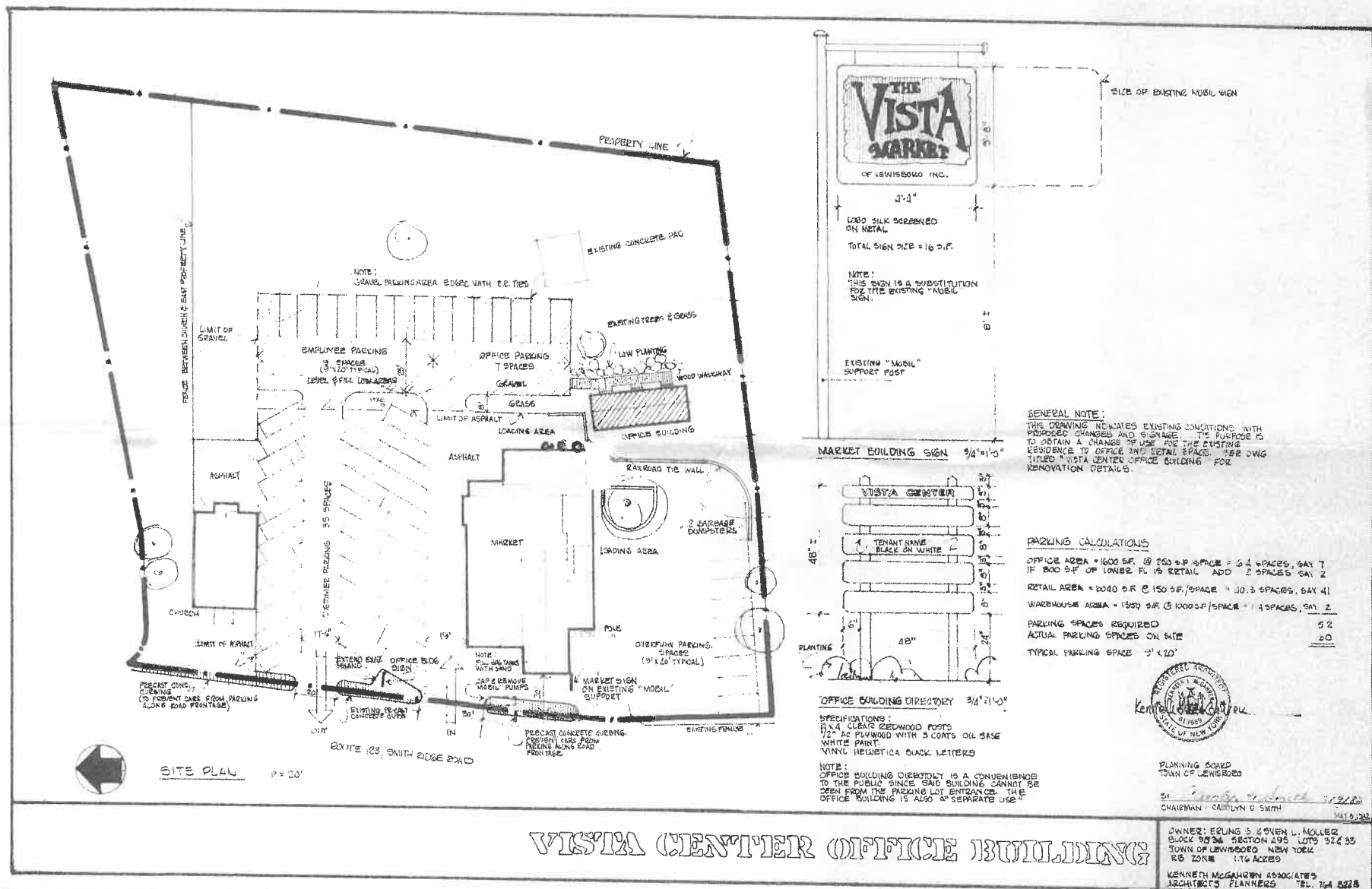
THE PUBLIC SENSE THAT THE LINGUALLY  
AND RACIALLY MIXED GROUPS ARE  
NOT BEING PROTECTED BY THE  
GOVERNMENT IS A SERIOUS CONCERN.

Control Sheet 10

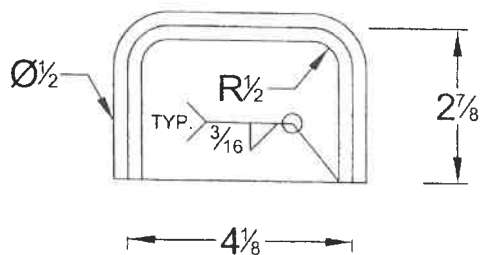
1994年12月

100-443887-100

OWNER: EDWIN FRYER, JR.  
 BOX 8334 SECTION 955 LOT 622 33  
 TOWN OF LEICESTER NEW YORK  
 RE ZONE 1000  
 KENNETH MCGAHREY ASSOCIATES  
 ARCHITECTS PLANNERS  
 104 8226



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



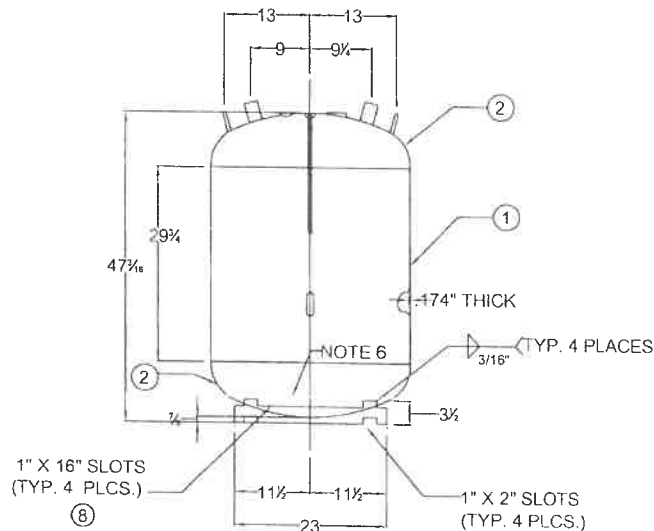
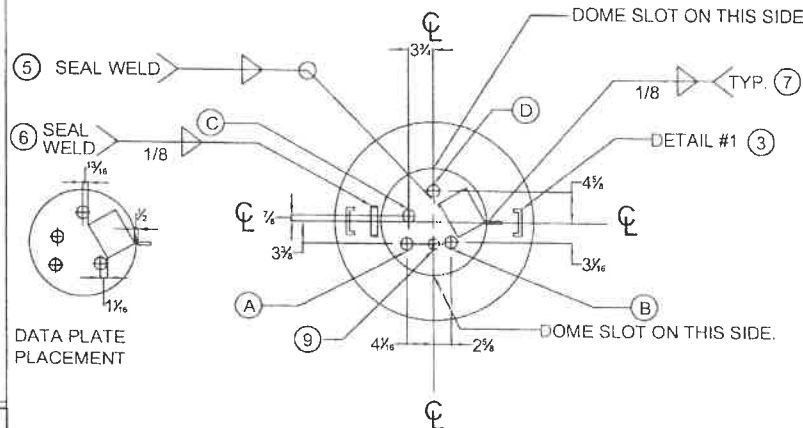
DETAIL " 1 "  
LIFTING LUG

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	w/o	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.		VE3250ALG7-11.0	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	FG3961-001A	FLOAT GAUGE



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. \_\_\_\_\_

SERIAL NO. [2UL] YEAR BUILT [20]  
LENGTH [45.7] 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

DATA PLATE DETAIL

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.
- PAINT 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 REQ'D.)	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

PART #: 0101219

DATE 06/06/02	DRAWN BY CDH	APPROVED BY CDH	REVISOR 7	ENGINEER'S NO. L - 120V
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# TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)

Tel: (914) 763-5592

Fax: (914) 875-9148

## Affidavit of Ownership

State of: NEW YORK

County of: \_\_\_\_\_

\_\_\_\_\_, 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 Tel: (914) 763-5592 Email: [planning@lewisborogov.com](mailto: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: VISTA MARKET

Project Address: 469 SMITH RIDGE ROAD, VISTA, NY. 10590

Gross Parcel Area: \_\_\_\_\_ Zoning District: \_\_\_\_\_ Sheet(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Lot(s): \_\_\_\_\_

Project 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 Information

Name: K. RANA

Email:

332 WILTON ROAD @ GMAIL.COM

Address: 469 SMITH RIDGE ROAD

Phone:

1-914-533-6627

### Applicant's Information (if different)

Name: HOCONG GAS

Email:

PKOBA@HOCONGAS.COM

Address: 33 ROCKLAND ROAD, NORWALK, CT. 06854

Phone:

203-853-1500

### Authorized Agent's Information

Name: MARSHALL CONVERSE

Email:

MARGACON1@GMAIL.COM

Address: 33 ROCKLAND ROAD, NORWALK, CT 06854

Phone:

203-515-1146

This 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 imposed by the Planning Board.

THE UNDERSIGNED WARRANTS that all information furnished herein and all supporting documents according to the best of his/her knowledge are true and accurate and that the applicant is responsible for the payment of all application and review fees imposed by the Planning Board.

APPLICANT'S SIGNATURE

DATE

8/1/02

TOWNSHIP SIGNATURE

DATE

8/1/02

George Entimer  
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



3-120v





4- 120 v running 60'  
To plumbers stub.

Crash protection will  
Be placed in front of  
Tanks as needed.

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



## Ciorsdan Conran

---

**From:** Elaine <misselaineous56@aol.com>  
**Sent:** Wednesday, October 19, 2022 3:29 PM  
**To:** Ciorsdan Conran  
**Subject:** Re: Cross River Pharmacy\_Request\_Extension\_granted 062122.pdf

Good afternoon, Ciorsdan!

I hope you are feeling better. We would like to request an extension from the Planning Board. We are in the process of setting up our septic inspection, which should be done next week. Once the Board of Health receives the inspection report, we can proceed with our plans. As always, thank you for your guidance and help with this project.

Elaine Feldman  
Cross River Pharmacy  
(914) 763-3152

-----Original Message-----

From: Ciorsdan Conran <Planning@lewisborogov.onmicrosoft.com>  
To: Elaine <misselaineous56@aol.com>; Stuart Feldman <crossriverpharmacy@gmail.com>  
Sent: Wed, Oct 12, 2022 9:56 am  
Subject: Cross River Pharmacy\_Request\_Extension\_granted 062122.pdf

Good morning!

Checking in on the status of your new location. The current Planning approval goes through 101922 so please let me know if you need an extension.

Thank you,

Ciorsdan

Ciorsdan Conran

Town of Lewisboro

ACARC/Comprehensive Plan Steering Committee/Planning Board Administrator



architects + engineers

2 Executive Boulevard, Suite 401  
Suffern, NY 10901

tel 845.357.7238  
fax 845.357.7267

October 24, 2022

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

Re: Liberty Utilities  
Arbor Hills Water System Improvements  
Sheet 0013, Block 11152, Lot 011  
**Site Plan Extension Request**

Dear Chairperson Andersen,

As you may recall, your Board granted conditional approval for the Arbor Hills Water System Improvements at your May 17, 2022 meeting. The subject project proposes a new water treatment building (public utility) on the existing site of a water treatment and supply facility on a 4.635-acre parcel (32.1-2-1) in the R-2A (One Family Residence, 2-acre min. lot area) having frontage on Brundige Road and Waccabuc Road (County Route 138).

As noted on Page 3 of the Resolution, Conditions #1-8 must be completed within six (6) months from the date of the resolution. While our office has progressed design, certain items cannot be finalized the project receives approval from the Westchester County Health Department (WCHD). Our office made an initial submission to the WCHD on November 30, 2021, and an updated resubmission on August 25, 2022. Unfortunately, our office is still awaiting comments/response from the County. While we hope to complete this work as soon as possible, we would ask that the Board consider an extension of one (1) year for the project.

As the current approval would expire on November 17, 2022; we would request placement on your upcoming November 15, 2022 Agenda.

Very truly yours,

H2M architects + engineers

Sean F. Peters  
Project Engineer

Enclosures

cc: Christopher Peters, Liberty Utilities (w/ enclosures)  
John Kilpatrick, Liberty Utilities (w/ enclosures)  
Steve Wondrack, Liberty Utilities (w/ enclosures)  
Christopher Wright, Project Manager (w/ enclosures)

**CORPORATE HEADQUARTERS**

538 Broad Hollow Road, 4<sup>th</sup> Floor East | Melville, NY 11747 | 631.756.8000 | [www.h2m.com](http://www.h2m.com)



architects + engineers

2 Executive Boulevard, Suite 401  
Suffern, NY 10901

tel 845.357.7238  
fax 845.357.7267

October 24, 2022

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

Re: Liberty Utilities  
Indian Hills Water System Improvements  
Sheet 0010, Block 11152, Lot 189  
**Site Plan Extension Request**

Dear Chairperson Andersen,

As you may recall, your Board granted conditional approval for the Arbor Hills Water System Improvements at your June 21, 2022 meeting. The subject project proposes a new water treatment building (public utility) on the existing site of a water treatment and supply facility on an 8.2134-acre parcel (31.4-3-3) in the R-2A (One Family Residence, 2-acre min. lot area) having frontage on Apache Circle Road and Waccabuc Road (County Route 138).

As noted on Page 4 of the Resolution, Conditions #1-6 must be completed within six (6) months from the date of the resolution. While our office has progressed design, certain items cannot be finalized the project receives approval from the Westchester County Health Department (WCHD). Our office made an initial submission to the WCHD on September 1, 2021, and an updated resubmission on July 28, 2022. Unfortunately, our office is still awaiting comments/response from the County. While we hope to complete this work as soon as possible, we would ask that the Board consider an extension of one (1) year for the project.

As the current approval would expire on December 12, 2022; we would request placement on your upcoming November 15, 2022 Agenda.

Very truly yours,

H2M architects + engineers

Sean F. Peters  
Project Engineer

Enclosures

cc: Christopher Peters, Liberty Utilities (w/ enclosures)  
John Kilpatrick, Liberty Utilities (w/ enclosures)  
Steve Wondrack, Liberty Utilities (w/ enclosures)  
Christopher Wright, Project Manager (w/ enclosures)

**CORPORATE HEADQUARTERS**

538 Broad Hollow Road, 4<sup>th</sup> Floor East | Melville, NY 11747 | 631.756.8000 | [www.h2m.com](http://www.h2m.com)



November 7, 2022

Town of Lewisboro Building Department  
Attn: Jeffrey Farrell, Building Inspector  
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

Dear Mr. Farrell:

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

- OP-1 Overall Plan, last revised November 7, 2022.
- PA-1 Parking Assessment & Potential Variance Summary, last revised November 7, 2022.
- PR-1 Existing Driveway Profiles, dated November 4, 2022.
- Figure 1 Buildings Setback Plan, last revised November 4, 2022.
- Occupancy Count by Doyle Coffin Architects, dated October 26, 2022.

The enclosed information is provided at the request of the Building Inspector to assist with determining the variances required for the project which is currently under review by the Planning Board. It is intended to provide clarification and supplemental / updated information as follows:

1. Drawing OP-1 Overall Plan has been updated with a potential list of zoning variances for the project.
2. Drawing PA-1 Parking Assessment & Potential Variance Summary has been updated to include centerline alignments and stationing for the existing driveway and parking areas as reference for the existing driveway profiles provided on Drawing PR-1 included as part of this submission.
3. Figure 1 Building Setbacks Plan has been updated with the latest project background. The proposed building setbacks provided have not changed.
4. Occupancy calculations are provided as requested.

We would like to schedule a meeting with the Building Inspector to go through the information provided and to determine if additional information is needed to get an updated comment letter / denial letter from the Building Inspector.

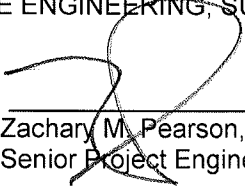
November 7, 2022

Please don't hesitate to reach out to Dawn McKenzie at our office or Michael Sirignano, Esq., the Club's attorney, with any questions or comments, or if you need supplemental information or additional copies of information previously provided.

Very truly yours,

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

By:



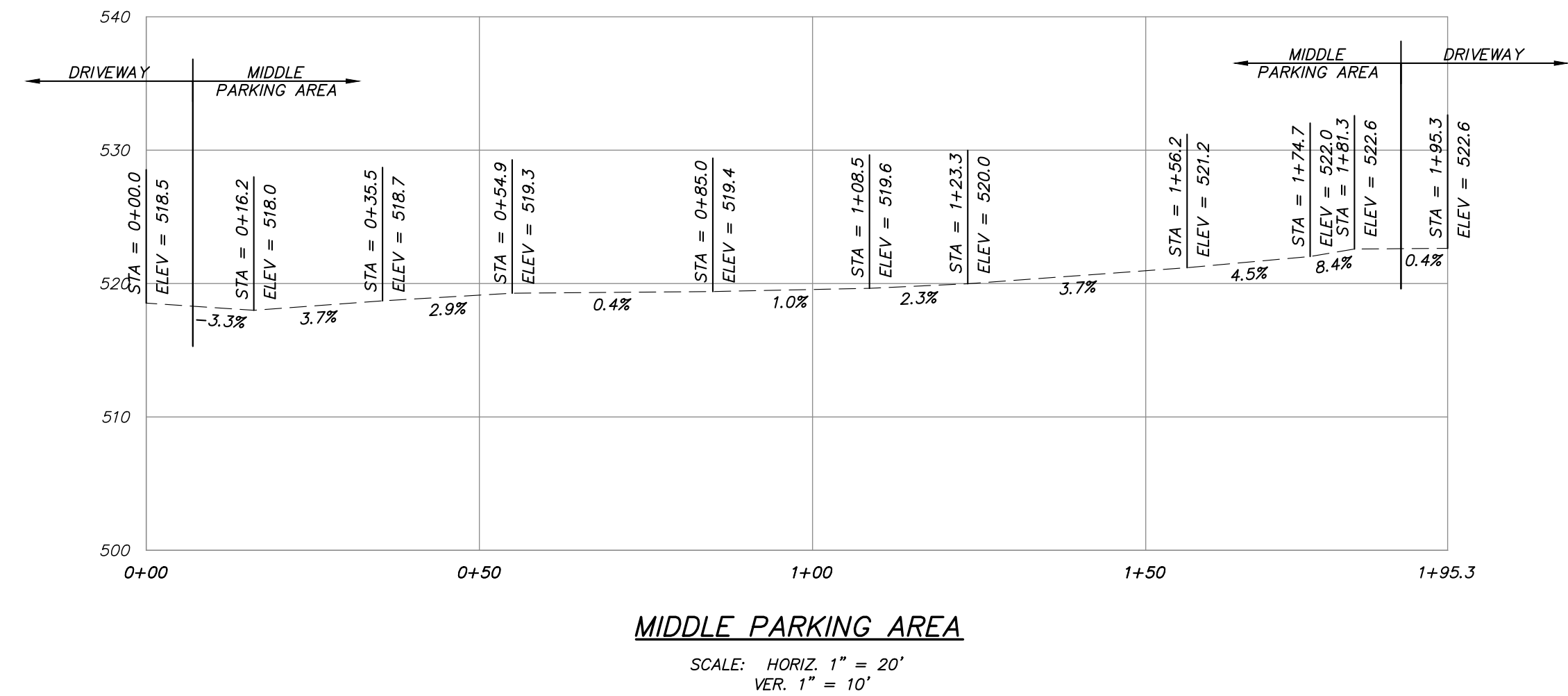
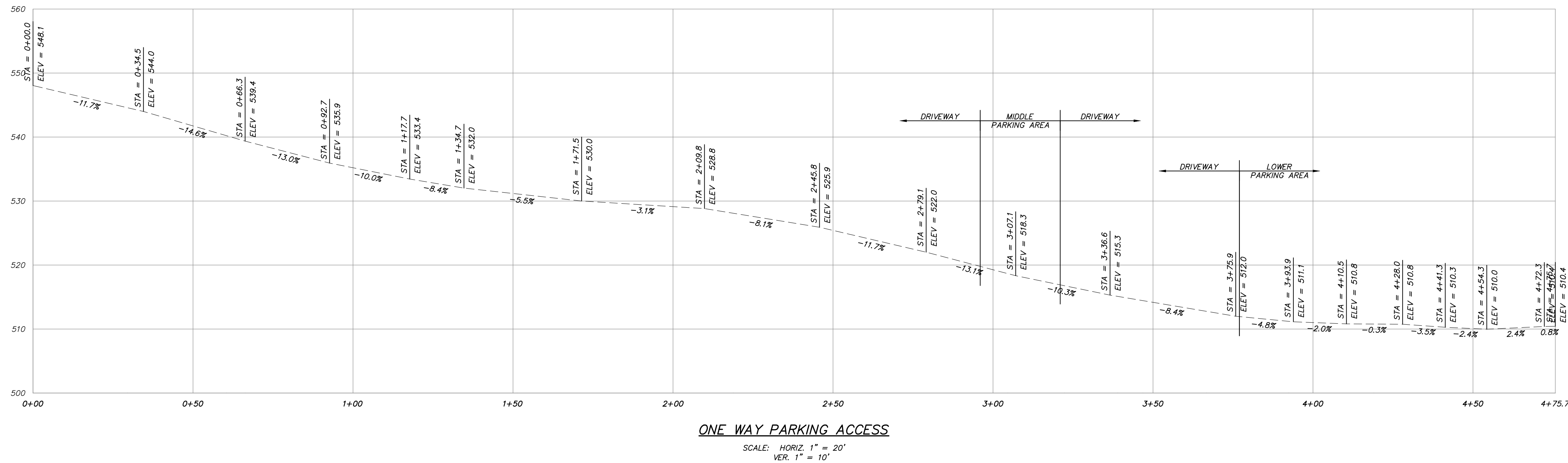
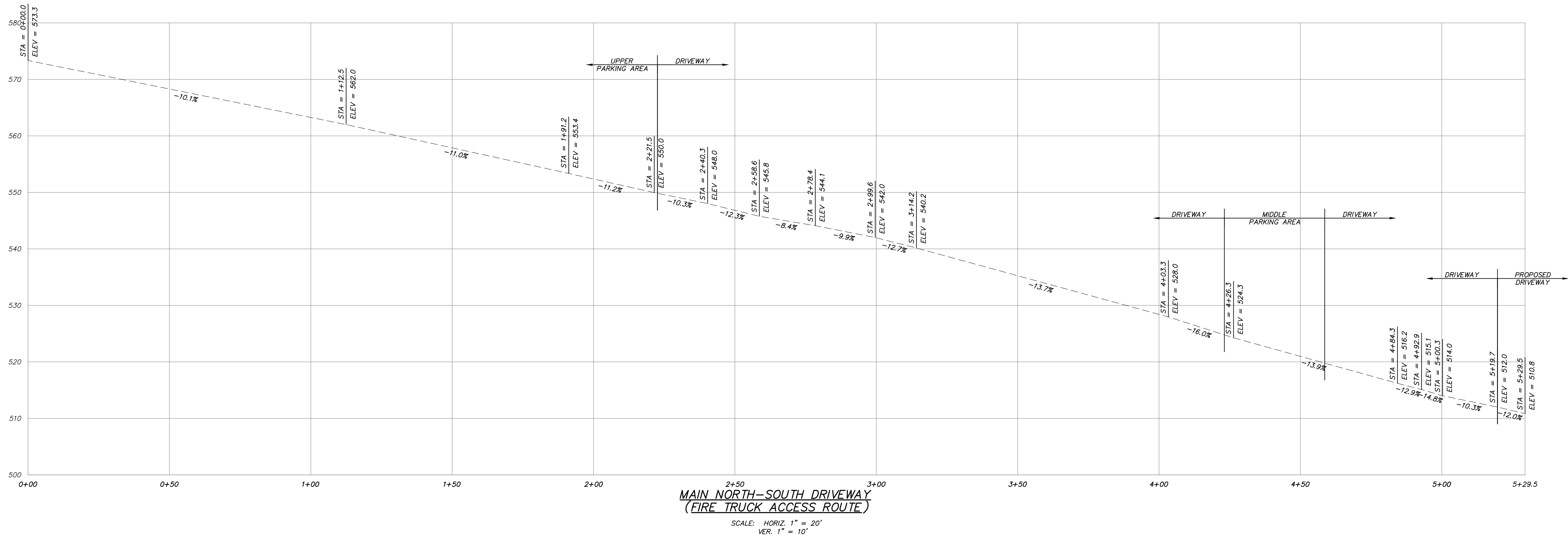
\_\_\_\_\_  
Zachary M. Pearson, PE, Sr. Associate  
Senior Project Engineer

