

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



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

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December 22, 2022

**VIA EMAIL AND HAND DELIVERY**

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

Re: Mandia Residences  
65 Old Bedford Road  
Cal. #02-20 PB  
Authorization to Approve Release of Partial Performance Security

Dear Supervisor Gonçalves and Members of the Town Board:

I submit this letter, on behalf of the Planning Board, in connection with a request by 65 Old Bedford Road, LLC for the partial release of a performance security held by the Town guaranteeing completion of infrastructure associated with the above-referenced project. Specifically, I request that the Town Board authorize the Planning Board to conduct a public hearing and act upon this request.

The performance security is in the form of a cash deposit held by the Town in the sum of \$46,351.00. This security was submitted to the Town in accordance with a condition of the Planning Board's Site Development Plan Approval for this project (the conversion of the former Goldens Bridge Community House into a multi-family dwelling). This approval is set forth in a Resolution adopted by the Planning Board on June 19, 2020, which states, in part:

. . . the applicant shall supply a performance bond, or other form of security, to guarantee completion of project infrastructure in a sum approved by the Town Engineer based on a cost estimate to be prepared by the applicant's design engineer. The form of the bond or performance security shall be acceptable to the Planning Board Attorney. The delivery and acceptance of this security does not relieve the applicant

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of the obligation to complete the project infrastructure. Said bond or performance security shall provide for project infrastructure to be completed within twenty-four (24) months of commencement of work and for the retention by the Town of 10% of the originally fixed amount for a period of one (1) year after the Certificate of Occupancy has been issued.

A Certificate of Occupancy for the multi-family residence has been issued. Consequently, the return of 90% of this deposit (equaling \$41,715.90) is sought.

The Planning Board seeks authorization from the Town Board to hear and decide this request because of the nature and purpose of this security.

Respectfully submitted,

A handwritten signature in cursive script that reads "Janet Andersen" followed by a small "cc" superscript.

Janet Andersen, Chair

cc: Gregory Folchetti, Esq.  
Planning Board Members  
Ms. Ciorsdan Conran  
Jan Johannessen, AICP, Kellard Sessions  
Judson K. Siebert, Esq.