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APRIL 18, 2023 MEETING

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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

Tuesday, April 18, 2023

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 REQUEST

Cal #03-20PB, Cal #37-20WP

Gossett Brothers Nursery, 1202 Route 35, South Salem, NY 10590, Sheet 31 Block 10805 Lot 46 (Thomas Gossett for T. Gossett Revocable Trust – owner of record) - Extension of time for a Wetland Activity Permit Approval that expired March 16, 2023.

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) - Extension of time for Wetland Permit Approval and Stormwater Permit Approval in connection with the reconstruction of a lakeside residence and cottage; current expiration dates are May 17, 2023.

II. PUBLIC HEARINGS

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.

Cal #15-22PB

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 two-lot subdivision.

Cal #16-22PB

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

III. SITE DEVELOPMENT PLAN REVIEW

Cal #01-23PB

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.

<u>Cal #02-23PB</u>

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.

Cal #03-23PB, Cal #03-23PB

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.

Cal #09-19WP, Cal #05-19SW

Kranz vacant land, 0 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.

Cal #08-21PB

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.

IV. 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 #02-23WP

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.

V. WETLAND VIOLATION

Cal #01-23WV

Ference and Malan Residence, 72 Chapel Road, Waccabuc, NY 10597; Sheet 30, Block 10802, Lot 23 & Ashley Ference & Michael Malan, owners of record)

- VI. MINUTES OF March 21, 2023.
- VII. NEXT MEETING DATE: May 16, 2023.
- VIII. ADJOURN MEETING.



GOSSETT BROTHERS NURSERY, LTD. T 914-763-3001 • C 203-943-5545

NURSERY, LANDSCAPING, MASONRY, EXCAVATION

www.gossettbrothers.com

To: Town of Lewisboro Planning Board Re: Cal # 03 - 20PB, Cal # 37 - 20 WP Gossett Bros. Norsery 120Z Rt. 35 South Salem Sheet 31 Block 10805 Lot 46

Dear Planning Board members. We would like to request a extension on our wetlands permit. At the present time we have installed the holding tanks but we are still waiting on a building permit. We are hoping to hear back of from the building dept. soon.

Than Ks

lour Lolle

1202 Route 35, South Salem, New York 10590

Ciorsdan Conran

From: Billy McArthur

Billy McArthur

Billy McArthur

Sent: Tuesday, April 11, 2023 7:35 AM

To:Ciorsdan ConranSubject:40 Old Pond

> Dear Ciorsdan,

- > As discussed, I would like to formally request an extension to my wetland and stormwater permit approvals which expire on May 17, 2023.
- > Please let me know if there is anything you need from me.
- > Many thanks for your support.

>

- > Billy McArthur
- > (917) 628-6604



February 7, 2023

Ms. Mariyam Zachariah Associate Project Manager - EOH Stormwater Programs New York City Department of Environmental Protection Bureau of Water Supply, Quality, and Protection 465 Columbus Avenue Valhalla, New York 10595-1336

RE: Waccabuc Beach Club – Variance Application Perch Bay Road Town of Lewisboro, New York

Dear Ms. Zachariah:

With regard to the above-referenced project, enclosed please find the following:

- Site Plan Set (9 Sheets Total), last revised February 7, 2023.
- Stormwater Pollution Prevention Plan, dated February 7, 2023.

With respect to the comments received in your letter dated January 24, 2023, we offer the following responses:

- 1. As shown on the revised plans the stormwater basin was shifted and raised in elevation such that the permanent pool of the pond is at the elevation of the groundwater witnessed during testing. As shown on the soil testing figure in the SWPPP (Figure 4), the groundwater in the location of the proposed pond was 20" below grade. The deep test holes were located at an elevation of 483.5+/-, therefore the elevation of groundwater would be at 481.8+/-. This was incorrectly depicted on the previously submitted profile of the basin and has been revised with this submission. Being that the stormwater basin was shifted to have the permanent pool at elevation 482.0, the permanent pool elevation is now above the elevation of the groundwater observed during witnessed testing and no further analysis is required relative to storage within the pond as suggested in the comment provided. The HydroCAD analysis in the SWPPP has been revised to reflect the proposed basin grading shift.
- 2. Based on the revisions noted in response #1 above, there is no change to the storage volume provided in the pond, therefore the Variance Report does not need to be updated.
- 3. Based in the basin shift to have the permanent pool at the elevation of the witnessed ground water, this comment is no longer applicable and the updated HydroCAD analysis has been provided with this submission.
- 4. The plans have been revised to provide riprap stabilization at the outfall of all proposed pipes and between the deep water cells within the micropool extended detention pond as requested.
- 5. The outlet structure of the proposed pond has been shifted to avoid the potential for short circuiting as suggested. The maintenance access is proposed to extend along the berm for maintenance of the micropool as depicted on the revised plans.
- 6. The outlet structure detail has been revised to include a pond drain at the bottom elevation of the pond along with a note stating that dewatering below the elevation of the proposed pond drain will be accomplished with a sump pump.
- 7. Level spreader B is located along the existing gravel entrance drive downhill of the existing water bar across the drive as shown on Drawing OP-1. This was required by the Town of Lewisboro to minimize the potential for erosion. Rock outlet protection for the cistern overflow has been provided on the revised plans.