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  
Jan Johannessen, via email  
Michael Sirignano, via email  
Judson Siebert, via email  
Ciorsdan Conran, via email

Insite File No. 20228.100



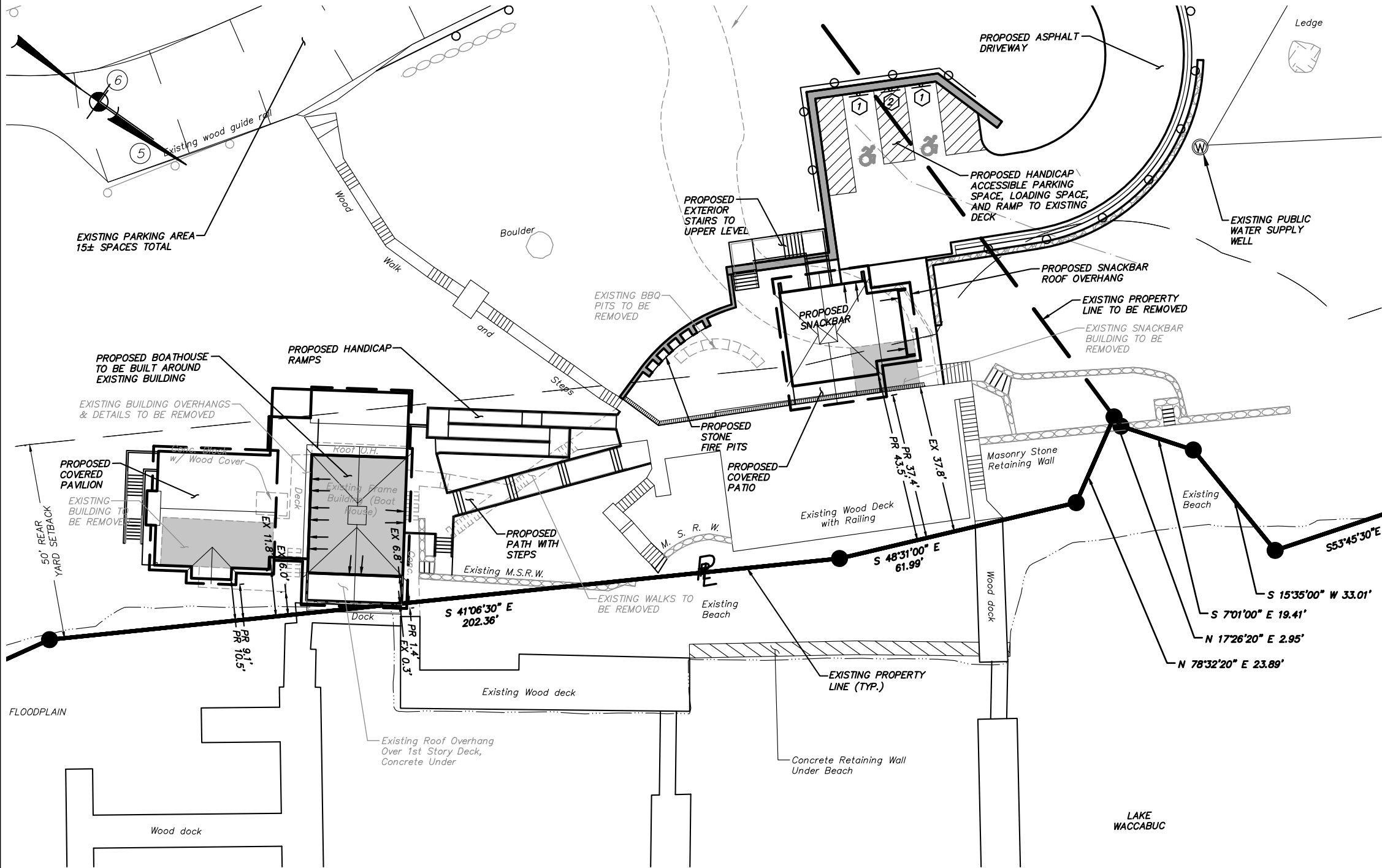
- NOTES:
- Refer to Drawing PA-1 for Driveway and Parking Area centerline alignments and stationing to correspond with this sheet.
  - Refer to Drawing D-3 of the site plan set for the Proposed Driveway Centerline Profile.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.		DATE		REVISION		BY	
PROJECT:		WACCABUC COUNTRY CLUB		BEACH CLUB IMPROVEMENTS			
DRAWING:		EXISTING DRIVEWAY PROFILES					
PROJECT NUMBER		20228.100		PROJECT MANAGER		Z.M.P.	
DATE		11-7-22		DRAWN BY		S.M.R.	
SCALE		AS SHOWN		CHECKED BY		D.L.M.	
DRAWING NO.		PR-1		SHEET		1	

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.  
3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

STATE OF NEW YORK  
JAMES B. PETERSON  
Professional Engineer  
No. 15647

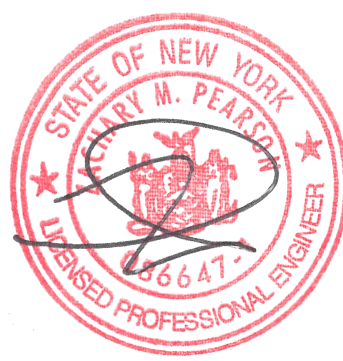


R4-A ZONE REQUIREMENTS			
	REQUIRED/ PERMITTED	COMBINED LOTS	
		EXISTING	PROPOSED
Minimum Lot Size:	4 AC	9.1 AC	9.1 AC
Minimum Front Yard:			
From street center line	75'	600'	573'
From front lot line	50'	576'	550'
Minimum Side Yard:	50'	29'	218'
Minimum Rear Yard:	50'	0' *	No change
Maximum Building Height:	2.5 stories/ 35'	2.5 stories/ 35'	2.5 stories/ 35'
Maximum Building Coverage:	6%	0.5%	1.1%

\* Boathouse – Pre-existing concrete deck is 0.3' over property line per survey.  
\*\* Boathouse – Pre-existing porch overhang is 1.4' over property line per architectural drawings.

GENERAL NOTES:

- 1. Property lines, existing conditions and topography as shown hereon based off of survey mapping prepared by Bunney Associates Land Surveyors completed 2007 and 4-4-2012, and by Insite Engineering, Surveying & Landscape Architecture P.C., completed 7-28-2018 and 6-7-2021.
- 2. Existing buildings to be removed are shaded for clarity.



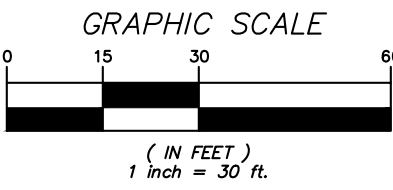
PROJECT: WACCABUC COUNTRY CLUB  
BEACH CLUB IMPROVEMENTS  
90 MEAD ST., WACCABUC, TOWN OF LEWISBORO, WESTCHESTER CTY, NY

DRAWING: BUILDING SETBACKS PLAN

PREPARED BY:

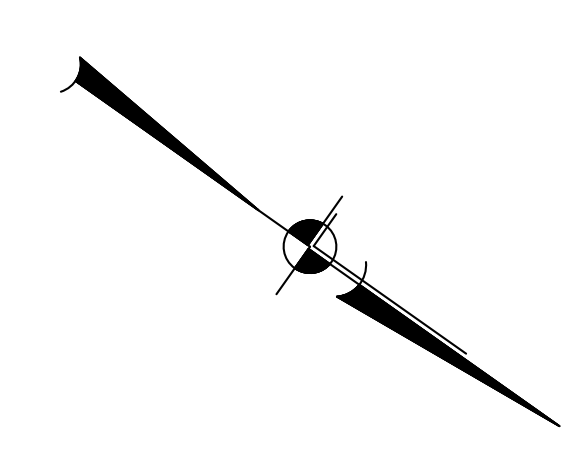


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3 Garrett Place • Carmel, New York 10512  
Phone (845) 225-9690 • Fax (845) 225-9717  
www.insite-eng.com



REVISED:	11-4-22
DATE:	2-24-22
SCALE:	1" = 30'
PROJECT NO.:	20228.100
FIGURE:	1

Z:\E\20228100 Waccabuc CC-Beach Club Misc Drawing Files\ZBA Figure.dwg, 11/4/2022 2:02:27 PM, dmckenzie, 1:1



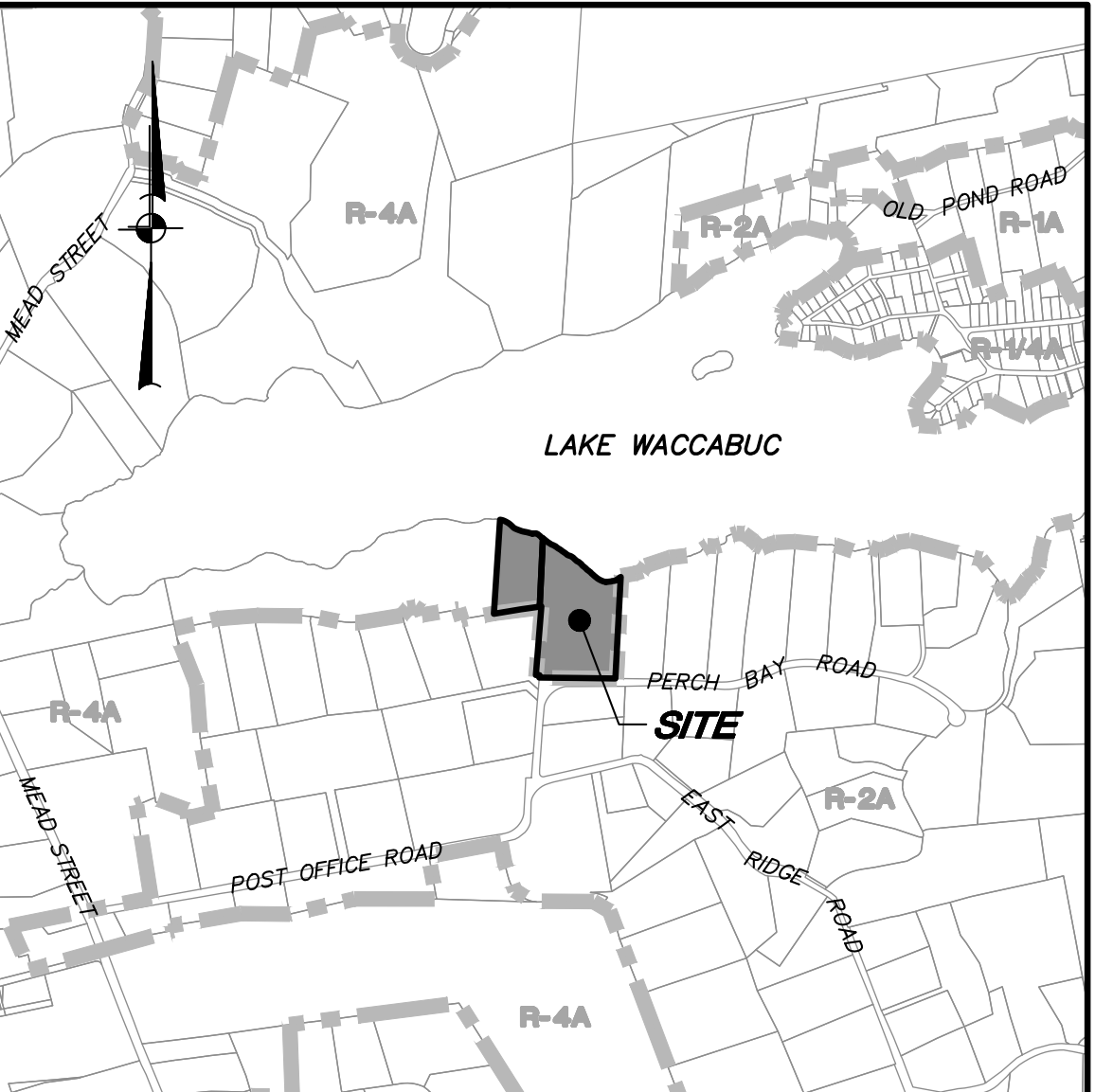
R4-A ZONE REQUIREMENTS			
	REQUIRED/ PERMILLO	COMBINED LOTS	
		EXISTING	PROPOSED
Minimum Lot Size:	4 AC	9.1 AC	9.1 AC
Minimum Front Yard:			
From street center line	75'	600'	573'
From front lot line	50'	576'	550'
Minimum Side Yard:	50'	29'	218'
Minimum Rear Yard:	50'	0' *	***
Maximum Building Height:	2.5 stories/ 35'	2.5 stories/ 35'	2.5 stories/ 35'
Maximum Building Coverage:	6%	0.5%	1.1%

\* Bathhouse - Pre-existing concrete deck is 0.3' over property line per survey.  
\*\* Bathhouse - Pre-existing porch overhang is 1.4' over property line per architectural drawings.  
\*\*\* Bathhouse Pavilion is proposed to be located 9.1' from the rear property line (40.9' variance required). Proposed Snack Bar is to be located 37.4' from the rear property line (12.6' variance required).

PARKING TABLE	
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
(**) 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.	
****) Parking provided on site is seasonal. The parking areas are gravel and partially grass and pavement markings are not provided. Refer to Drawing PA-1 for general representation of parking at site.	

#### Potential Variance or Waivers

- § 220-56.D. Schedule of Off-site Parking Requirements  
Golf or Country Club: 1 space for each 3 members, plus 1 space for each 3 seats of maximum capacity in the meeting and/or dining rooms.  
Refer to Parking Table for calculations.  
Variance Sought: 77 spaces
- § 220-56.C(1): Size of Parking Spaces  
Each parking space shall be at least nine feet wide and 18 feet long, if unenclosed, and at least 10 feet wide if bordered by walls or columns on two or more sides.  
Required: 9 feet wide  
Provided: 8.5 feet wide  
Variance Sought: 0.5 feet
- § 220-56.C(2): Size of Parking Spaces  
Where parking spaces are defined by curbs providing space for overhang of vehicles, such spaces may be reduced in depth to 16 feet, provided that vehicles will not overhang sidewalks.  
Required: 18 feet long  
Provided: 16 feet long  
Variance Sought: 2 feet
- § 220-56.C(3): Size of Parking Spaces  
Backup and maneuvering slides between rows of parking spaces shall be at least 25 feet wide.  
Required: 25 feet  
Provided: 12 feet (one-way parallel); 14 feet (one-way angled)  
Variance Sought: 13 feet (one-way parallel); 11 feet (one-way angled)
- § 220-55.D: Access  
Unobstructed access between a street and parking and loading facilities and between such facilities shall be provided and so designed as to not require the backing of any vehicle across a sidewalk or into a street right-of-way. Such access shall consist of at least two ten-foot wide lanes, except that access to parking facilities with less than 15 parking spaces may consist of at least one sixteen-foot-wide lane.  
Required: 20 feet (two-way); 16 feet (one-way)  
Provided: 16 feet (two-way); 12 feet (one-way)  
Variance Sought: 4 feet (two-way); 4 feet (one-way)
- § 220-55.D(2): Access  
No entrance or exit for any off-street parking shall exceed a grade of 3% within 30 feet of the street line or 12% at any other point.  
Required: 12%  
Provided: 16%  
Variance Sought: 4%
- § 220-23.E Dimensional and Bulk Regulations  
Rear Yard Setback  
Required: 50 feet  
Provided: 9.1 feet (Pavilion)  
Variance Sought: 40.9 feet  
Required: 50 feet  
Provided: 37.4 feet (Snack Bar)  
Variance Sought: 12.6 feet



