

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



Email: [cac1chair@lewisborogov.com](mailto:cac1chair@lewisborogov.com)  
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**April 10, 2023**

**6 pm using Zoom**

Contact CAC chair at [cac1chair@lewisborogov.com](mailto:cac1chair@lewisborogov.com) to attend

Join Zoom Meeting

<https://us02web.zoom.us/j/87295080762?pwd=N2VXdjliMzRObHAYSUdTenRnTlA1QT09> Meeting ID:  
872 9508 0762 Passcode: 038056

**General Items:** 6 – 6:15 pm

**Planning Board Items** – 6:15 – 7:00 pm

Writeups need to be to the Planning Board by April 13

## **I. SUBDIVISION**

**Wolf Conservation Center, Buck Run, South Salem, NY 10590; Sheet 21, Block 10803, Lots 3, 65, 67, 81, 82, 83, 86 & 88 (Wolf Conservation Center, owner of record)** - Application for a Subdivision and Special Use Permit associated with a private nature preserve.

## **II. SITE DEVELOPMENT PLAN REVIEW**

**Waccabuc Country Club pickleball courts, 74 Mead Street, Waccabuc, NY 10597; Sheet 22, Block 10802, Lot 23 (Waccabuc Country Club Co., owner of record)** - Application for a Waiver of Site Development Plan Procedures for the installation of four pickleball courts on an existing residence's tennis court.

**20 Boutonville LLC Horse Farm, 20 Boutonville Road South, Cross River, NY 10518; Sheet 18, Block 10526, Lot 10 (20 Boutonville LLC, owner of record)** - Application for a Waiver of Site Development Plan Procedures for an existing horse farm.

**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 from residential to commercial (professional office and outdoor storage of containers).

**19 Mark Mead Road LLC parking, 19 Mark Mead Road, Cross River, NY 10518; Sheet 20, Block 10800 Lot 1 (19 Mark Mead Road LLC, owner of record)** – Application for construction of 30 parking spaces for Bacio restaurant.

**Kranz vacant land, Elmwood Road, South Salem, NY 10590, Sheet 43, Block 10302, Lot 23 (Alexander Kranz, owner of record)** – Application for a single-family residence, driveway, septic system and well.

**Oakridge Common, 920 Oakridge Common, South Salem, NY 10590, Sheet 49D, Block 9829, Lot 10 (Smith Ridge Housing, LLC, owner of record)** – Application for a change of use from restaurant to residential

### 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.**

**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.**

**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.**

### IV. WETLAND VIOLATION

**Cal #01-23WV**

Other: 7:00 pm – 7:15  
ZBA report

**CAC meetings –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**