

TOWN OF LEWISBORO
Conservation Advisory Council
PO Box 500
South Salem, NY 10590



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Minutes of the CAC Meeting February 6, 2023

Present: Eileen Nadelson, Sally Frank, Linda Rae, Val Ondes, Bob Sullivan, Sarah Cocco, Thomas Buczkowsky, Mary Shah and John Wolff
Absent: Joe Tansey

General Items:

I. SUBDIVISION

Vandervoort/Rising Starr Subdivision, 93 Silver Spring Rd, Wilton, CT 06897; Sheet 48, Block 10057, Lots 14, 19, 84 & 134 (SJK, LLC & PVK, LLC, owners of record) - Application for a subdivision. NA

II. SITE DEVELOPMENT PLAN REVIEW

Bichon LLC, 876 Route 35, Cross River, NY 10518; Sheet 20, Block 10801, Lot 2 (Bichon LLC – owner of record) – Application for a change of use (residential to professional office and outdoor storage of containers. No new information is available. Awaiting a site inspection report by the Wetland Inspector.

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) – Discussion of Approving Site Development Plan Approval and Town Stormwater Permit Approval Resolution (dated March 17, 2020) and Amended Resolution (dated January 17, 2023). NA

III. WETLAND PERMIT REVIEW

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. See previous note. No new information provided. No new information has been provided. The CAC's previous note still applies.

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. New plan answers all the CAC concerns. Good job by the applicant.

Nelson Residence, 30 Gideon Reynolds Road, Cross River, NY 10518; Sheet 16, Block 10533, Lot 515 (John & Christina Nelson, owners of record) – Application for a pool, patio and plantings. Applicant provided a good plan and presentation raising no concerns from the CAC.

Simpkins Residence, 120 Mill River Road, South Salem, NY 10590; Sheet 45, Block 10299, Lot 86 (Nancy Simpkins, owner of record) – Application for an addition. See Attached note.

Vitiello residence, 43 Conant Valley Road, Pound Ridge, NY 10576; Sheet 49, Block 9827, Lot 100 (Linda & Michael Vitiello – owners of record) – Application for driveway improvements. See attached note.

Ritacco Pool, 37 Gideon Reynolds Road, Cross River, NY 10518; Sheet 16, Block 10533, Lot 423 (George & Eileen Ritacco, owners of record) – Application for a pool. See attached note.

Tree Ordinance Update Discussion – see attached summary

CAC meetings – proposed for 2023 - Jan 9, Feb 6, Mar 6, April 10, May 8, June 5, July 10, August 7, Sept 11, Oct 9, Nov 6, Dec 11