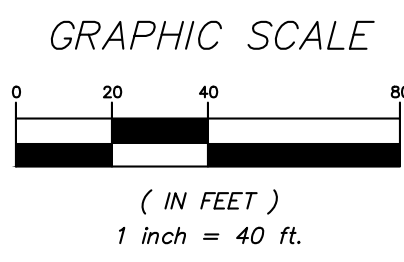
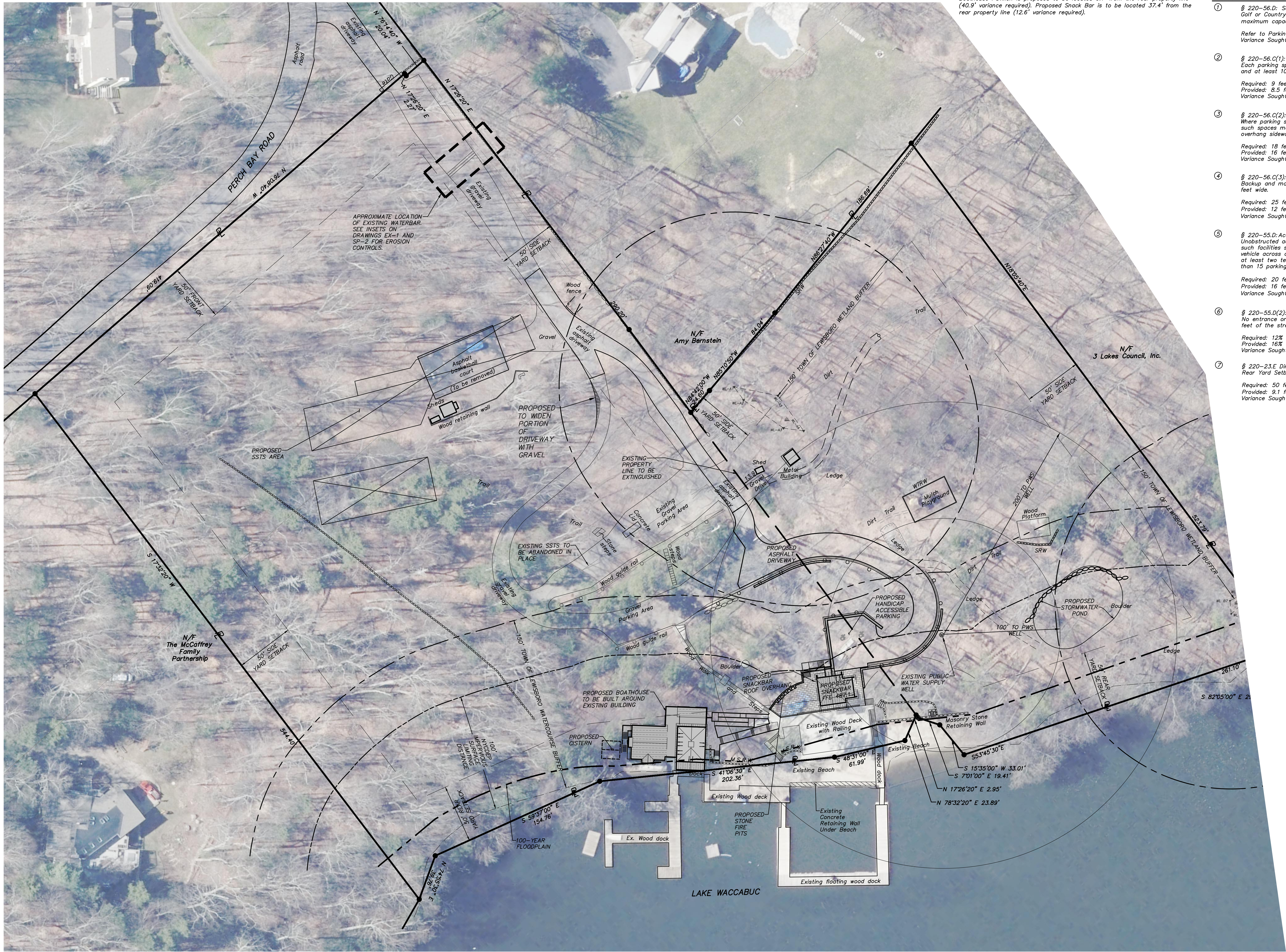
LOCATION MAP SCALE: 1" = 1,000'±

OWNER/APPLICANT:	SITE DATA:
WACCABUC COUNTRY CLUB 90 MEAD STREET WACCABUC, NY 10597	Zone: R-4A (4 Acre Residential) Total Acreage 9.1 AC± Tax Map No.: 1. Sheet 25A-Block 10813-Lot 01 2. Sheet 25-Block 148-Lot 25

#### GENERAL NOTES:

- Property lines, existing conditions and topography as shown hereon based off of survey mapping prepared by Bunney Associates Land Surveyors completed 2007 and 4-4-2012, and by Insite Engineering, Surveying & Landscape Architecture P.C., completed 7-28-2018, 6-7-2021 and 5-17-2022.
- Topography shown hereon (outside property lines) taken from both the Westchester County 2' contour, 1" = 100 scale GIS dataset dated April 2004 (elevations reference the North American Vertical Datum of 1988, NAVD 88).
- Wetlands A shown hereon delineated by James Bates of Ecological Analysis on April 21, 2021, and survey located by Insite Engineering, Surveying & Landscape Architecture, P.C. on June 7, 2021. Wetlands B shown hereon delineated by James Bates of Ecological Analysis on May 11, 2021, and survey located by Insite Engineering, Surveying & Landscape Architecture, P.C. on May 11, 2022.
- Proposed features are labeled as such. All other features are existing.
- Based on a watercourse walk conducted with Miryam Zachariah of NYCDEP on April 26, 2021, there are no NYCDEP watercourses on the project site.
- It is the applicant's intent to merge the 2 parcels into one lot as part of this project.
- Disturbance limits shall be staked in the field prior to construction.
- All walls equal to or greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer.
- Construction of all walls equal to or greater than four (4) feet in height shall be certified by the Design Professional prior to the issuance of a Certificate of Occupancy/Completion.
- Parking provided on site is seasonal. The parking areas are gravel and partially grass and pavement markings are not provided. Refer to Drawing PA-1 for general representation of parking on site.

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	EXISTING STONE WALL
	EXISTING MASONRY STONE WALL
	EXISTING WOODEN RETAINING WALL
	EXISTING DIRT TRAIL
	EXISTING GUIDE RAIL
	EXISTING WATERCOURSE
	EXISTING EDGE OF WATER
	EXISTING WETLAND
	EXISTING WETLAND FLAG
	EXISTING ROCK LEDGE
	PROPOSED 150' WATERCOURSE BUFFER
	PROPOSED 100' IMPERVIOUS LIMITING DISTANCE



TOWN ENGINEER'S CERTIFICATION	
Reviewed for compliance with the Planning Board Resolution dated _____	
Joseph Cerreale, P.E. Kellard Sessions Consulting Town Consulting Engineer	Date _____
OWNER'S / APPLICANT'S CERTIFICATIONS	
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves the same for filing.	
Waccabuc Country Club 90 Mead Street Waccabuc, NY 10597	Date _____

PLANNING BOARD APPROVAL	
Approved by the Resolution of the Lewisboro Planning Board.	
Chair _____	Date _____
Administrator _____	Date _____

6	11-7-22	REVISED FOR BUILDING INSPECTOR	MEU
5	10-20-22	REVISED PER TOWN COMMENTS	MEU
4	7-26-22	REVISED PER TOWN COMMENTS	SMR
3	6-28-22	REVISED PER TOWN COMMENTS	SMR
2	5-31-22	REVISED PER TOWN COMMENTS	SMR
1	3-29-22	REVISED PER TOWN COMMENTS	SMR
NO.	DATE	REVISION	BY

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

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

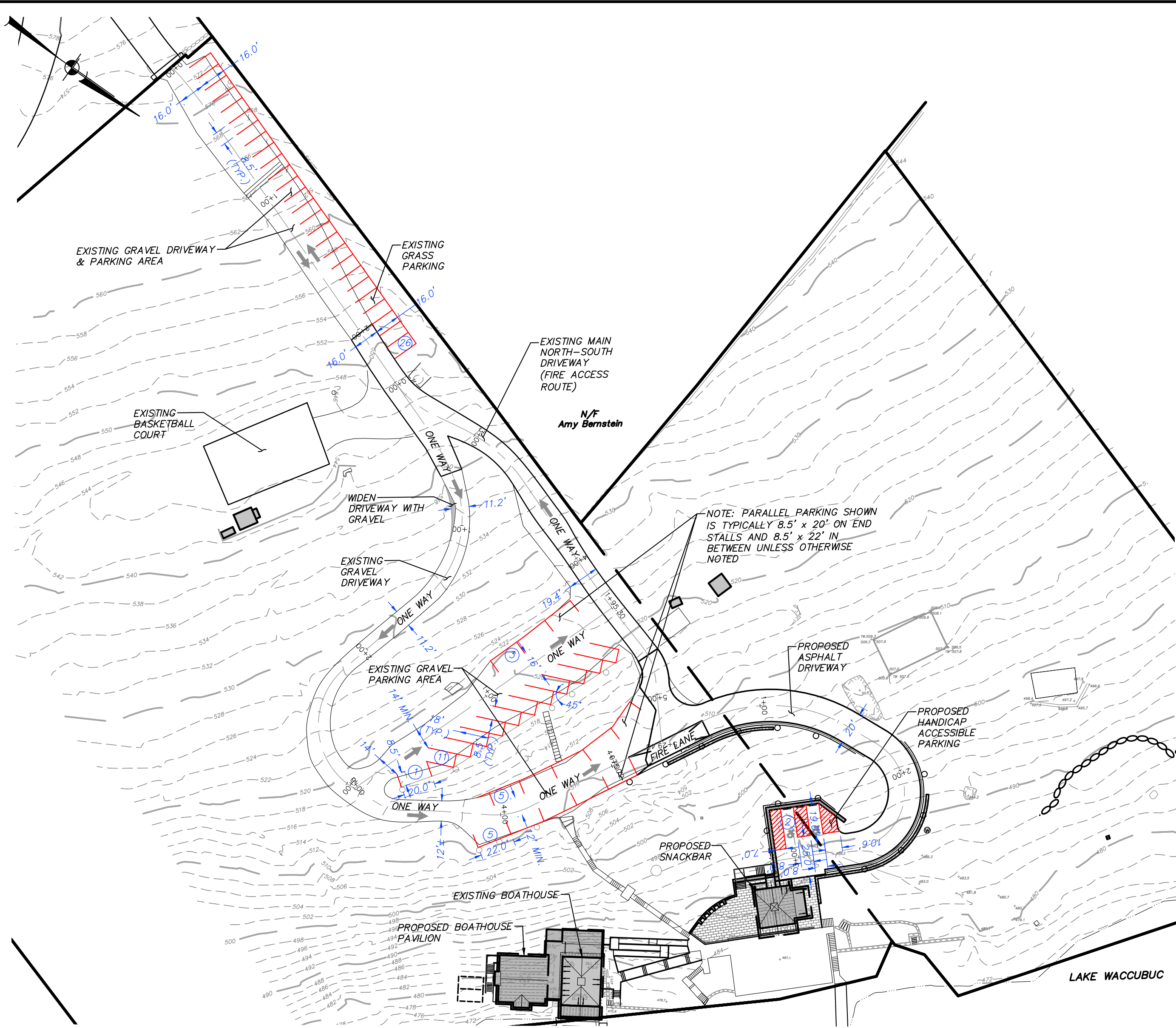
90 MEAD ST., WACCABUC, TOWN OF LEWISBORO, WESTCHESTER CTY, NY

DRAWING: **OVERALL PLAN**

PROJECT NUMBER 20228.100  
DATE 2-8-22  
SCALE 1" = 40'

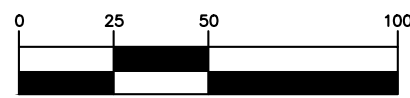
PROJECT MANAGER Z.M.P.  
DRAWN BY E.R.A.  
CHECKED BY D.L.M.

DRAWING NO. **OP-1**  
SHEET 1/9



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.

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

## 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.

(\*\*\*\*) Parking provided on site is seasonal. The parking areas are gravel and partially grass and pavement markings are not provided. Refer to Drawing PA-1 for general representation of parking at site.

### Potential Variance or Waivers

- § 220-56.D: Schedule of Off-site Parking Requirements  
Golf or Country Club: 1 space for each 3 members, plus 1 space for each 3 seats of maximum capacity in the meeting and/or dining rooms.

Refer to Parking Table for calculations.  
Variance Sought: 77 spaces
- § 220-56.C(1): Size of Parking Spaces  
Each parking space shall be at least nine feet wide and 18 feet long, if unenclosed, and at least 10 feet wide if bordered by walls or columns on two or more sides.

Required: 9 feet wide  
Provided: 8.5 feet wide  
Variance Sought: 0.5 feet
- § 220-56.C(2): Size of Parking Spaces  
Where parking spaces are defined by curbs providing space for overhang of vehicles, such spaces may be reduced in depth to 16 feet, provided that vehicles will not overhang sidewalks.

Required: 18 feet long  
Provided: 16 feet long with room for overhang and no curbs or sidewalk.  
Variance Sought: 2 feet
- § 220-56.C(3): Size of Parking Spaces  
Backup and maneuvering aisles between rows of parking spaces shall be at least 25 feet wide.

Required: 25 feet  
Provided: 12 feet (one-way parallel); 14 feet (one-way angled)  
Variance Sought: 13 feet (one-way parallel); 11 feet (one-way angled)
- § 220-55.D(1): Access  
Unobstructed access between a street and parking and loading facilities and between such facilities shall be provided and so designed as to not require the backing of any vehicle across a sidewalk or into a street right-of-way. Such access shall consist of at least two ten-foot wide lanes, except that access to parking facilities with less than 15 parking spaces may consist of at least one sixteen-foot-wide lane.

Required: 20 feet (two-way); 16 feet (one-way)  
Provided: 16 feet (two-way); 11.2 feet (one-way)  
Variance Sought: 4 feet (two-way); 4.8 feet (one-way)
- § 220-55.D(2): Access  
No entrance or exit for any off-street parking shall exceed a grade of 3% within 30 feet of the street line or 12% at any other point.

Required: 12%  
Provided: 16%  
Variance Sought: 4%
- § 220-23.E Dimensional and Bulk Regulations  
Rear Yard Setback

Required: 50 feet  
Provided: 9.1 feet (Pavilion)  
Variance Sought: 40.9 feet

Required: 50 feet  
Provided: 37.4 feet (Snack Bar)  
Variance Sought: 12.6 feet

4	11-7-22	REVISED FOR BUILDING INSPECTOR	SMR
3	10-20-22	REVISED PER TOWN COMMENTS	MEU
2	9-27-22	REVISED PER TOWN COMMENTS	MEU
1	5-31-22	REVISED PER TOWN COMMENTS	SMR
NO.	DATE	REVISION	BY

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

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
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PROJECT:

**WACCABUC COUNTRY CLUB  
BEACH CLUB IMPROVEMENTS**

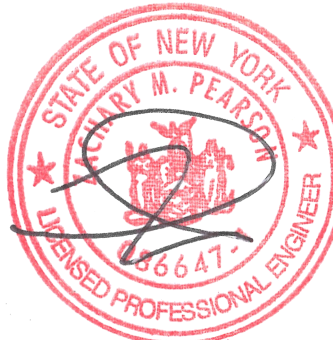
90 MEAD ST., WACCABUC, TOWN OF LEWISBORO, WESTCHESTER CTY, NY

DRAWING:

**PARKING ASSESSMENT &  
POTENTIAL VARIANCE SUMMARY**

PROJECT NUMBER	20228.100	PROJECT MANAGER	Z.M.P.
DATE	3-29-22	DRAWN BY	S.M.R.
SCALE	1" = 50'	CHECKED BY	D.L.M.

DRAWING NO.	SHEET
PA-1	1/1



October 26, 2022

**Waccabuc Waterfront: Occupancy count by Use Group**

**Boathouse:**

Main Floor 660 SF	Assembly (movable tables and chairs)	15 SF per person	44	
Basement 630 SF	Storage/Mech.	1 person/300 SF	0* or 3	*Headroom 6'-10"
Building Total			<b>44*</b>	

**Pavilion:**

Main Floor 1,061 SF	Assembly (movable tables and chairs)	15 SF per person	71	
Basement 740 SF	Storage	1 person/300 SF	0* or 3	*Headroom 6'-10" Non habitable space
Building Total			<b>71*</b>	

**Kitchen:**

Main Floor 486	Commercial Kitchen	1 person/200 SF	3	
Attic 325 SF	Office/Mech. 50% - 50%	150 SF per person and 1 person / 300 SF respectively	1 office 1 stor./mech.	Interior angled ceiling (rooflines) – area measure to 7'-0" AFF
Building Total			<b>5</b>	

**Exterior Deck:**

Main Deck 2,100 SF	Deck*	15 SF per person	140	This is exterior space – does not fall into an "occupancy" category
Total			<b>140</b>	

**Barbeque Terrace:**



Barbeque Terrace 760 SF	Terrace*	15 SF per person	51	This is exterior space – does not fall into an “occupancy” category
Total			<b>51</b>	

Note: (4) HCP toilets, (1) Changing Room/Shower – 0 Occupants (non-habitable space).

## 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: November 10, 2022

RE: Village Vista (at Oakridge Commons)  
Smith Ridge Associates  
450 Oakridge Commons

### PROJECT DESCRIPTION

The subject property consists of  $\pm 10.3$  acres of land and is located on Smith Ridge Road within the RB Zoning District. The property is developed with the Oakridge Commons Shopping Center, which includes a number of mixed-use buildings. The applicant was previously granted an Amended Site Development Plan Approval for the conversion of the existing  $\pm 6,000$  s.f., 250 seat restaurant, located within Building 9B, to four (4), two (2) bedroom apartment units.

The applicant is now proposing to remove the ten (10) foot wide connection between Buildings 9A and 9B, modify and convert Building 9A, which is currently occupied by a  $\pm 11,450$  s.f. Fitness/Karate Facility, into six (6) residential units and convert the lower level of Building 9B into two (2) residential units. In addition, the applicant is proposing the construction of six (6) new townhouses located adjacent to and to the south of Buildings 9A and 9B. After completion of the proposed project, the Oakridge Commons site would result in the removal of the restaurant and fitness center in exchange for a total of eighteen (18) residential units, including those four (4) units that were previously approved. The resulting unit mix would include a total of two (2) two-bedroom units and sixteen (16) three-bedroom units.

### **SEQRA**

The proposed action has been preliminarily identified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA). Prior to taking action on this pending application, the Planning Board must issue a determination of significance.

### **REQUIRED APPROVALS/REFERRALS**

1. Site Development Plan Approval, a Wetland Permit and a Town Stormwater Permit is required from the Planning Board; a public hearing is required.
2. The proposed action must be referred to the Architectural and Community Appearance Review Council (ACARC).
3. Land disturbance is proposed to exceed one (1) acre and, therefore, coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) will be required.
4. 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. This office defers review of the plan for zoning compliance to the Building Inspector. It is recommended that the application be referred to the Building Inspector for review.
2. This office would like the opportunity to review the submitted parking calculation with the applicant to determine its completeness and potential need for shared parking.
3. The applicant shall prepare and submit Part 1 of the Full Environmental Assessment Form (EAF) for review.
4. We note that multi-family residential units are permitted within the RB Zone, subject to compliance with Section 220-26, Multifamily Residence District, of the Zoning Code. The applicant shall provide a narrative demonstrating compliance with this section.
5. It is recommended that the applicant prepare an overlay illustrating the proposed site plan over a recent aerial image to provide context; this plan should be at a scale in which the recently constructed residential units are visible.

6. Which units, if any, will be handicap accessible? Identify the accessible route to any such units and relationship to accessible parking.
7. Provide an overall accessible (ADA) parking space count for the entire shopping center compared to the minimum requirement. Ensure that sufficient accessible parking is provided for the 18 residential units and that their proposed location is as close as possible to an accessible route.
8. The plan shows an unbuilt overflow parking area to the west of the residential units. This area was intended to serve the commercial uses on-site and would be disconnected from the remaining commercial uses if built. The Planning Board may wish to evaluate whether this land-banked parking area can be eliminated under this proposal.
9. The applicant shall submit an updated Existing Conditions Survey (boundary and 2-foot contours), signed and sealed by a NYS Licensed Land Surveyor.
10. The applicant shall submit architectural floor plans and elevations, signed and sealed by a NYS Registered Architect or Professional Engineer.
11. The wetland boundary shall be delineated by a Qualified Wetland Scientist, in accordance with Chapter 217, Wetlands and Watercourse, of the Town Code. Wetland flags shall be survey located and shall appear on the plan along with the Town's 150-foot regulated wetland buffer line.
12. The applicant shall submit a wetland report which shall contain the information required under Sections 217-5 and 6 of the Town's wetland ordinance.
13. The applicant shall develop a Wetland Mitigation Plan which provides, at a minimum, mitigation at a ratio of 1:1 (for every s.f. of wetland or wetland buffer disturbance proposed, an equal or greater amount of mitigation shall be provided). Reference is made to the Town's mitigation guidelines provided in Chapter 217, Appendix B.
14. The plan shall illustrate and identify the location, specie type, and diameter at breast height (dbh) of all trees with a dbh of 8 inches or greater and located within the limits of disturbance and 25 feet beyond. Indicate trees to be removed and/or protected. If no trees are proposed to be removed, a note to this effect shall be added to the plan.
15. The applicant shall prepare and submit a Landscaping Plan demonstrating compliance with Section 220-15 and 220-55E of the Zoning Code; it is recommended that this plan be prepared by a Landscape Architect. The plan shall illustrate the location of all proposed plants and shall include a corresponding plant schedule identifying the specie type, size and quantity of all proposed plant material. Cross-section installation details shall be provided for proposed trees and shrubs, as applicable.

