

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-5592
Fax: (914) 875-9148
Email: planning@lewisborogov.com

AGENDA

Tuesday, December 20, 2022

Courtroom at 79 Bouton Road

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

I. EXTENSION OF TIME REQUESTS

Cal #91-19WP, Cal# 10-19SW

McArthur and Salazar Residence, 40 Old Pond Road, South Salem, NY 10590, Sheet 33C, Block 11155, Lots 16, 17 & 44 (William McArthur, owner of record) - Wetland Permit Approval and Stormwater Permit Approval in connection with the reconstruction of a lakeside residence and cottage; current expiration dates are November 17, 2022.

Cal #10-17PB, Cal #19-22SW

Mercedes Benz of Goldens Bridge, 321 Main Street, Goldens Bridge, NY 10526, Sheet 4E, Block 11135, Lots 1, 2, 3, 4, 5, 6, 7 & 9 and Sheet 4E, Block 11137, Lot 42 (Celebrity Westchester Realty, LLC., owner of record for the nine lots) – Site Development Plan Approval for additions to existing auto showroom and service buildings, additional parking spaces and construction of a parking garage; current expiration dates are December 19, 2022. Stormwater application was submitted also.

Cal #08-18PB, #81-18WP, #10-18SW

Waccabuc Country Club, 90 Mead Street, Waccabuc NY 10597, Sheet 22, Block 10802, Lots 61 & 37 (Waccabuc Country Club, owner of record) – Waiver of Site Development Plan Procedures Approval for a wash facility and bulk storage that includes an annual wetland monitoring report requirement which was due December 1, 2022.

II. PUBLIC HEARING, CONTINUED

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

Waccabuc Country Club Snack Bar, 18 Perch Bay Road, Waccabuc, NY 10597; Sheet 25A, Block 10813, Lot 1 & 0 Tarry-A-Bit Lane, 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.

III. SITE DEVELOPMENT PLAN REVIEW

Cal #17-22PB

Tillmon Residence, 22 Quincy Court, Goldens Bridge, NY 10526, Sheet 7I, Block 11127, Lot 22 (Bernadette Tillmon, owner of record) – Application for the installation of solar panels.

IV. SPECIAL USE PERMIT

Cal #16-22PB

ATC Tower, 0 Route 35 (Leon Levy Preserve), South Salem, NY 10590; Sheet 40, Block 10263, Lot 62 (American Towers Inc., owner of record) - Application for a special use permit renewal.

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 #39-22WP

Morrissey Residence, 10 Hoyt Street, South Salem, NY 10590; Sheet 36C, Block 11172, Lot 5 (Susan Morrissey, owner of record) - Application for sunroom/porch, terrace, and walkway.

VI. DISCUSSION

Cal #02-20PB

Mandia Residences, 65 Old Bedford Road, Goldens Bridge, NY 10526 Sheet 4A, Block 11112, Lot 2 (Town of Lewisboro, owner of record) - Request for a partial release of the apartments' construction performance bond.

VII. CORRESPONDENCE

Ridgefield, CT Planning and Zoning Commission - to amend its Town Code §2.2 (inclusionary zoning definitions) and §8.8 (parking regulations in the central business district).

VIII. MINUTES OF November 15, 2022.

IX. NEXT MEETING DATE: January 17, 2023.

X. ADJOURN MEETING.