16. A detailed Lighting Plan, demonstrating compliance with Sections 220-14 of the Zoning Code, shall be submitted for review. Illuminance levels shall be measured in footcandles and shall be depicted via a photometric plan identifying proposed footcandle measurements every 10 feet and extending over the property line by at least 20 feet. The following illuminance measurements shall be provided in tabular form on the plan: maximum, minimum, average during operation and non-operating hours, maximum to minimum ratio, and average to minimum ratio.
17. Unless otherwise approved, all light fixtures shall be full cut-off fixtures and shall direct the light downward toward the ground. Provide construction details and specifications for all proposed light fixtures, poles, pole foundations, and mounting brackets; provide manufacturer catalog cut sheets for all exterior lighting, including building mounted fixtures.
18. The dimensions of proposed parking spaces shall be depicted on the plans and shall comply with Section 220-55C of the Zoning Code; provide a typical standard parking space striping detail.
19. Dimension the interior of the dumpster enclosure and identify the number and size of proposed containers; ensure that the size is adequate for 18 residential units. Provide a construction detail for any new or modified dumpster enclosure.
20. The plan shall illustrate existing topography (2-foot contours) and any proposed grading including, spot grades as appropriate. The finished floor elevation of all existing and proposed buildings shall be identified on the plan.
21. The applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) prepared in compliance with Chapter 189, Stormwater Management and Erosion and Sediment Control, as well as the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit (GP-0-20-001) and the NYSDEC Stormwater Management Design Manual.
22. The applicant shall provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour storm event. Provide details of the stormwater mitigation system. The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.
23. Provide construction details for all proposed improvements, including but not limited to, driveway, drainage, curbing, pavement restoration, sidewalks, walkways, walls, fencing, landscaping, lighting, sewer and water services, erosion controls, etc.
24. Top and bottom elevations of all proposed walls shall be identified on the plan.

25. All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.
26. The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the design professional prior to issuance of a Certificate of Occupancy/Completion.
27. All future submissions shall be signed/sealed by the Design Professional.
28. Provide a scale bar on all drawing sheets, as applicable. The scale noted on SP/2 is incorrect.
29. It is recommended that the Planning Board conduct a site visit.
30. It is recommended that the Planning Board refer the application to the Fire Department for review and comment.

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

**PLANS REVIEWED, PREPARED BY CROSS RIVER ARCHITECTS, LLC, DATED OCTOBER 7, 2022:**

- Site Plan (SP/1)
- Enlarged Site Plan (SP/2)
- Site Details (SP/3)
- Site Details (SP/4)

**DOCUMENTS REVIEWED:**


- Letter, prepared by Cross River Architects, LLC, dated October 11, 2022
- Planning Board Application, dated October 7, 2022
- Wetland Permit Application, dated October 7, 2022

JKJ/dc

**MEMORANDUM**

TO: Chairperson Janet Andersen and  
Members of Lewisboro Planning Board

CC: Lewisboro Town Board  
Ciorsdan Conran  
Judson Siebert, Esq.  
Jeff Farrell

FROM: Joseph M. Cermele, P.E., CFM   
Consulting Town Engineer

DATE: November 10, 2022

RE: Villas at Vista (at Oakridge Commons)  
Smith Ridge Associates  
450 Oakridge Commons

---

**PROJECT DESCRIPTION**

The subject property consists of  $\pm 10.3$  acres of land and is located on Smith Ridge Road within the RB Zoning District. The property is developed with the Oakridge Commons Shopping Center, which includes a number of mixed-use buildings. The applicant was previously granted an Amended Site Development Plan Approval for the conversion of the existing  $\pm 6,000$  s.f., 250 seat restaurant, located within Building 9B, to four (4), two (2) bedroom apartment units.

The applicant is now proposing to remove the ten (10) foot wide connection between Buildings 9A and 9B, modify and convert Building 9A, which is currently occupied by a  $\pm 11,450$  s.f. Fitness/Karate Facility, into six (6) residential units and convert the lower level of Building 9B into two (2) residential units. In addition, the applicant is proposing the construction of six (6) new townhouses located adjacent to and to the south of Buildings 9A and 9B. After completion of the proposed project, the Oakridge Commons site would result in the removal of the restaurant and fitness center in exchange for a total of eighteen (18) residential units, including those four (4) units that were previously approved. The resulting unit mix would include a total of two (2) two-bedroom units and sixteen (16) three-bedroom units.

At the request the Planning Board, this office has reviewed and performed an evaluation of the existing and proposed water usage for the above-referenced project to determine whether water capacity from the Oakridge Water District Treatment Plant is adequate to serve the redevelopment as proposed. We note

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that this evaluation in no way considered or evaluated treatment processes, overall operations of the water treatment plant or current water quality.

#### **EXISTING CONDITIONS**

The property is supplied treated water from the Oakridge Water District (District), owned by the Town of Lewisboro and operated by VRI Environmental Services, Inc., under Public Water Supply Permit No. 5918395, with a permitted monthly average plant capacity of 80,000 gallons per day (GPD). The distribution area for the District includes 278 condominiums, 22 single-family residences, 46 townhomes and varied commercial uses. The water treatment system is comprised of five (5) raw water supply wells, a water treatment facility and a 95,000 gallon storage tank.

This office was provided water usage records from the Town of Lewisboro for reporting year 2021 and for January through September of reporting year 2022. The data was used to evaluate the actual water demand for the development as it exists and compare it to the design hydraulic loading rates provided by the New York State Department of Environmental Conservation (NYSDEC) New York State Design Standards for Intermediate Sized Wastewater Treatment Facilities, March 2014 (Design Guidelines). We note that the volumes reported below are metered prior to discharge to the water storage tank and are not based on any metering that may occur within the distribution system after the storage tank. A summary of the total monthly average treated water volume is provided below.

#### **OAKRIDGE WATER DISTRICT WATER TREATMENT SUMMARY**

<b>REPORTING YEAR</b>	<b>2021</b>	<b>2022</b>
<b>MONTH</b>	<b>AVERAGE MONTHLY TREATED FLOW (GPD) <sup>(1)</sup></b>	
January	54,203	51,175
February	50,326	42,298
March	48,145	49,911
April	51,188	49,245
May	63,560	52,900
June	64,410	57,671
July	60,610	62,263
August	67,027	59,736
September	57,637	39,530
October	56,628	
November	51,651	
December	50,483	

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<b>ANNUAL AVERAGE FLOW</b>	<b>53,822</b>	<b>52,414</b>
<b>AVAILABLE AVERAGE ANNUAL FLOW <sup>(2)</sup></b>	<b>26,178</b>	<b>27,586</b>
<b>MINIMUM AVERAGE FLOW</b>	<b>48,145</b>	<b>39,530</b>
<b>PEAK AVAILABLE MONTHLY FLOW <sup>(2)</sup></b>	<b>31,855</b>	<b>40,470</b>
<b>MAXIMUM AVERAGE FLOW</b>	<b>67,027</b>	<b>62,263</b>
<b>MINIMUM AVAILABLE MONTHLY FLOW <sup>(2)</sup></b>	<b>12,973</b>	<b>17,737</b>

(1) Treated water summary includes additional flows required for daily backwashing and periodic flushing of the treatment plant for normal operations as well as limited irrigation use for a portion of the property.

(2) Based upon a permitted monthly average plant capacity of 80,000 gallons per day.

As can be seen from the above summary, the average annual monthly flow for 2021 was 53,822 GPD with a minimum average monthly flow of 48,145 GPD and a maximum average monthly flow of 67,027 GPD. The average annual monthly flow for 2022 through September of this year was 52,414 GPD with a minimum average monthly flow of 39,530 GPD and a maximum average monthly flow of 62,263 GPD. Further, in 2021, the minimum available average annual capacity of the plant was 26,178 GPD, the peak available monthly flow was 31,855 GPD, and the minimum available monthly flow was 12,973 GPD. Also noteworthy is the spike in flow during the summer months (May through August). This increase in treated water volume is likely attributable to added water usage for irrigation purposes.

#### **PROPOSED CONDITIONS**

As previously noted, the project proposes the conversion of an existing restaurant and Fitness/Karate Facility in exchange for a total of eighteen (18) residential units, including two (2) two-bedroom units and sixteen (16) three-bedroom units. The hydraulic loading rates provided within the Design Guidelines typically result in higher usage rates than what is actually recorded. However, for the purpose of this evaluation, it is a conservative approach.

The hydraulic loading rate for residential bedroom units in new construction is 110 GPD per bedroom (post 1994 plumbing code fixtures). The proposal will result in a total of fifty-two (52) bedrooms which would equate to a total water demand of 5,720 GPD.

The hydraulic design loading rate for a restaurant is equivalent to 35 GPD per seat. The existing restaurant is permitted for 250 seats which equates to a water demand of 8,750 GPD (250 seats x 35 GPD per seat).

The water usage for the Fitness/Karate Facility most closely equates to the hydraulic design loading rate for a health club which is equivalent 20 GPD per patron. While the Fitness/Karate Facility was closed during the COVID-19 Pandemic and for the duration of the provided water usage reporting, it is our understanding that the Fitness/Karate Facility had a total membership of approximately 500 members. For the purpose of this evaluation, we assumed that 250 patrons utilized this space per day. This would result in a total water demand of 5,000 GPD (250 patrons x 20 GPD per patron).

Based on the above, the current combined water demand for the restaurant and Fitness/Karate Facility is approximately 13,750 GPD. The proposed residential use results in a water demand of 5,720 GPD, a reduction of approximately 60%.

#### **CONCLUSION AND RECOMMENDATION**

As can be seen from the above data, when comparing the existing restaurant and fitness center uses to the proposed conversion to residential use, based upon the Design Guidelines, the resulting total flow rate as a result of the project will be reduced by approximately 60%.

It is our understanding that additional metering capabilities exist throughout the distribution system. However, we were not privy to the data associated with the individual meters as part of this evaluation. Regardless, we find that typically the hydraulic design loading rates provided in the Design Guidelines are higher than what is actually recorded. For comparison, the Town provided water usage rates for the townhomes on Boulder Ridge for further evaluation of potential impact. The average water usage in 2021 for a two-bedroom unit was reported to be 98 GPD per unit (as opposed to 220 GPD per the Design Guidelines) and the average water usage for a three-bedroom unit was 82 GPD per unit (as opposed to 330 GPD per the Design Guidelines). If the same average flows from Boulder Ridge were applied to the proposed development the resulting flows would equate to 1,312 GPD (two (2) two-bedroom units x 98 GPD per unit + sixteen (16) three-bedroom units x 82 GPD per unit). This projected flow is significantly less than the 5,720 GPD based upon the Design Guidelines.

Upon review of the above, it is the opinion of this office that there is adequate capacity in the water treatment facility to serve the project as proposed. We would recommend the continued monitoring of water usage within the District and, if needed, consider water restrictions during summer months for irrigation use when water demands are at their peak. In addition, the Town may wish to consider additional metering both at the discharge of the plant and at various locations throughout the distribution system to isolate and better understand the water usage for the multiple components of the development (i.e., townhomes, condominiums, single family residences, commercial/retail uses and irrigation). This would not only provide a better accounting of the water usage but would also offer a means to monitor the overall system for and leakage or areas of excessive use.

#### **PLANS REVIEWED, PREPARED BY CROSS RIVER ARCHITECTS, LLC, DATED OCTOBER 7, 2022:**

- Site Plan (SP/1)
- Enlarged Site Plan (SP/2)
- Site Details (SP/3)
- Site Details (SP/4)

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**DOCUMENTS REVIEWED:**

- Letter, prepared by Cross River Architects, LLC, dated October 11, 2022
- Planning Board Application, dated October 7, 2022
- Wetland Permit Application, dated October 7, 2022
- Water System Operation Report – January 2021 through September 2022

JMC/dc

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Lewisboro/Correspondence/2022-11-10\\_LWPB\\_Villas at Vista - 450 Oakridge Water Usage\\_Memo.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Lewisboro/Correspondence/2022-11-10_LWPB_Villas at Vista - 450 Oakridge Water Usage_Memo.docx)

CROSS  
RIVER  
ARCHITECTS,  
LLC

ROBERT J. EBERTS, R.A.  
PRINCIPAL ARCHITECT

DATE: 11 Oct 2022  
TO: Janet Andersen and Planning Board Members  
Lewisboro Planning Board  
FROM: Bob Eberts  
CROSS RIVER ARCHITECTS, LLC  
RE: Villas at Vista  
450 Oakridge Common, South Salem, NY

Planning Board Members,

We are submitting the enclosed application for a Site Plan approval for 14 additional residential units at Oakridge Common. (Although we submitted the application previously, we are submitting a revised application as part of this submission.)

As you may recall the Owner, Phil Pine of Smith Ridge Associates, received approval from the planning board to construct 4 multifamily apartments in Building 9B at Oakridge Common. In this application, the Owner is proposing to remove the 10' wide connection between Buildings 9A and 9B, then convert Building 9A to six multifamily residential units, and convert the Lower Level of Building 9B to two multifamily residential units. In addition, the Owner is proposing to add 6 new townhouses on the western portion of the site. The total number of residential units on the site would be 18, including those 4 previously approved.

Four parking areas are proposed to be modified as part of this proposal keeping the open space in roughly the same proportion as currently exists on site. The total impervious area is actually reduced by 576 sf.

We have appeared before the Town Board as requested to discuss the availability of water. A response from the Town Board should be forthcoming.

We will discuss the zoning, including open space requirements, the general configuration of the proposed units, parking requirements and proposed changes to the parking areas, and incursion of the wetland buffer at the Planning Board meeting.

Thanks, as always, for your time and consideration of this proposal.

CC: Phil Pine, Smith Ridge Associates, LLC

Attached – 4 copies of drawings SP1, SP2, SP3 and SP4  
Revised Application to Planning Board  
Wetland Application  
CD of digital submission items.

110 PINESBRIDGE RD.  
KATONAH, NY 10536  
914-494-7692  
914.763.5887  
Email RJE@CRARCH.com

# TOWN OF LEWISBORO PLANNING BOARD

PO Box 725, 20 North Salem Road, Cross River, NY 10518

Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com) Tel: (914) 763-5592

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

Waiver of Site Development Plan Procedures ☐

Site Development Plan Approval

Step I ☒

Step II ☐

Special Use Permit Approval

Step I ☐

Step II ☐

Subdivision Plat Approval

Step I ☐

Step II ☐

Step III ☐

### Project Information

Project Name: Oakridge Commons

Project Address: 450 Oakridge Common, South Salem, NY 10590

Gross Parcel Area: 10.059AC Zoning District: RB Sheet(s): 49D Block (s): 9829 Lot(s): 10

Project Description: Remove the 10' wide connection between Buildings 9A and 9B. Convert Bldg 9A to 6 Multi-Family Residential Units. Convert the Lower Level of Bldg 9B to 2 Multi-Family Residential Units. Add 6 Townhouses on the Westerly side of the property. Modify parking areas and sidewalks.

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 Information

Name: Smith Ridge Associates LLC, Phil Pine Mng Ptnr Email: pgp2557@aol.com

Address: 450 Oakridge Common, South Salem, NY 10590 Phone: 914-815-5752

### Applicant's Information (if different)

Name: Phil Pine Email: pgp2557@aol.com

Address: 450 Oakridge Common, South Salem, NY 10590 Phone: 914-815-5752

### Authorized Agent's Information

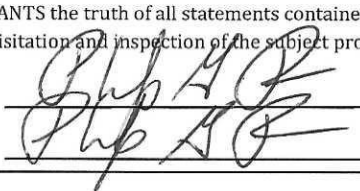
Name: Robert Eberts, Cross River Architects, LLC Email: rje@crarch.com

Address: 110 Pinesbridge Rd. Katonah, NY 10536 Phone: 914-763-5887

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.

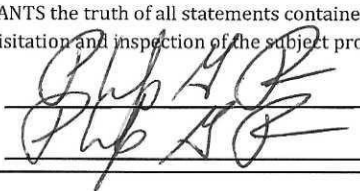
THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief, and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

APPLICANT'S SIGNATURE



DATE 10/7/2022

OWNER'S SIGNATURE



DATE 10/7/2022

Application No.: \_\_\_\_\_

Fee: \_\_\_\_\_ Date: \_\_\_\_\_

**TOWN OF LEWISBORO  
WETLAND PERMIT APPLICATION**

79 Bouton Road, South Salem, NY 10590

Phone: (914) 763-5592

Fax: (914) 875-9148

Project Address: Oakridge Common 450 Smith Ridge Rd. South Salem, NY

Sheet: 49D Block: 09829 Lot(s): 10

Project Description (Identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): Add 1 new Townhouse Building, new Drainage Structures,

Add addition to Bldg 9A, Add Sidewalks, Modify Existing Retaining Wall

Owner's Name: Smith Ridge Associates, Phil Pine Managing Partner Phone: 914-815-5752

Owner's Address: 450 Oakridge Commons, South Salem, NY 10590 Email: pgp2557@aol.com

Applicant's Name (if different): Phil Pine Phone: 914-815-5752

Applicant's Address: 450 Oakridge Commons, South Salem, NY 10590 Email: pgp2557@aol.com

Agent's Name (if applicable): Bob Eberts, Cross River Architects, LLC Phone: 914-763-5887

Agent's Address: 110 Pinesbridge Rd. Katonah, NY 10536 Email: rje@crarch.com

**TO BE COMPLETED BY OWNER/APPLICANT**

What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)

☐ Administrative ☒ Planning Board

Is the project located within the NYCDEP Watershed? ☐ Yes ☒ No

Total area of proposed disturbance: ☐ < 5,000 s.f. ☐ 5,000 s.f. - < 1 acre ☒ ≥ 1 acre

Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: Planning Board,  
Town Board, Bldg Dept., ACARC, WCDOH

Note: Initially, all applications shall be submitted with a plan that illustrates the existing conditions and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). The Planning Board and/or Town Wetland Inspector may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. If the proposed action requires a Planning Board Wetland Permit, the application materials outlined under §217-7 of the Town Code must be submitted, unless waived by the Planning Board. The Planning Board may establish an initial escrow deposit to cover the cost of application/plan review and inspections conducted by the Town's consultants.

**For administrative wetland permits, see attached Administrative Wetland Permit Fee Schedule.**

Owner Signature: 

Date: 10/7/2022

Oakridge Water Water Usage Billed/Estimates 2022		Usage 6/30/22	Additional Billing Estimated	Total Usage	Gallons per Day	Gallons per Unit per day
Oakridge Condo - Poolhouse	278 Units	1,849,569	256,742	2,106,311	23,146	83
		49,644		49,644	546	
		<u>1,899,213</u>	<u>256,742</u>	<u>2,155,955</u>	<u>23,692</u>	
SRA Oakridge Common -		161,715	45,000	206,715	2,272	
LRC Townhomes -	46 Units	356,249	30,000	386,249	4,244	92
Conant Valley	22 Units	<u>381,858</u>	<u>0</u>	<u>381,858</u>	<u>4,196</u>	191
Total Water Usage Units/Comm'l 2022				<u>2,799,035</u>	<u>331,742</u>	<u>3,130,777</u>
						34,404

### Irrigation

Oakridge Condo	Spigots		29,867	328
LRC Townhomes	Irrigation	Estimated	270,000	2,967
Conant Valley	Irrigation	Estimated	<u>720,000</u>	<u>7,912</u>
Total Irrigation			<u>1,019,867</u>	<u>11,207</u>

Total Water Usage Units/Comm'l/Irrigation : 2,799,035   331,742   4,150,644   45,611

Allowed Capacity - SPDES Water Permit Gallons per Day 80,000

**Smith Ridge Associates LLC**

**450 Oakridge Common  
South Salem, New York 10590**

September 14, 2022

Supervisor Tony Goncalves  
Town of Lewisboro  
11 Main Street  
South Salem, New York 10590

RE: Change of Use from Fitness Center to Residential

Supervisor Goncalves:

The Planning Board at their August 16, 2022 meeting discussed a proposal eliminating the Fitness Center and adding 14 additional residential units at Oakridge Common. The Planning Board approved 4 residential units prior, which would bring the total to 18 units. The Planning Board has asked Smith Ridge Associates LLC to get Town Board approval as to the capacity for the 14 additional units.

The Oakridge Common property falls within the Oakridge Water & Sewer district and is mandated to use the Oakridge Water & Sewer system.

The proposed use requires 4,620 gallons per day as per NYS DEC design standards. The existing Laurel ridge Townhomes which are 2 & 3 bedrooms are using 93-107 GPD which would actually bring the additional usage well under 2,000 GPD. This again would be a savings from the existing approved use (see calculations attached).

The water usage per Delaware's Engineering report for the new filtration system states the usage to be 55,147 gallons per day in 2020 – see attached.

The Water Usage billed for 2021 and the first 2 quarters of 2022 continues to be between 33-37,000 GPD. The second quarter 2022 domestic billing adding usage for unbilled units is 34,400 GPD. Including estimated irrigation of 11,200 GPD brings the total to just under 46,000 gallons per day. Adding the daily backwash of 8-10,000 gallons brings the total water use to 54-56,000 gallons per day which is in line with the average daily use per the wells.

The plant is approved for 80,000 GPD. Adding the proposed and approved units would bring the total domestic usage (the primary use) to around 40,000 GPD, only 50% of the capacity. Including the irrigation and backwashing will bring the usage to around 60,000 GPD, well within the water plant's capacity.

We request that the Town Board approve our petition to allow the 14 proposed units to be connected to the Oakridge Water & Sewer system.

Respectfully submitted,

  
Philip G. Pine  
Smith Ridge Associates LLC  
Managing Member

CC: Planning Board, Town of Lewisboro

## **VILLAS AT VISTA WATER USE CALCULATIONS**

Calculations per NYSDEC "Design Standards for Intermediate sized Wastewater Treatment Systems"

dated March 4, 2014

### **EXISTING USES -**

FITNESS CENTER – BASED ON 600 MEMBERS

600 PATRONS X 20 GAL / DAY = **12,000 GPD**

### **PROPOSED USE –**

14– THREE BDR APTS (DOES NOT INCLUDE 4 UNITS PREV. APPROVED)

42 BEDROOMS X 110 GAL / DAY = **4,620 GPD**

**TOTAL WATER SAVINGS = 7,380 GPD**

### 3.0 Ownership & Service Area

The Town of Lewisboro owns the water system and water plant known as the Oakridge Water District (District). Included in the distribution area are 278 condominiums, 22 single-family residences, a commercial area plus a new section of approximately 40 townhomes. Source water is drawn from a system of five ground water wells. All supply lines from the wells are connected to a common header and flow into the treatment facility through a 4-inch PVC main.

#### 3.1 Existing Facilities

The existing water treatment plant consists of five raw water supply wells, mix media filters, and green sand filtration to remove high levels of iron and manganese.

The water is disinfected with sodium hypochlorite and pumped to the 95,000-gallon water storage tank.

The system flows for typical average over 50,000 gpd.

	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>Total Annual Flow</b>	<i>18,314,000 Gallons</i>	<i>18,187,000 Gallons</i>	<i>19,853,000 Gallons</i>
<b>Average Gallons per Month</b>	<i>1,526,167 Gallons</i>	<i>1,515,583 Gallons</i>	<i>1,654,417 Gallons</i>
<b>Average Gallons per Day</b>	<i>50,872 GPD</i>	<i>50,519 GPD</i>	<i>55,147 GPD</i>

#### 3.2 Need for Project

The project is required to treat and remove a group of carcinogenic bioaccumulating chemicals generally known as PFAS. In February and May 2021, concentrations of PFAS were found in all five of the water supply wells and Well #2, Well #6, and Well #7 were above maximum contaminant levels (MCLs). After the February test results, the District was issued a Notice of Violation by the Westchester County Department of Health (WCDOH) on March 1, 2021. The WCDOH has required the District to develop a plan to address the water quality violations by May 31, 2021. Appendix A includes a copy of the Notice of Violation.

PFOA levels ranged from 6.13 up to 11.4 ppt

A Town Board meeting of the Town Board of the Town of Lewisboro, Westchester County, New York, was held on September 27, 2022, at 7:30 p.m. at the Lewisboro Town House, 11 Main Street, South Salem, New York.

**PRESENT:**

Supervisor	Tony Gonçalves
Council Members	Andrea Rendo (remote), Mary Shah, Richard Sklarin, Daniel Welsh
Town Clerk	Janet L. Donohue
Absent	None

Also attending was the Attorney for the Town Gregory Folchetti, Facilities Maintenance Director Joel Smith, Highway Superintendent Peter Ripperger, Parks & Recreation Supervisor Nicole Caviola, and Maintenance Assistant Shawn Johannessen,

Approximately 11 residents/observers attended the live meeting and approximately 22 participated via Zoom.

Supervisor Gonçalves called the meeting to order at 7:30 p.m.

**EMERGENCY PROCEDURE**

Supervisor Gonçalves noted the exits to be used in the event of an emergency.

**PLEDGE OF ALLEGIANCE**

The Supervisor led the Pledge of Allegiance to the flag.

**PUBLIC COMMENT PERIOD I**

Eight residents spoke during public comment period.

**OAKRIDGE WATER**

A total of 8 residents of Oak Ridge and Conant Valley spoke about the continued water issues at Oakridge. Several residents asked for any further development to be stopped until the water issues are completely fixed. They stated that they continue to be frustrated with the town board's handling of their water district and that even though the Department of Health states that the water is safe to drink, many of them feel it is unsafe to drink, cook with and even bathe in. Several stated that they have white uniforms, and the water discolors those uniforms and white clothing.

Another resident stated that he feels an independent study needs to be conducted. They feel that band aids have been used for long enough and that old apartments do not have the room for a filtration system. They stated that they are prepared to get an attorney if they do not get the solutions and resources that they need. Many residents also stated that they are spending a lot of money on bottled water.

They also feel that these additional 14 new apartments are a "done deal" and that there is already equipment that has been staged. They feel there is no transparency.

COMMUNICATIONSNYS DEPARTMENT OF TRANSPORTATION – Route 35

Supervisor Gonçalves read a letter from Lance MacMillan, Regional Director for the NYS Department of Transportation (see attached). Supervisor Gonçalves stated that they did have a field meeting, so they saw the condition of the road up close. It is a major project that is not on the NYS DOT Program. He stated that they will continue pressing for the condition of the road to be addressed.

CONSENT AGENDAMINUTES - Approved

On motion by Supervisor Gonçalves, seconded by Councilman Welsh, the minutes of the September 12, 2022, Town Board meeting and work session were approved.

THE VOTE:	Yes	- Gonçalves, Shah, Sklarin, Welsh	(4)
	No	- None	(0)
	Remote	- Rendo	(1)

CRP REFUSE & RECYCLING – Renewal of License

On motion by Councilman Welsh, seconded by Councilwoman Shah, the Board voted as follows:

THE VOTE:	Yes	- Gonçalves, Shah, Sklarin, Welsh	(4)
	No	- None	(0)
	Remote	- Rendo	(1)

RESOLUTION

RESOLVED, that the Town Clerk is authorized to issue a Commercial refuse license to CRP Sanitation, for a period of one year ending September 13, 2023.

CABARET LICENSE – Renewal of Le Chateau

On motion by Councilman Sklarin, seconded by Councilman Welsh, the Board voted as follows:

THE VOTE:	Yes	- Gonçalves, Shah, Sklarin, Welsh	(4)
	No	- None	(0)
	Remote	- Rendo	(1)

RESOLUTION

RESOLVED, that the Town Board does hereby authorize renewal of a cabaret license for Le Chateau for a period of one year.

FUNDRAISER – Town Property

On motion by Councilman Sklarin, seconded by Councilwoman Shah, the Board voted as follows:

THE VOTE:	Yes	- Gonçalves, Shah, Sklarin, Welsh	(4)
	No	- None	(0)
	Remote	- Rendo	(1)

RESOLUTION

RESOLVED, that the Town Board does hereby approve the Increase Miller PTOs request to hold a Halloween fundraiser at Fox Valley Park and be it further

RESOLVED, that all fees will be waived.

BUDGET REQUEST PARKS & RECREATION 2023 – Discussion (8:04 – 8:23 p.m.)

Recreation Supervisor Nicole Caviola made a presentation to the Town Board regarding her budget requests for the 2023 year (see attached).

The Board thanked Ms. Caviola.

BUDGET REQUEST HIGHWAY 2023 – Discussion (8:24 – 8:42 p.m.)

Highway Superintendent Peter Ripperger made a presentation to the Town Board regarding his budget requests for the 2023 year (see attached).

Roads that were paved in 2022 are Canaan Circle, Deepwell Farms, Hastings Court, Journey's and Lockwood Road, Silver Spring, Spring Hill Road and Wilton Road.

The Board thanked Mr. Ripperger.

BUDGET REQUEST MAINTENANCE 2023 – Discussion (8:43 – 8:47 p.m.)

Facilities Maintenance Director Joel Smith made a presentation to the Town Board regarding his budget requests for the 2023 year (see attached).

The Board thanked Mr. Smith.

OAKRIDGE COMMONS CHANGE OF USE TO RESIDENTIAL – Discussion (8:48 – 10:10 p.m.)

Supervisor Gonçalves stated that tonight would be an informational session regarding a change of use request from commercial to 14 residential units at Oakridge Commons. Phil Pine, Managing Member of Smith Ridge Associates, received a change of use approval from the Lewisboro Planning Board at their December 2021 meeting to convert the old Heights Restaurant into four, 3-bedroom apartments. At the August 16, 2022, Mr. Pine again went to the Planning Board with a proposal to eliminate the Fitness Center and add 14 additional residential units at Oakridge Common.

Supervisor Gonçalves stated that the Planning Board wanted to get the opinion from the Town Board, who also serve as the Water District Commissioners at Oakridge, as to the capacity of the water plant as it was designed and whether it could support the additional units. It is not the Town Board's right to state that this change of use can or cannot be done. It will be the Planning Board's responsibility and decision for a change of use. Anytime a request is made to tap into the water district, the Town Board must become involved. The access is already there but now they are looking to reutilize it from commercial to residential. This was confirmed by town counsel.

The Supervisor stated that Mr. Pine did FOIL the water consumption, capacity, and billing of the water district from the town. He also stated that he ran these numbers back in December looking at what the plant capacity is and what is being consumed for 3-bedroom units when they looked at The Heights Restaurant being changed to four, 3-bedroom apartments.

Supervisor Gonçalves read the attached letter from Phil Pine (see attached). He then read the below email from the Planning Board Chair Janet Andersen:

*Hi Tony,*

*As I recall, Jud (Planning Board Attorney) felt that the applicant should go directly to the Town Board since what we received was preliminary and wasn't called an application, and thus we had a discussion, but nothing was in front of us that we could officially take action on. So, it wasn't really "referred" to you - rather, the applicant was recommended to get an assessment of whether the necessary water permissions for potable water and sewer would meet or be likely to meet with Town Board agreement.*

*Janet Andersen*

Mr. Pine made his presentation and went over a spreadsheet of water usage within the water district (see attached).

After much discussion it was stated that the capacity should not be an issue, but rather the quality of the water is the problem with the residents. Supervisor Gonçalves asked if anyone had any water quality or discoloration in their water to get in touch with him. And if anyone has done their own testing and wanted to share it with them to get in touch with him. Lead in water is due to the piping but that piping would be located within each unit.

The Planning Board process should be followed (site plans, SEQR, etc.). The minutes from the August 16, 2022, Planning Board can also be found on the website. And if a moratorium was to happen, there would need to be a public hearing proving that there is not enough capacity for water.

The Town Board will get back to the Planning Board letting them know that it is an existing connection, and the water capacity should not be an issue. It was also suggested that the Planning Board should have an independent engineering analysis of how the 14 apartments would affect the water district.

## PUBLIC COMMENT II

Nine residents spoke during public comment period.

OAKRIDGE WATER

All nine residents spoke again about the continued water issues at Oakridge. Several residents asked for a moratorium on any more development in Oakridge until the water issues are completely fixed. They again asked for an independent study to be done on the system before any decision is made. They stated that there has been no use of water for the past 3 years at the previous Brother Vic's Restaurant and that there were never 600 people using the gym. One resident suggested that the Oakridge Water District residents receive deliveries of bottled water.

ROAD CONDITIONS

A resident stated that roads are in very poor condition, especially the sides of the roads where bicycles and wheelchairs are used, and erosion will take place. There is money that has been received by the town and he feels this money could be used to fix the roads.

TIMBER PILE

A resident questioned what was going on with the timber pile at the salt dome.

CEMETERY

A resident asked if there was any money in the Maintenance line for the cemetery.

CLAIMS – Authorized for Payment

On motion by Councilman Sklarin, seconded by Councilwoman Shah the Board voted 4-0 to authorize payment of the Town's bills in the amount of \$294,488.81.

POLLING OF BOARD AND ANNOUNCEMENTS

LIBRARY FAIR

The Library Fair was very successful. The Board thanked all the volunteers and all who attended the event.

PARKS & RECREATION UPDATE

There will be a new neighbor welcome at Fox Valley Park on Sunday, October 2, 2022, from 2-4 p.m. Cider and donuts will be served.

Trunk or Treat will be held at Onatru Farm Park on Saturday, October 22, from 10:30 a.m. – 2:30 p.m.

The OSPAC volunteers have done a great job maintaining the Leon Levy Preserve and the Board thanked them.

SYMPATHIES

Supervisor Gonçalves informed all that Deputy Highway Superintendent Joe Posadas's father passed away. Information was shared regarding the services.

VISTA FIREHOUSE

The Vista Fire Department Pancake Breakfast & Open House will be held on Saturday, October 15th from 8am - 11am at the Vista Firehouse, 377 Smith Ridge Road in South Salem, NY. The cost is \$10.00 for adults, \$5.00 for Children (8 and under) and it's all you can eat. All tickets will be sold at the door.

BLOOD DRIVE

A blood drive sponsored by the Lewisboro Volunteer Ambulance Corp and the South Salem Fire Department will be held at the South Salem Firehouse on September 29, 2022, from 2-8 p.m. You can sign up at [Donor Portal - New York Blood Center \(nybc.org\)](https://www.nybc.org/donor-portal).

OAKRIDGE WATER

Supervisor Gonçalves addressed a few concerns made during the public comment periods regarding the water at Oakridge. Expansion is being worked on. The water quality is being tested on a regular basis by the Department of Health. VRI has been spoken to about cleaning up the area where they had stored empty drums. They are short on space, but the new plant will be able to accommodate these drums. He also stated that the water district was guaranteed the \$1.8 million but the money has not been received yet. He has been in touch with the EPA who is building the platform of how to distribute and obtain the money.

COMPREHENSIVE MASTER PLAN SURVEY

The Comprehensive Master Plan Participation Survey is on the website.

MEETINGS – Dates Set

An upcoming meeting of the Town Board will include a meeting on Tuesday, October 11, 2022, at 7:30 p.m. at the Town House, 11 Main Street, South Salem, New York.

EXECUTIVE SESSION – To Discuss Personnel Issues

On motion by Supervisor Gonçalves, seconded by Councilman Welsh, the Board voted 4-0 to go into executive session at 10:48 p.m. to discuss personnel & real estate issues.

On motion by Councilman Sklarin, seconded by Councilwoman Shah, the Board voted 4-0 to come out of executive session at 11:43 p.m.

SPECIAL COUNSEL – Litigation for Real Property

On motion by Councilwoman Shah, seconded by Councilman Welsh, the Board voted as follows:

THE VOTE:	Yes	- Gonçalves, Shah, Sklarin, Welsh	(4)
	No	- None	(0)
	Remote	- Rendo	(1)

RESOLUTION

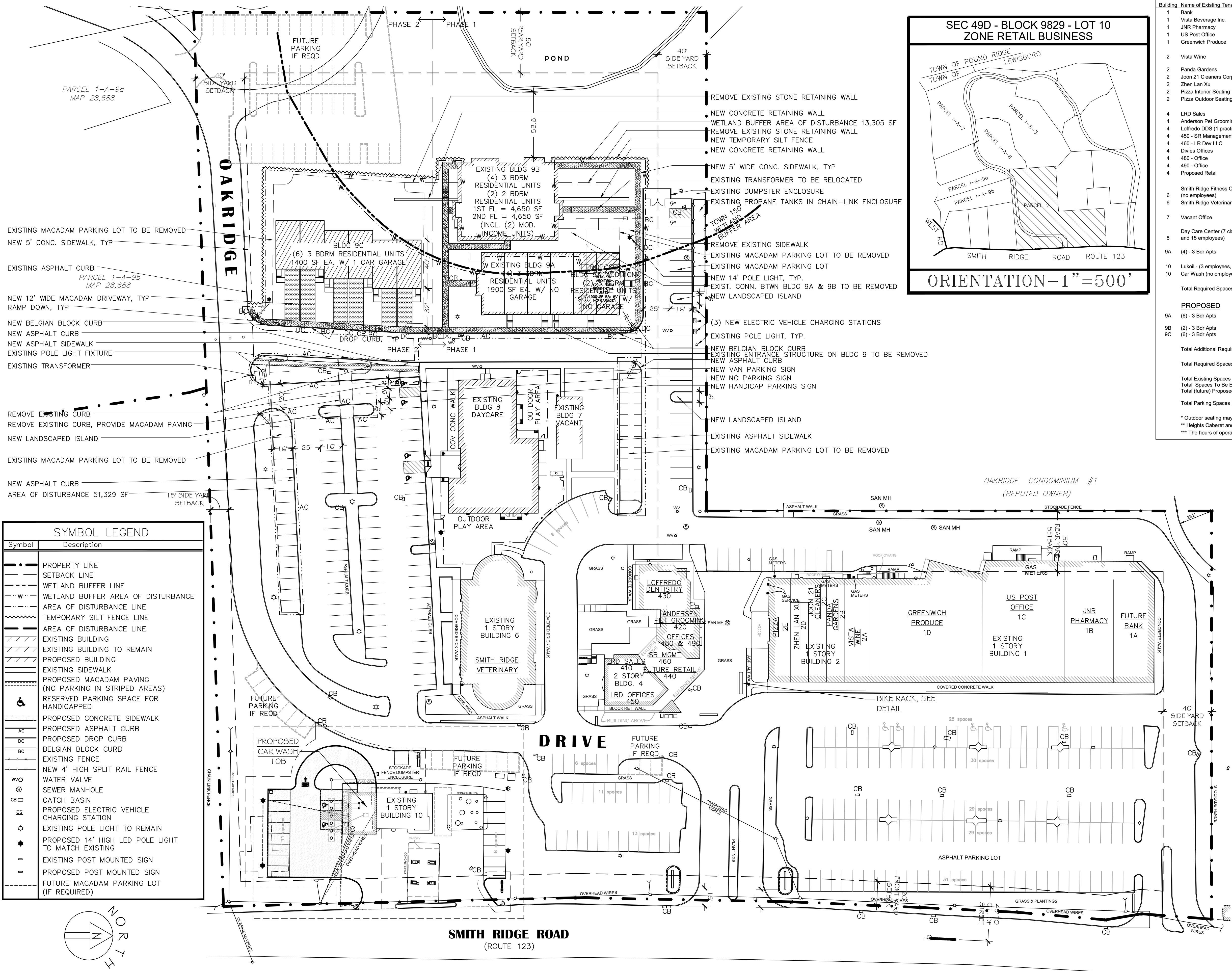
RESOLVED, that the Town Board does appoint Shapiro, Gettinger, Waldinger & Monteleone of Mt. Kisco, NY as special counsel for the purposes of commencing summary proceedings and all litigation necessary to recover the possession of the real property at 130 Lake Kitchawan Drive, South Salem, NY owned by the Town of Lewisboro and be it further

RESOLVED, that such services are authorized at a rate of \$350.00 per hour.

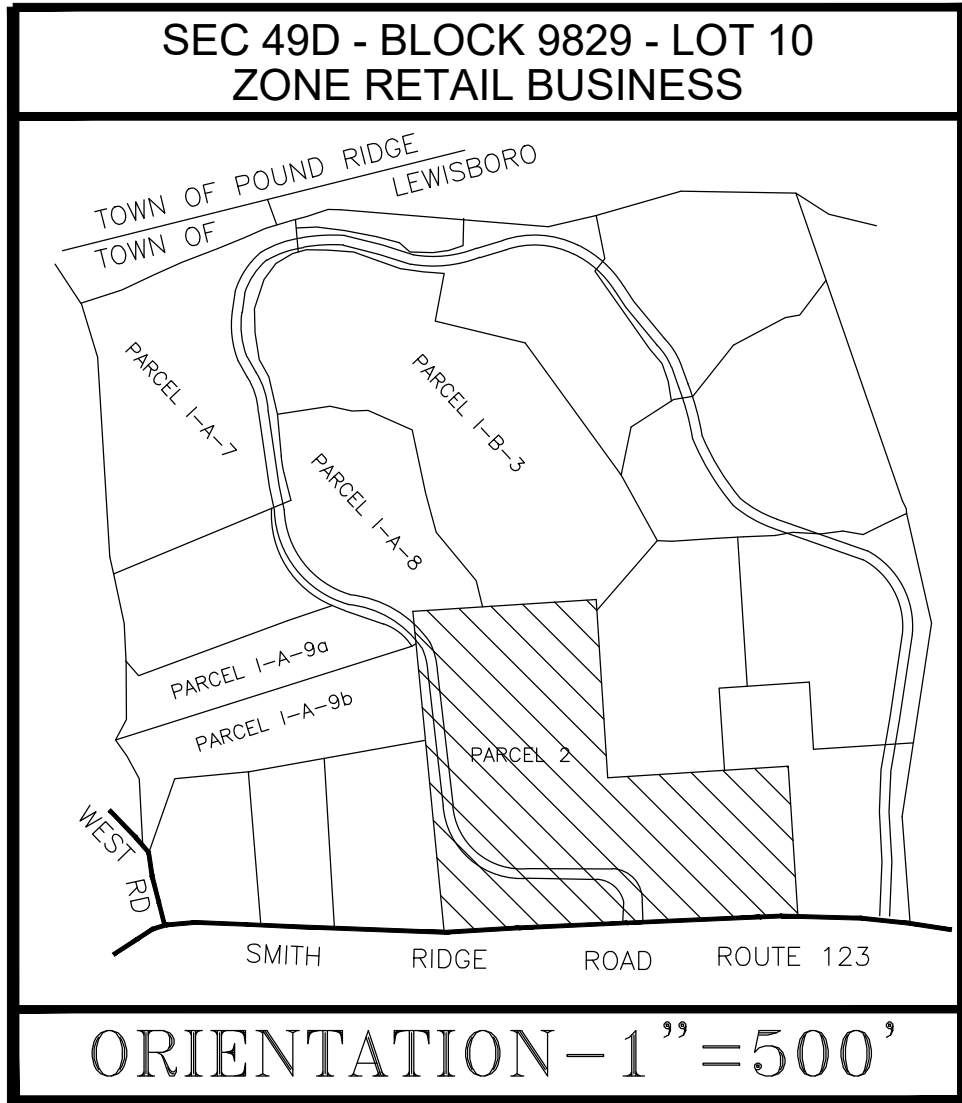
ADJOURNMENT

On motion by Supervisor Gonçalves, seconded by Councilman Sklarin, the Board voted 4-0 to adjourn at 11:45 p.m.

Janet L. Donohue  
Town Clerk



Symbol	Description
---	PROPERTY LINE
---	SETBACK LINE
---	WETLAND BUFFER LINE
---	WETLAND BUFFER AREA OF DISTURBANCE
---	AREA OF DISTURBANCE LINE
---	TEMPORARY SILT FENCE LINE
---	AREA OF DISTURBANCE LINE
---	EXISTING BUILDING
---	EXISTING BUILDING TO REMAIN
---	PROPOSED BUILDING
---	EXISTING SIDEWALK
---	PROPOSED MACADAM PAVING (NO PARKING IN STRIPED AREAS)
---	RESERVED PARKING SPACE FOR HANDICAPPED
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED ASPHALT CURB
---	PROPOSED DROP CURB
---	BELGIAN BLOCK CURB
---	EXISTING FENCE
---	NEW 4' HIGH SPLIT RAIL FENCE
---	WATER VALVE
---	SEWER MANHOLE
---	CATCH BASIN
---	PROPOSED ELECTRIC VEHICLE CHARGING STATION
---	EXISTING POLE LIGHT TO REMAIN
---	PROPOSED 14' HIGH LED POLE LIGHT TO MATCH EXISTING
---	EXISTING POST MOUNTED SIGN
---	PROPOSED POST MOUNTED SIGN
---	FUTURE MACADAM PARKING LOT (IF REQUIRED)



OAKRIDGE COMMONS PARKING CALCULATIONS AND HOURS OF OPERATION					
October 6, 2022					
Building	Name of Existing Tenants	Area (sq ft)	Use	Parking Seats Calculation	Required Parking
1	Bank	2600	Bank	1/150	18
1	Vista Beverage Inc.	2800	Retail	1/200 GFA	14
1	JNR Pharmacy	4000	Retail	1/200 GFA	20
1	US Post Office	4000	Retail	1/200 GFA	22
1	Greenwich Produce	6000	Grocery	1/125 GFA	48
2	Vista Wine	1700	Retail	1/200 GFA	9
2	Panda Gardens	1100	Restaurant	10 1/2 Seats	5
2	Joon 21 Cleaners Corp	1630	Retail	1/200 GFA	9
2	Zhen Lan Xu	1350	Retail	1/200 GFA	7
2	Pizza Interior Seating	2500	Restaurant	45 1/2 Seats	23
2	Pizza Outdoor Seating		Restaurant	12 0	0
4	LRD Sales	1900	Office	1/250 GFA	8
4	Anderson Pet Grooming	1250	Retail	1/200 GFA	7
4	Lofredo DDS (1 practitioner)	1500	Dental Office	5/ practitioner	5
4	450 - SR Management LLC	950	Office	1/250 GFA	4
4	480 - LR Dev LLC	550	Office	1/250 GFA	3
4	Divies Offices	550	Office	1/250 GFA	3
4	480 - Office	550	Office	1/250 GFA	3
4	490 - Office	1400	Office	1/250 GFA	6
4	Proposed Retail	1600	Retail	1/200 GFA	8
6	Smith Ridge Fitness Center	1600	Recreation	1/200 GFA + 1/ employees	8
6	Smith Ridge Veterinarian	4900	Veterinary	5 practitioners	25
7	Vacant Office	1100	Office	1/250 GFA	5
8	Day Care Center (7 classrooms and 15 employees)	6600	Nursery School	1 per Employee + 1 per Classroom	22
9A	(4) - 3 Bdr Apts	11720	Residences	3 / Residence	12
10	Lukol - (3 employees, 2 bays)	1275	Gasoline Service	1/ employee + 3/ bay	9
10	Car Wash (no employees, 1 bay)	480	Gasoline Service	1/ employee + 3/ bay	3
Total Required Spaces					307 **
PROPOSED					
9A	(6) - 3 Bdr Apts	11720	Residences	3 / Residence	18
9B	(2) - 3 Bdr Apts	3500	Residences	3 / Residence	6
9C	(8) - 3 Bdr Apts	9800	Residences	3 / Residence	18
Total Additional Required Spaces					42
Total Required Spaces Existing and Proposed					349 ***
Total Existing Spaces					387
Total Spaces To Be Eliminated					(62)
Total (future) Proposed (including 6 Garage Spaces)					12
Total Parking Spaces Existing and Proposed					317
* Outdoor seating may not increase the approved seating capacity for the restaurant per Lewisboro Zoning Ordinance 220-16.J					
** Heights Cabinet and Premier Fitness require 187 spaces.					
*** The hours of operation among the tenants varies. No additional parking is required.					

ZONING COMPLIANCE TABLE

TAX DESIGNATION - SECTION 49D, BLOCK 9829, LOT 10 ZONE - RB			
EXISTING USE: CABINET / RESTAURANT			
PROPOSED USE - MULTI FAMILY RESIDENTIAL (SUBJECT TO REQUIREMENTS OF 220-26 OF LEWISBORO ZONING ORDINANCE)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE -	1/2 AC	10,059 A, 438,170 SF	NO CHANGE
MIN. FRONTAGE	100'	816.78'	NO CHANGE
MIN. FRONT FROM CL ST	45'	84.7'	NO CHANGE
MIN. FRONT FROM PROP LINE	40'	58.7'	NO CHANGE
MIN. SIDE	15' 40' @ MF	128' 1' 47.8'	60' 0' 07.7'
MIN. REAR	50'	117.8' +/-	60' 0'
MAX BLDG HEIGHT STORIES / FT	2 / 30'	2 / 29'	2 / 30'
MAX BLDG COVERAGE	20% / 151,834 SF	14.7% / 148,804 SF	15.6% / 159,404 SF
MAX SITE COVERAGE	60% / 262,902 SF	58.9% / 258,087 SF	57.4% / 251,702 SF
MAX FLOOR AREA RATIO	30% / 131,451 SF	16.5% / 72,135 SF	19.2% / 84,435 SF
REQUIREMENTS OF 220-26			
MIN LOT SIZE	15,000 SF (WHEN SERVED BY PUBLIC WATER AND SEWER)	418,895 NET LOT AREA *	NO CHANGE
DEVELOPMENT DENSITY	0 DENSITY UNITS (2.6 DU PREVIOUSLY APPROVED BY PL. BO.)	0 DENSITY UNITS (2.6 DU PREVIOUSLY APPROVED BY PL. BO.)	12.66 DENSITY UNITS ***
DENSITY TRANSITION AREA	MIN. LOT WIDTH OF ADJ. 1 FAMILY RESIDENTIAL DISTRICT.	THIS SITE IS NOT ADJ. TO 1 FAMILY RESIDENTIAL DISTRICT	NO CHANGE
WATER AND SEWER CONNECTION	PLANNING BOARD MAY REQUIRE CONNECTION	BLDG 5A AND 9A ARE CURRENTLY CONNECTED	PROPOSED TO BE CONNECTED TO WATER AND SEWER
OPEN SPACE	50% OF LOT AREA = 5F 219,085 SF	41.1% = 180,073 SF	42.6% = 186,468 SF ****
RECREATION	100 SF / UNIT OR PAY PER UNIT RECREATION FEE	300 SF / UNIT (OR REQUIRED FEE)	REC'D REC. FEE WILL BE PAID UPON APPROVAL
PARKING	2 SPACES/UNIT + 1 SPACE FOR EACH UNIT WITH TWO OR MORE BEDROOMS	18 UNITS X 3 SPACES = 54 SPACES	SEE PARKING TABLE DWG SP1
AFFORDABLE RESIDENTIAL UNITS	10% = 2 UNITS	NOT APPLICABLE	2 UNITS IN BUILDING 9A

VILLAS AT VISTA WATER USE CALCULATIONS	
Calculations per NYSDEC "Design Standards for Intermediate sized Wastewater Treatment Systems" dated March 4, 2014	
EXISTING USES -	
FITNESS CENTER - BASED ON 600 MEMBERS 600 PATRONS X 20 GAL / DAY = <b>12,000 GPD</b>	
PROPOSED USE -	
14- THREE BDR APTS (DOES NOT INCLUDE 4 UNITS PREV. APPROVED) 42 BEDROOMS X 110 GAL / DAY = <b>4,620 GPD</b>	
TOTAL WATER SAVINGS = <b>7,380 GPD</b>	

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chairman DATE  
Secretary DATE

TOWN ENGINEER'S CERTIFICATION  
Reviewed for compliance with the Planning Board Resolution dated \_\_\_\_\_.

Joseph M. Cermele, P.E. Date

Kellard Sessions Consulting, P.C.  
Town Consulting Engineer

OWNER'S CERTIFICATION  
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owners Name: Smith Ridge Associates, LLC - Philip Pine, Managing Partner Date  
Owners Address: 450 Oakridge Common, South Salem, NY 10590

REVISIONS

SEAL

CROSS RIVER ARCHITECTS, LLC  
ROBERT J. EBERTS, R.A. - PRINCIPAL

VILLAS AT VISTA  
OAKRIDGE DRIVE  
SOUTH SALEM, NY

10/7/22

DATE

SCALE

1" = 40'

PROJECT

TITLE

SITE PLAN

DRAWING

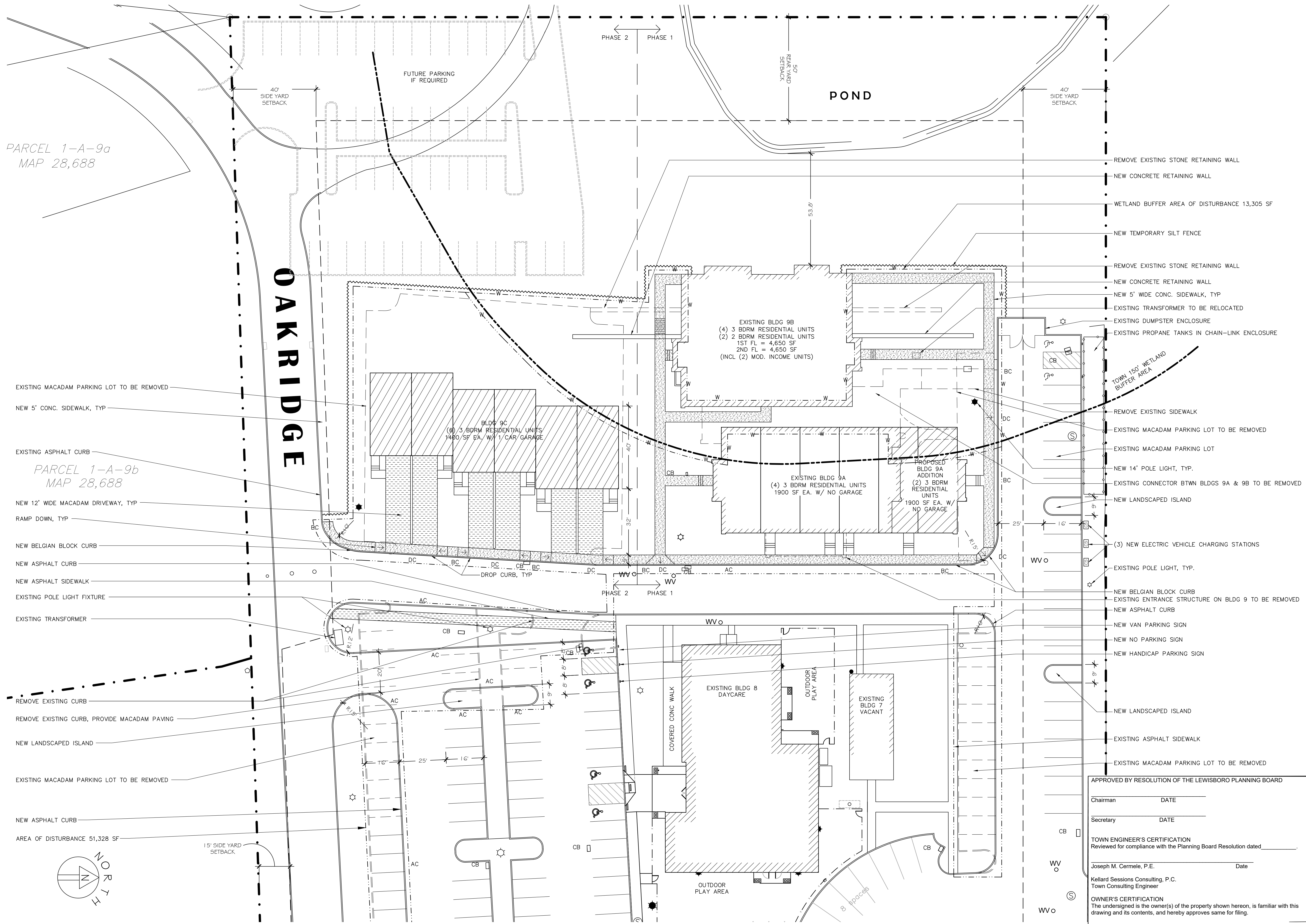
914.494.7691

110 PINESBRIDGE RD.  
KATONAH, N.Y. 10536

OWNER'S CERTIFICATION

SP

1



PARCEL 1-A-9a  
MAP 28,688

PARCEL 1-A-9b  
MAP 28,688

EXISTING MACADAM PARKING LOT TO BE REMOVED  
NEW 5' CONC. SIDEWALK, TYP

EXISTING ASPHALT CURB

NEW 12' WIDE MACADAM DRIVEWAY, TYP

RAMP DOWN, TYP

NEW BELGIAN BLOCK CURB

NEW ASPHALT CURB

NEW ASPHALT SIDEWALK

EXISTING POLE LIGHT FIXTURE

EXISTING TRANSFORMER

REMOVE EXISTING CURB

REMOVE EXISTING CURB, PROVIDE MACADAM PAVING

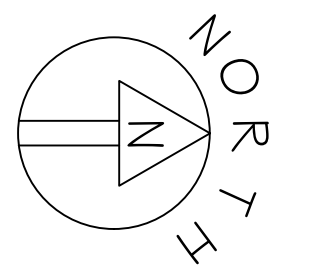
NEW LANDSCAPED ISLAND

EXISTING MACADAM PARKING LOT TO BE REMOVED

NEW ASPHALT CURB

AREA OF DISTURBANCE 51,328 SF

15' SIDE YARD SETBACK



- REMOVE EXISTING STONE RETAINING WALL
- NEW CONCRETE RETAINING WALL
- WETLAND BUFFER AREA OF DISTURBANCE 13,305 SF
- NEW TEMPORARY SILT FENCE
- REMOVE EXISTING STONE RETAINING WALL
- NEW CONCRETE RETAINING WALL
- NEW 5' WIDE CONC. SIDEWALK, TYP
- EXISTING TRANSFORMER TO BE RELOCATED
- EXISTING DUMPSTER ENCLOSURE
- EXISTING PROPANE TANKS IN CHAIN-LINK ENCLOSURE
- REMOVE EXISTING SIDEWALK
- EXISTING MACADAM PARKING LOT TO BE REMOVED
- EXISTING MACADAM PARKING LOT
- NEW 14' POLE LIGHT, TYP.
- EXISTING CONNECTOR BTWN BLDGS 9A & 9B TO BE REMOVED
- NEW LANDSCAPED ISLAND
- (3) NEW ELECTRIC VEHICLE CHARGING STATIONS
- EXISTING POLE LIGHT, TYP.
- NEW BELGIAN BLOCK CURB
- EXISTING ENTRANCE STRUCTURE ON BLDG 9 TO BE REMOVED
- NEW ASPHALT CURB
- NEW VAN PARKING SIGN
- NEW NO PARKING SIGN
- NEW HANDICAP PARKING SIGN
- NEW LANDSCAPED ISLAND
- EXISTING ASPHALT SIDEWALK
- EXISTING MACADAM PARKING LOT TO BE REMOVED

EXISTING BLDG 9B  
(4) 3 BDRM RESIDENTIAL UNITS  
(2) 2 BDRM RESIDENTIAL UNITS  
1ST FL = 4,650 SF  
2ND FL = 4,650 SF  
(INCL (2) MOD. INCOME UNITS)

BLDG 9C  
(6) 3 BDRM RESIDENTIAL UNITS  
1400 SF EA. W/ 1 CAR GARAGE

EXISTING BLDG 9A  
(4) 3 BDRM RESIDENTIAL UNITS  
1900 SF EA. W/ NO GARAGE

PROPOSED BLDG 9A  
ADDITION  
(2) 3 BDRM  
RESIDENTIAL  
UNITS  
1900 SF EA. W/  
NO GARAGE

EXISTING BLDG 8  
DAYCARE

EXISTING  
BLDG 7  
VACANT

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chairman	DATE
Secretary	DATE

TOWN ENGINEER'S CERTIFICATION  
Reviewed for compliance with the Planning Board Resolution dated \_\_\_\_\_.

Joseph M. Cermele, P.E. \_\_\_\_\_ Date  
Kellard Sessions Consulting, P.C.  
Town Consulting Engineer

OWNER'S CERTIFICATION  
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Owners Name: Smith Ridge Associates, LLC – Philip Pine, Managing Partner Date  
Owners Address: 450 Oakridge Common, South Salem, NY 10590

REVISIONS

No.	Date

SEAL

CROSS RIVER ARCHITECTS, LLC  
ROBERT J. EBERTS R.A., PRINCIPAL

PROJECT

VILLAS AT VISTA  
OAKRIDGE DRIVE  
SOUTH SALEM, NY

TITLE

ENLARGED SITE PLAN  
SCALE 1" = 40'

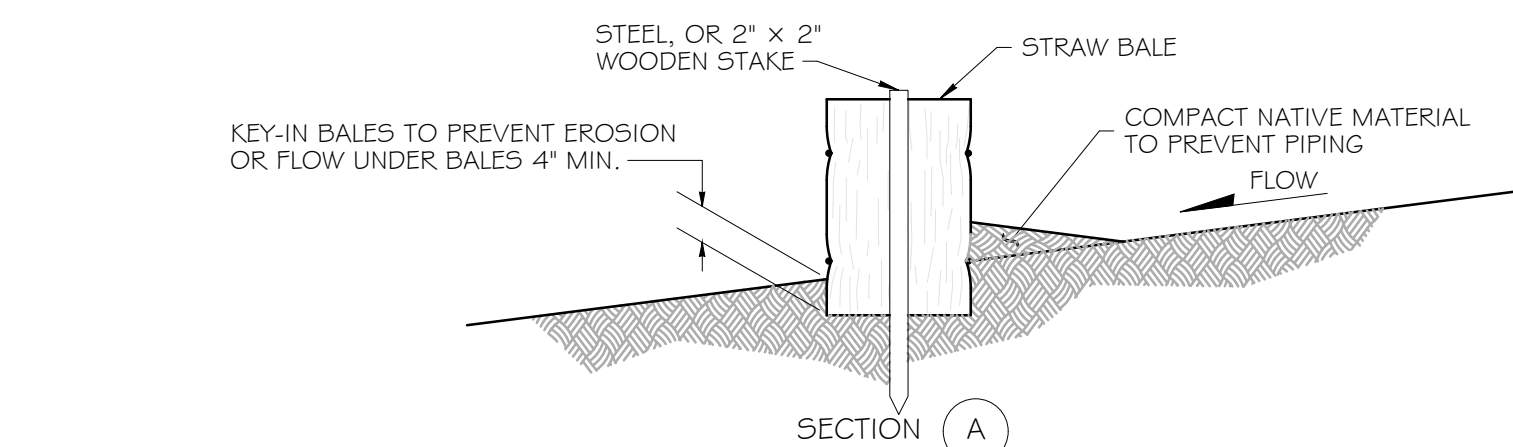
DATE

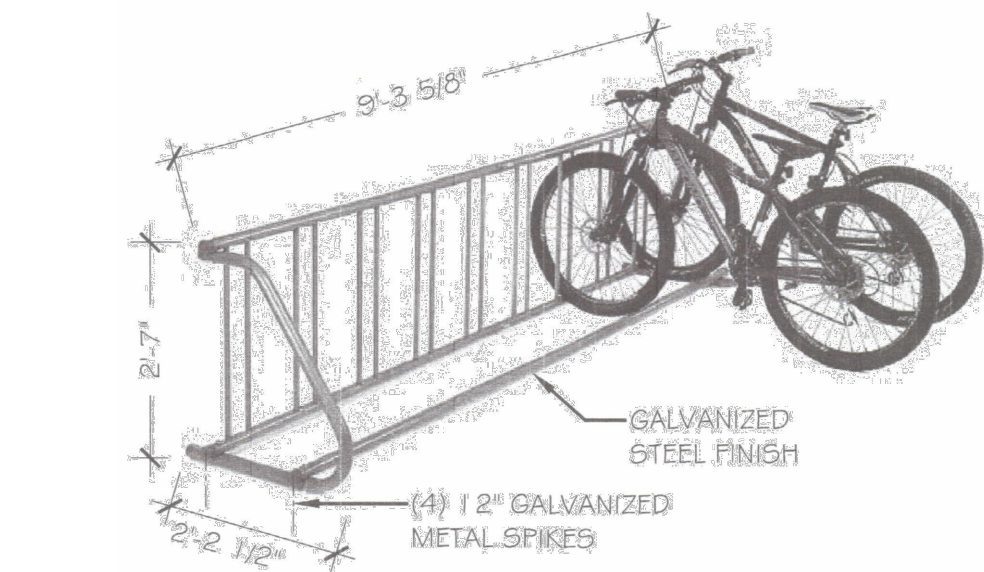
JUNE 27, 2022

PROJ. #

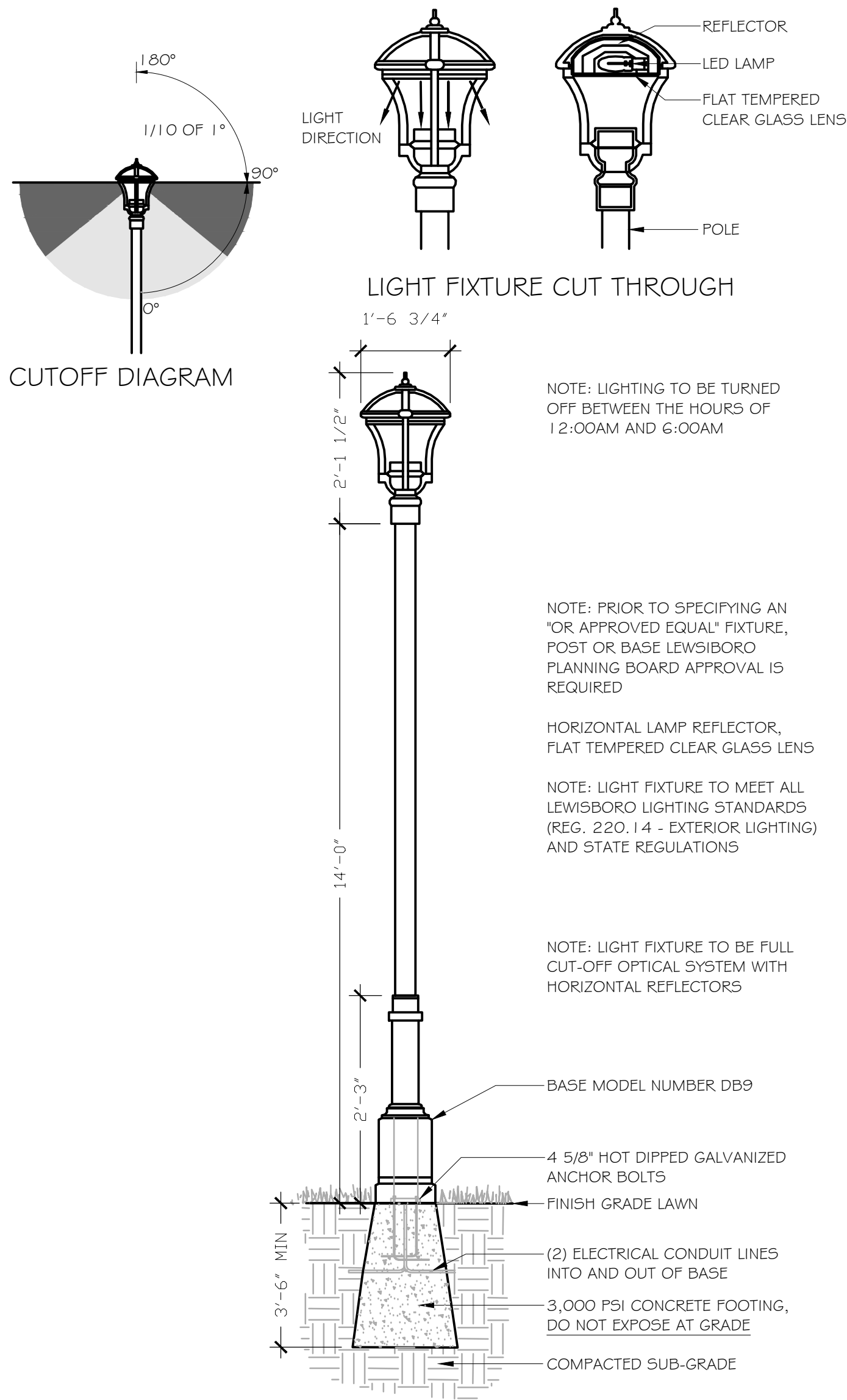
DRAWING

SP/2

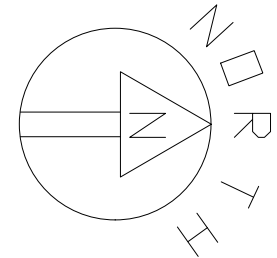




1 9 BIKE RACK DETAIL  
SCALE: NTS



2 POLE LIGHT  
SCALE: NTS



- EXTERIOR LIGHTING NOTES**
1. ALL EXTERIOR LIGHTS MUST BE CONTROLLED BY TIMECLOCK AND PHOTOCELL.
  2. ALL EXTERIOR LIGHTS MUST BE OFF BETWEEN 12:00 MIDNIGHT AND 6:00AM.
  3. ALL EXTERIOR LIGHTS SHALL BE LED, 3500K- 4000 K.
  4. POLE LIGHTS SHALL BE ARCHITECTURAL AREA LIGHTING PROVIDENCE SERIES PROV- (LIGHT SPREAD TYPE AS INDICATED ON PLAN) CCT-700-DB-DF-LDL-PCAT-32LED 4000K-700 WITH CLEAR TEMPERED LENS. POST SHALL BE 4" DIA. ROUND 14' HEIGHT WITH BASE # DB9. SET POLE WITH 1 2" DIA. CONCRETE PIER, 3'6" BELOW GRADE.

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chairman	DATE
Secretary	DATE

TOWN ENGINEER'S CERTIFICATION  
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Joseph M. Cermele, P.E. Date

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REVISIONS			
No.	Desc.	Date	

SEAL

CROSS RIVER ARCHITECTS, LLC  
ROBERT J. EBERTS R.A., PRINCIPAL

914.494.7691

110 PINESBRIDGE RD.,  
KATONAH, N.Y. 10536

PROJECT	VILLAS AT VISTA OAKRIDGE DRIVE SOUTH SALEM, NY
TITLE	SITE DETAILS
DATE	APRIL 27, 2022
SCALE	AS NOTED
PROJ. #	

DRAWING

SP / 4

## Ciorsdan Conran

---

**From:** Marissa <marissa\_840@yahoo.com>  
**Sent:** Wednesday, August 24, 2022 1:54 PM  
**To:** Town of Lewisboro; Janet Donohue; Daniel X. Welsh; Andrea Rendo; Mary Shah; Richard Sklarin; planning@lewisborogov.com; cac1chair@lewisborogov.com  
**Subject:** Oakridge Water District

Dear Supervisor, Town Board, and Planning Board Members,

We would like to respectfully request a moratorium on future development at Oakridge Commons, Oakridge Condos, Conant Valley Estates, and Laurel Ridge, and any other areas served by the Oakridge Water District, effective ASAP. As you know, the Oakridge Water District wells, plant, and systems, have been exhibiting symptoms of fragility for many years. The Town Board and Planning Board have been derelict in their duties to the citizens in the past with regard to recent development at Oakridge, namely their approval of a carwash and daycare center amidst strenuous and well-founded objections by the Town's own Conservation Advisory Council. The CAC wrote to the Town Board and Planning Board on several occasions regarding their serious concerns (see excerpt below). The CAC repeatedly alerted the Town to serious deficiencies with the developer's proposals for the car wash and implored the Town and Planning Board to conduct due diligence regarding the developer's assertions. The CAC expressed their serious concerns to the Planning Board and Town Board on at least seven occasions: 1/10, 2/16, 4/4, 8/6, 10/16, 11/20 of 2018 and January 15, 2019.

### ***Excerpts from the January 15, 2019 Planning Board Agenda Packet***

*The CAC continues to have concerns with two aspects of the Oakridge Commons car wash. The first concern is with information about the car wash filtration system. It is clear from the PureWater documentation provided, that the system is primarily designed to provide recycled clean water to the car wash and not for the quality of the water discharged to the Oakridge septic system and watershed.*

*The CAC presumes that the Oakridge sewer/septic system was designed for typical household effluents and not for chemicals (unknown at this time), wax, grease, oil and other substances used in a car wash. Therefore, the CAC is concerned that effluent coming from the car wash could pose a risk to the water system and watershed at Oakridge. The CAC would like to see further analysis of the effluent being discharged into the Oakridge septic system and watershed. The CAC would like to know who makes the determination if the discharge is consistent with the Oakridge septic system capabilities.*

*Second, the CAC has concerns about the outflow capacity calculations. The following excerpt from the January CAC minutes summarizes the CAC's concern: "The document titled "Site Engineering Report" prepared by Redniss & Mead, Inc only addresses the waste water management for the addition of the day care center and does not address the impact of adding a car wash. Even so, this report indicates that with the addition of the day care center, the waste water system would be in the 80% + range of capacity using average daily out flow. If the calculation used maximum average out flow for the calculation, the waste water system would be over 90% of capacity, again without the addition of the car wash. The CAC would like the site engineering to include the impact of the car wash and use maximum average sewage out flow and the water demand."*

To this day the Town Board, the Planning Board, and the Developer never addressed the CAC's concerns. In addition, the CAC was able to demonstrate that the capacity calculations provided by the developer were not accurate and, during the Planning Board's review of the developer's proposal, a water system leak coincidentally occurred which put the Water District over its capacity limits—*before the daycare center and carwash were even built*. Further, the Town Board and Planning Board ignored the will of the hundreds of people that spoke out regarding their concerns for our fragile Oakridge Water District, so now we have a car wash and child care facility added. We would like to see the current data usage and well capacity and current water quality reports. This information should be current and not from 2014. You asked me to quantify what "bad water" we had here at Oakridge. I do not need to remind you that PFAS/PFOS are "forever chemicals".

They are called that because they are harmful and there's NO REAL WAY TO GET RID OF THEM. Attached are 2 recent articles about PFAS

<https://www.chemistryworld.com/news/how-to-put-an-end-to-forever-chemicals-and-annihilate-pfas-pollution/4016018.article>

[EPA faces new lawsuit over 'forever chemicals'](#)

At the end of 2020 Erica and the OWD committee submitted a SOW for an Independent Engineering Study. Your excuse was no funds (which they submitted specific grant information as well, however we cannot do your job) and too long to wait because the preliminary construction schedule was out to bid by early 2022-2023 construction completed. Here we are in August 2022 and not only has work not begun but we are still going back and forth on designs and plans WITH NO UPDATE except stay tuned.... That's unacceptable.

Over the weekend I was at the pool, and noticed that there was a huge mess around the water facility. I became concerned that there was a white dried substance leaking from the barrels as well as a long spill of stuff all along the pump house. I did look and take some photos. The product is Sodium Hydroxide 50% solution. Not so dangerous but it is a chemical and the MSDS sheet does have proper storage and spill clean up instructions.

<http://westliberty.edu/health-and-safety/files/2012/08/Sodium-Hydroxide-Solution.pdf>. I spoke to my neighbor who is an environmental and safety professional who advised me to call the DOH because it was Sunday, so I did. I'd like to know who was in charge of keeping the facility clean and the chemicals locked up? I would like to know who is responsible for locking and securing the buildings during the day and at night? I alerted you last night after 9pm of the door being "left open and no staff present since at least 2pm". That is so concerning to me on so many levels I CANNOT begin to express my disappointment in the Town, and the managing water company VRI. We do not live in a world where buildings especially public water supply systems to be left unlocked and unattended. There are chemicals all over that building, or someone could enter and slip and fall. This is a huge liability issue for both you as the town and us as the property owners. That again is so unprofessional and unacceptable. I hope that you do explain these mistakes to the OWD residents because this is not ok.

I know my neighbors and I met at the water facility to discuss the new development plans from Phil Pine, and to show them that once you begin to increase the footprint of the building (which is needed) to accommodate the new equipment we will lose space given the regulations for construction sites. This may potentially lead to us not having a pool next year. That is a 90k a year expense budgeted. I would like to think that there is some kind of communication with Plaza or Jean Luc regarding this however they DO NOT COMMUNICATE WITH THE RESIDENTS EITHER NOR DO THEY APPEAR TO CARE FOR OUR WATER ISSUES so we do not know. We would also like to see something put up like markers so we know exactly where this building will be and see how this new building will impact our views and environment.

Given the above, and recent news from the developer that he plans to convert the Brother Vic's space from the approved "change of use" space of 4 residential rental units into now the construction of 16-3 br units and 2-2BR units (6 which will be newly constructed townhomes) we request that the Town place a moratorium on all future development at Oakridge Commons, Oakridge Condos, Conant Valley Estates, and Laurel Ridge, effective immediately.

I am also still going to request that a you revisit the need for an outside independent engineering study to be done to determine the full extent of our wells, systems, and pipes. It would be completely irresponsible of you to erect a 2 million dollar building based off the developers numbers alone- we will never know if the wells are not usable or if they do not produce enough water to support this district. I know you tell us that there's no concern at the wells but I do know that on the notice dated 4/6/2022 we tested above the MCL of 10ppt at 3 wells (#5,6,and 7) the "corrective action" is to utilize as little water from those wells. What does that mean as far as our water consumption and well status? Are we currently using those wells, and if so what other corrective action has taken place as we currently do not have the equipment or capabilities to properly filter out those chemicals? Is this still the correct status of our wells?

Well #2: Lower producing well (~25 gallons per minute); not used in conjunction with well #6 (i.e. wells #2 and #6 are not run/pumped at the same time because they are on the same fragile section of aquifer)

Well # 4: Higher iron content

Well #5: Not used; high-producing well (~500 gallons per minute) (Iron content is so high only use for emergencies and sampling and must be run for a full day before you can sample it)

Well #6: Lower producing well (~25 gallons per minute); not used in conjunction with well #2 (i.e. wells #2 and #6 are not run/pumped at the same time because they are on the same fragile section of aquifer)

Well #7: Higher iron content

I look so forward to continuing this conversation.

Sincerely,  
Marissa Beattie  
40 Bittersweet Lane  
South Salem, NY 10590  
914.534.1572

## Ciorsdan Conran

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**From:** Pj Jacke <pjjacke@yahoo.com>  
**Sent:** Wednesday, September 28, 2022 12:03 PM  
**To:** Town of Lewisboro; planning@lewisborogov.com  
**Subject:** Potable Water at Oakridge

Mr. Goncalves and Ms. Anderson,

How fitting that after last night's Town Board meeting during which Oakridge residents PLED with the Town Board to put a delay on the construction of 14 additional units proposed by developer Phil Pine, because of QUALITY of water issue, we receive a 2-page notice stapled to our mailboxes THIS MORNING posted by a man getting out of an EPA TRUCK about the FAILING of our water quality during the FIRST QUARTER MONITORING of PFOS!!!

WHY ARE WE INFORMED ON SEPTEMBER 27TH 2022 ABOUT POOR WATER QUALITY FROM JANUARY TO MARCH 2022???

UNBELIEVABLE that the Town Board does not have the jurisdiction to put a delay on additional construction until AFTER the OWD plant expansion, improvement is completed and that only the Planning Board has this ability.

Hopefully Oakridge residents will attend the October 18th Planning Board meeting to repeat our PLEAS.

I reported last July at the OWD meeting and again last night that I had CLEAR WATER during my first 6 years of residency and that SEVERAL MONTHS AFTER INITIATION OF CONSTRUCTION of Laurel Ridge Townhomes my water began to run BLACK SOOTY, GREY, BROWN, LIGHTER BROWN, YELLOW At different times, just like others reported during my first 6 years at Oakridge.

Fortunately there was room in my utility closet to install a \$1100 WATER FILTRATION SYSTEM. When changing filters my plumber advised running a few buckets of water before installing a new filter.

I am appalled to see that it TAKES 5 BUCKETS to go through the color sequence noted above before reaching clear water!

Many of my neighbors do not have the physical room, nor the finances to install a water filtration system. THEY TOTALLY RELY ON BOTTLED WATER FOR DRINKING, COOKING.

I do hope the members of the Town Board and members of the Planning Board come to REASONABLE CONCLUSION to delay additional construction within the OWD until AFTER COMPLETION OF OWD PLANT EXPANSION, UPGRADES.

Thank you.  
Patti Jean Jacke  
102 Fox Run

### Why are you receiving this notice/information?

You are receiving this notice because testing of our public water system found the chemical perfluorooctanesulfonic acid (PFOS) at 12.8 ppt at Well #6 during 1st quarter 2022 monitoring period. This is above New York State's maximum contaminant level (MCL) of 10 ppt for PFOS in public drinking water systems. The MCL is set well below levels known or estimated to cause health effects. Consuming drinking water with PFOS at or somewhat above the MCL does not pose a significant health risk. Your water continues to be acceptable for all uses. The Oakridge Water District is working on a strict timetable to reduce levels below the MCL.

### What are the health effects of PFOS?

The available information on the health effects associated with PFOS, like many chemicals, comes from studies of high-level exposure in animals or humans. Less is known about the chances of health effects occurring from lower levels of exposure, such as those that might occur in drinking water. As a result, finding lower levels of chemicals in drinking water prompts water suppliers and regulators to take precautions that include notifying consumers and steps to reduce exposure.

PFOS have caused a wide range of health effects when studied in animals that were exposed to high levels. Additional studies of high-level exposures of PFOS in people provide evidence that some of the health effects seen in animals may also occur in humans. The most consistent findings in animals were effects on the liver and immune system and impaired fetal growth and development. The United States Environmental Protection Agency considers PFOS as having suggestive evidence for causing cancer based on studies of animals exposed to high levels of this chemical over their entire lifetimes.

At the levels of PFOS detected in your water, exposure from drinking water and food preparation is well below PFOS exposures associated with health effects.

### What is New York State doing about PFOS in public drinking water?

The New York State Department of Health (NYS DOH) has adopted a drinking water regulation that requires all public water systems to test for PFOS. If found above the MCL of 10 ppt, the water supplier must take steps to lower the level to meet the standard. Exceedances of the MCL signal that steps should be taken by the water system to reduce contaminant levels.

## Ciorsdan Conran

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**From:** epaolicelli@verizon.net  
**Sent:** Thursday, September 29, 2022 9:32 AM  
**To:** planning@lewisborogov.com  
**Cc:** vincentp981@aol.com  
**Subject:** Fwd: Oakridge Resident

Dear Planning Board,

I sincerely hope you watch/hear the minutes regarding Oakridge Water Concerns. We are one-year residents in Oakridge Commons and attended the 9/27/22 Town Board Meeting. There are just a few points that I want to bring to your attention.,

Myself and several longtime residents do not agree with the water usage numbers given by Mr. Pine in his presentation.

1) According to the residents/members, the gym facility has never had 600 members use it on a daily basis. (so the consumption of water is not accurate)

2) The restaurant space was never opened on a daily basis and they rented most of their dining flatware and cutlery. (so the consumption of water is not accurate)

I sincerely think if the current wells are to blame for the poor quality of our water, how would building 18 more units help? These units would be part of a system that is already at fault. Well #5 is not currently in use because it needs an upgrade.

How can putting a greater demand on the wells be helpful? Before allowing Mr. Phil Pine to reconstruct and build 18 more units and allowing this to happen is a **BIG MISTAKE**. There are many new young families that have moved into Oakridge in the older section and Boulder Ridge with small children and the buyers aren't being told about the water problems in these developments which is very very unfair. These wells are a big issue and need to be taken care of before Mr. Pine continues to build. He doesn't care about the people/children. All he cares about is \$\$\$\$ in his pocket.

**Regardless of the numbers being in line and up to code guidelines I think the quality of life of the current residents takes precedence.**

Why would more units be approved to be built when the current residents have been asking for years to rectify the tainted water that is supplied, and wells need to be upgraded and decontaminated from the PFAS/PFSOS immediately. Just yesterday, we got home from work to see the Water Notices Posted on our mailboxes stating that the PFOS in certain wells have exceeded once again and DOH will be issuing a violation.

Mr. Pine inadvertently made his opinion known that the water issues of current residents is not his problem. It is a Town issue. He is only concerned about doing business. This is obviously a horrible display of greed.

**These wells are a big issue and need to be taken care of before Mr. Pine continues to build. He doesn't care about the people/children. All he cares about is \$\$\$\$ in his pocket.**

The residents of Oakridge are asking the Planning Board to please put a **HOLD** on Mr. Pine's plan to build 18 units and rectify the wells & water issue before adding any more usage of building other units.

Thank you,

Vincent G. & Evelyn Paolicelli  
171 Laurel Ridge Rd  
South Salem, NY

[Sent from the all new AOL app for iOS](#)

## Ciorsdan Conran

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**From:** Pj Jacke <pjjacke@yahoo.com>  
**Sent:** Saturday, October 22, 2022 10:54 AM  
**To:** planning@lewisborogov.com  
**Cc:** Town of Lewisboro  
**Subject:** Villas at Vista

I will be out of the area on 11/15/22, consequently unable to attend in person.

On 10/27/22 a group of OWD residents, mostly Oakridge neighbors, attended the Town Board meeting expressing our request for a moratorium on new construction within OWD until the Plant is expanded and improved with the \$1.8 million dollars earmarked for it.

We learned at that meeting, that it is not within the jurisdiction of the Town Board to delay construction, only the Planning Board could do so.

At that meeting, the developer presented water capacity projections, obtained through analysis of OWD water bills through the Freedom of Information Law.

One attendant questioned "the math" as the same quantity of "gallons used daily" was presented for "including" and "not including" irrigation water use.

In any event, it appears to be a conflict of interest for the developer to be the entity providing water capacity information.

OWD and Vistans for Safe Water Group have been requesting an INDEPENDENT WATER ENGINEERING STUDY of both the CAPACITY AND QUALITY for the past few years as continued construction was approved for Laurel Ridge Townhomes, a Daycare Center, more Offices and a Carwash!

Ar the 10/27 meeting, I reported that the first 6 years I lived at Oakridge, I had CLEAR water during periods neighbors reported brown, yellow or pink water.

After a few months of initiation of construction of Laurel Ridge Townhomes, my water became discolored when neighbors in different parts of the complex reported theirs discolored. This was reported to the Town, VRI, Plaza Management. A variety of interim repairs have been made over the years. Water Quality tests are conducted quarterly; however results are reported months later.

On 10/28, the morning after our pleas to halt construction until AFTER OWD Plant expansion/repair, we received a notice from VRI stapled to our mailboxes enclosures, that during 1st QUARTER testing our water exceeded PFOS NY State limits. It was dated July 2022 but was not posted until 10/28?

After reports of LEAD, THMs, PFAS, PFOS, I had a water filtration system installed. I am fortunate to have the space and finances to do so. Many neighbors have neither the space nor finances and depend totally on bottled water for drinking and cooking. Either way we already pay for water access, use, and a water bond for the takeover of and subsequent repair of the OWD Plant by the Town. We shouldn't have to pay for water filtration systems and bottled water in addition to all of the above.

I am happy to report that steps taken by the Town to install flush valves at the juncture of the outdoor Oakridge water closet pipes did result in clearer water during my most recent filter change on 10/15/22 which Mr. Goncalves so kindly offered to observe when I reported it took several buckets from black sooty to clear water before attaching a new filter.

Some progress is being made; however an INDEPENDENT WATER CAPACITY/QUALITY ANALYSIS is still requested along with a DELAY of continued construction until AFTER expansion/improvement of the OWD Plant.

My concern is that there will be water problems again when ground is broken for this latest planned development.

Thank you for your consideration of these requests.

Patti Jean Jacke  
102 Fox Run

**Ciorsdan Conran**

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**From:** crotoncath@aol.com  
**Sent:** Friday, October 28, 2022 8:35 AM  
**To:** planning@lewisborogov.com  
**Subject:** Oakridge Building Expansion

Planning Board members,

We are writing this to be on the record for the Planning Board meeting scheduled 11/15 concerning the additional units proposed by Phil Pines in the Oakridge Water District. We are owners at Oakridge and continue to suffer the consequences of compromised water. We object to any further development until our water system is fully restored and capacity is accessed by an outside company not as provided by a builder in his best interests. As you may recall this summer we were very close to having had water tanked in as our supply was low due to drought conditions and having one or more wells closed down. It is irresponsible to allow any further impact on our already unstable system. Please record our opposition.

Thank you,

John Brown /Cathy Deutsch  
144 Stone Meadow Rd

## Ciorsdan Conran

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**From:** wwdshehex@aol.com  
**Sent:** Friday, November 4, 2022 12:59 PM  
**To:** planning@lewisborogov.com  
**Cc:** supervisor@lewisborogov.com  
**Subject:** Propsed Villas at Vista project

November 4, 2022

Linda and Paul Martin  
122 Stone Meadow Drive  
South Salem, NY 10590

Attention: Planning Board, Town of Lewisboro

Dear Ms. Andersen and Planning Board Members,

We are residents of Oakridge Condominiums and are writing to express our concern with the proposed additional apartments and condos proposed by Mr. Phil Pine which are in the pre-development stage as we understand.

We have lived in Oakridge Condos for almost 8 years and there have been many continuing issues with the Oakridge Water District plant during that period and in many previous years. The water system plant is 'fragile' at this point and the continuation of adding additional condo units have put an additional strain on the system.

The addition of approximately 40 units at Laurel Ridge Townhomes during the years 2014-2022 have added additional usage to the water plant.

We do appreciate that there has been much testing and some improvements made over the past few years but we are dealing with an aging infrastructure and the many Lewisboro residents living in approximately 270 condominiums at Oakridge deserve to have safe and potable drinking water. Each new unit added to the system, in addition to a new car wash, puts additional usage on this plant.

We have been made aware that Mr. Phil Pine is planning to renovate the space formerly occupied by Premier Fitness and Uncle Vics. We also are aware that Mr. Pine is proposing adding some new townhomes adjacent to that property next to the lake. We vehemently oppose any further development at that site which would put unnecessary strain on the already compromised Oakridge Water District plant (not to mention that this would build out any of the small amount of green space left in the complex property).

As a Planning Board, you have the responsibility to protect the residents of Lewisboro and Oakridge Condominium development. Providing acceptable drinking water is at the top of those responsibilities. We understand that the Oakridge Water District in conjunction with the Town of Lewisboro has received a grant of approximately 1.5 million dollars to help upgrade and improve the

water plant. This is good news for all of us.  
But allowing additional housing units (2 and 3 bedroom units) to be built before a total assessment, engineering study, plan and improvement of Oakridge Water District would be unconscionable and disrespectful to our residents.  
Let's get the plant improvement completed first before any further development is approved.  
Let's be concerned for our local residents who pay their fair share of property taxes to Town of Lewisboro take priority above the greed of developers looking to pad their pockets with million dollar townhomes.

We strongly request that you halt approving any further development at Oakridge Condos or Laurel Ridge condos until we have the opportunity to complete the upgrades to our water system. Our residents deserve that.

Thank you for the opportunity to submit our comments.

Regards,

Linda and Paul Martin  
122 Stone Meadow Drive  
Oakridge Condo residents since 2015

Application No.: \_\_\_\_\_  
Fee: \_\_\_\_\_ Date: \_\_\_\_\_

**TOWN OF LEWISBORO  
WETLAND PERMIT APPLICATION**

79 Bouton Road, South Salem, NY 10590  
Phone: (914) 763-5592  
Fax: (914) 875-9148

Project Address: 15 Tivedale Lake Dr. South Salem, NY  
Sheet: 36L Block 10815 Lot(s): 30

Project Description (Identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): \_\_\_\_\_

Install Dock 16' x 14'

Owner's Name: Robert B. Rose Phone: 914-325-2052

Owner's Address: 15 Tivedale Lake Dr. So. Salem Email: brose@smnyc.com

Applicant's Name (if different): \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_ Email: \_\_\_\_\_

Agent's Name (if applicable): \_\_\_\_\_ Phone: \_\_\_\_\_

Agent's Address: \_\_\_\_\_ Email: \_\_\_\_\_

**TO BE COMPLETED BY OWNER/APPLICANT**

What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)

☐ Administrative ☒ Planning Board

Is the project located within the NYCDEP Watershed? ☐ Yes ☐ No

Total area of proposed disturbance: ☒ < 5,000 s.f. ☐ 5,000 s.f. - < 1 acre ☐ ≥ 1 acre

Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: \_\_\_\_\_

Tivedale Estuarine Assoc

Note: Initially, all applications shall be submitted with a plan that illustrates the existing conditions and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). The Planning Board and/or Town Wetland Inspector may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. If the proposed action requires a Planning Board Wetland Permit, the application materials outlined under §217-7 of the Town Code must be submitted, unless waived by the Planning Board. The Planning Board may establish an initial escrow deposit to cover the cost of application/plan review and inspections conducted by the Town's consultants.

**For administrative wetland permits, see attached Administrative Wetland Permit Fee Schedule.**

Owner Signature: [Signature]

Date: 6/1/2022

# TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590

Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)

Tel: (914) 763-5592

Fax: (914) 875-9148

## Affidavit of Ownership

State of: CT

County of: Fairfield

Ronald B. Rose, being duly sworn, deposes and says that he/she  
resides at 15 Trvesdale Lake Dr South Salem NY 10590  
in the County of Westchester, State of NY  
and that he/she is (check one) ☒ the owner, or ☐ the \_\_\_\_\_  
of \_\_\_\_\_  
*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:

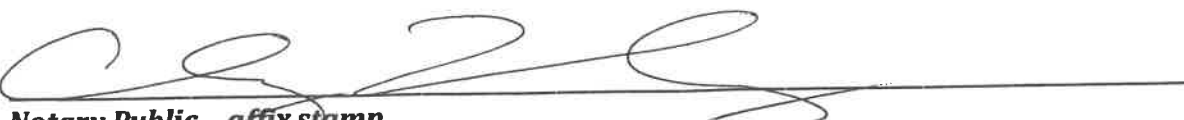
Block 36C, Lot 10815, on Sheet 30.

  
Owner's Signature

Sworn to before me this

3 day of October, 2022

CHIP KEATING  
NOTARY PUBLIC - CONNECTICUT  
MY COMM. EXPIRES 12/31/2026

  
Notary Public - affix stamp

## Dock Application Permission

### GENERAL PERMISSION TO INSTALL AND MAINTAIN DOCK

Truesdale Estates Association (TEA), a homeowner's association incorporated in the Town of Lewisboro, County of Westchester, and State of New York, owns a parcel of land situated in the Town of Lewisboro, County of Westchester and State of New York, which is more particularly described as Assessor's Sheet 36L, Block 10815, Lot 30 as shown on the tax assessor's map in the Lewisboro Town House and as described in the Town Clerk's records.

Bob Rose( APPLICANT), a homeowner living with property on 15 Truesdale Lake Drive, South Salem, NY requested permission to build the proposed dock encroaching over the property owned by Truesdale Estates Association (TEA).

The construction work to be undertaken is described in the attached dock drawings (Attachment B) as submitted by Bob Rose. Stipulated in the application Bob Rose agrees to the TEA's *Reasonable Use Criteria(RUC) for Building and Maintaining a Dock on Truesdale Lake*, as defined in Attachment A.

The proposed dock as represented by the drawings submitted (Attachment B) to the TEA by APPLICANT is deemed a "reasonable use" by the TEA.


Based on APPLICANT's commitment to adhere to the TEA's Reasonable Use Criteria (RUC) the TEA hereby consents to the applicant's proposed use of the TEA lake and lake bed with the following contingencies:

- ☐ APPLICANT must remove existing dock on the property.

Failure to uphold the above stated Reasonable Use Criteria will result in this permission being revoked. Any legal issues that result from non-conformance to the RUC will be at Applicant's expense.

By signing below, all parties understand and agree to abide by the terms and conditions set forth above.

Approved by Duly Authorized Persons:

  
[TEA President Name] (ROBERT CUMMINGS)

  
[Applicant Name]

  
Witness – [TLPOA Dock Committee Representative]

In \_South Salem, NY\_\_\_\_, on the \_(#)13 day of \_(month)Sept 2022

[TEA Contact]  
Corresponding Secretary, Truesdale Estates Association

## TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590  
Email: [planning@lewisborogov.com](mailto: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)

BOB ROSE  
Name of Applicant

ROSE DOCK  
Project Name

#### Property Description

Tax Block(s): 10815

Tax Lot(s): 30

Tax Sheet(s): 36 L

#### Property Assessed to:

ELLEN & ROBERT B. ROSE

Name 15 TRUESDALE LK DR,

Address 30. SALEM, NY 10590

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]

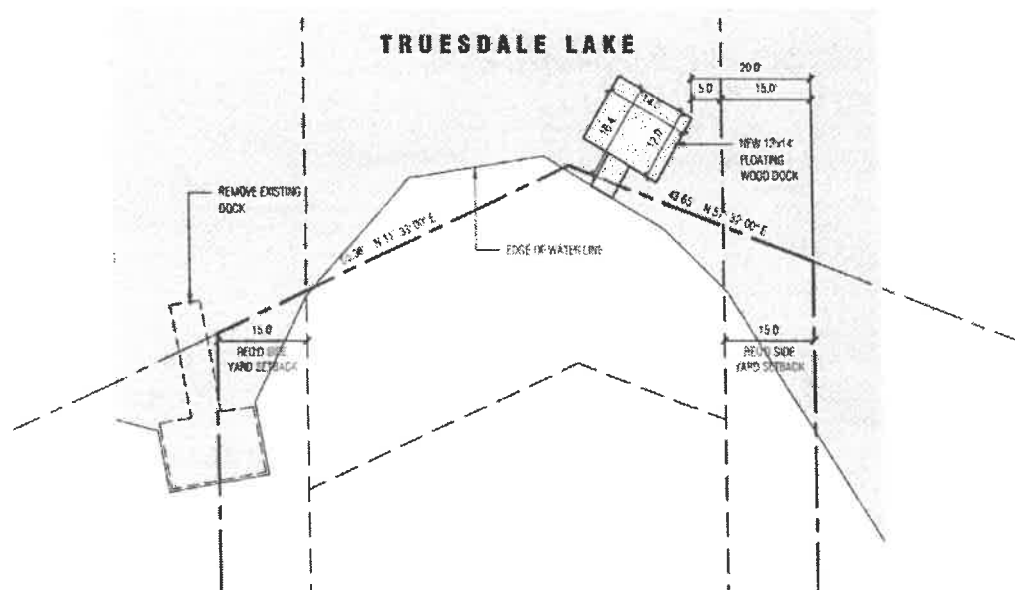
10/3/2022  
Date

Sworn to before me this

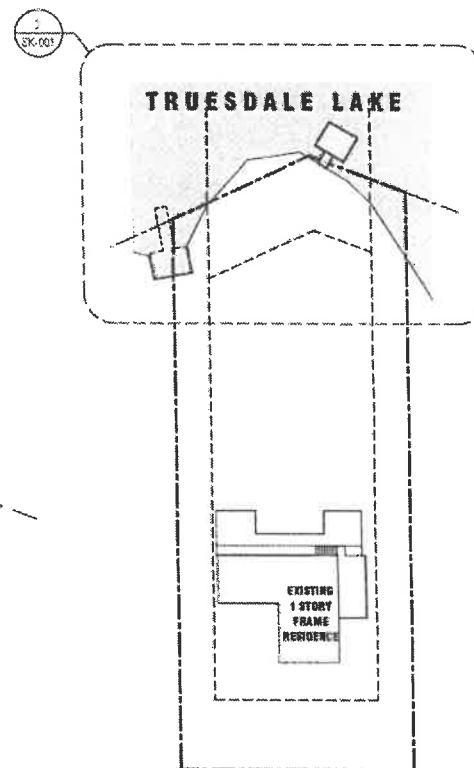
3rd day of October 2022

[Signature]  
Signature - Notary Public (affix stamp)

JANET L. DONOHUE  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 01D06259627  
Qualified in Westchester County  
Commission Expires April 16, 2024



**2 PARTIAL SITE PLAN**  
1/8" = 1'-0"



**1 KEY PLAN**  
N.T.S.

# 2023 PLANNING BOARD MEETING DATES/ SUBMISSION DEADLINES

## Town of Lewisboro

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

<b>Meeting Date 7:30 p.m.</b>	<b>Initial Submission Deadline by 10:00 a.m. - 5 Tuesdays before meeting -</b>	<b>Re-submission Deadline by 10:00 a.m. - 3 Tuesdays before meeting -</b>
<b>January 17</b>	<b>December 13</b>	<b>December 27</b>
<b>February 28</b>	<b>January 24</b>	<b>February 7</b>
<b>March 21</b>	<b>February 14</b>	<b>February 28</b>
<b>April 18</b>	<b>March 14</b>	<b>March 28</b>
<b>May 16</b>	<b>April 11</b>	<b>April 25</b>
<b>June 20</b>	<b>May 16</b>	<b>May 30</b>
<b>July 18</b>	<b>June 13</b>	<b>June 27</b>
<b>August 15</b>	<b>July 11</b>	<b>July 25</b>
<b>September 19</b>	<b>August 15</b>	<b>August 29</b>
<b>October 17</b>	<b>September 12</b>	<b>September 26</b>
<b>November 21</b>	<b>October 17</b>	<b>October 31</b>
<b>December 19</b>	<b>November 14</b>	<b>November 28</b>

Special meeting(s): TBD

11/7/2022