- 8. Per comments received from your department on past projects the inflow from piped discharges into the level spreader was directed into the sides to allow for velocity dissipation and eliminate the potential for short circuiting with higher velocity discharges. The level spreader has been designed in accordance with the Blue Book. Additionally, the location of all pipes, structures and riprap has been carefully sited to minimize the need for tree removal as directed by the Town of Lewisboro Planning Board during their review.
- 9. The post development HydroCAD analysis has been revised to include the pipe velocities as requested. The outlet pipe from the proposed pond was modeled separately as a reach in order to provide the requested velocity.
- 10. The aquatic bench has been clearly labeled on the project plans. Additionally, the basin planting on drawing SP-1, includes material selected to withstand fluctuating water elevations and is in general accordance with the NYS Stormwater Design Manual.
- 11. With the proposed basin grading shift, the bottom of the proposed temporary sediment trap is above the witnessed groundwater elevation observed during testing. The temporary sediment trap detail has been revised to show the amended elevations per the basin grading modifications.
- 12. The specified trees utilized for runoff reduction credit are shown on Figure 4 of the SWPPP.
- 13. The SWPPP has been revised to be consistent throughout for the RRv and WQv.
- 14. The proposed irrigation area is shown on Drawing SP-1. Irrigation water demand per tree, shrub or groundcover was calculated by one of Insite's Registered Landscape Architects.
- 15. Calculations for the irrigation pump demand are provided in the Irrigation System Notes on Drawing D-2. The pump output has been sized to meet the irrigation demand calculated in the SWPPP. The proposed irrigation system is proposed to be designed by others including final pump selection.

With this submission we feel we have addressed all outstanding technical concerns and provided all the necessary information for the issuance of a variance for the above noted project. Should you have any questions or comments concerning this information, please feel free to contact our office.

Very truly yours,

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

By:

Zachary M. Pearson, PE Principal Engineer

ZMP/ejp

Enclosures

cc: Peter Hall, via email

John Assuma, via email John M. Doyle, AIA, Doyle Coffin Architecture LLC, via email Jan K. Johannessen, AICP, Kellard Sessions Consulting, via email

Matt Gianetta, CPSWQ, NYCDEP, via email Danny Shedlo, PE, NYCDEP, via email

Insite File No. 20228.100

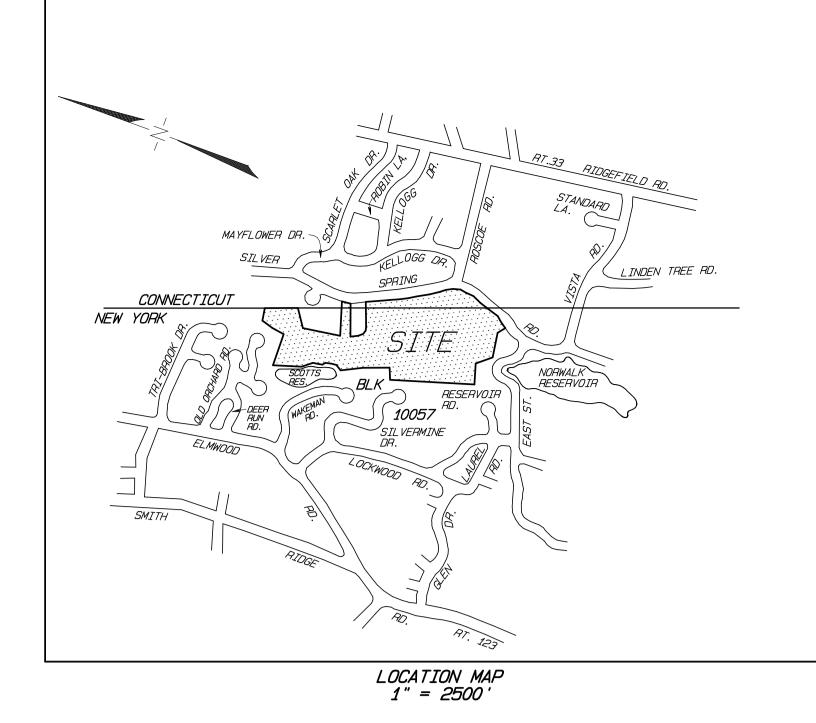
	HEALTH DEPARTMENT SEPTIC SCHEDULE													
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2	111.632													

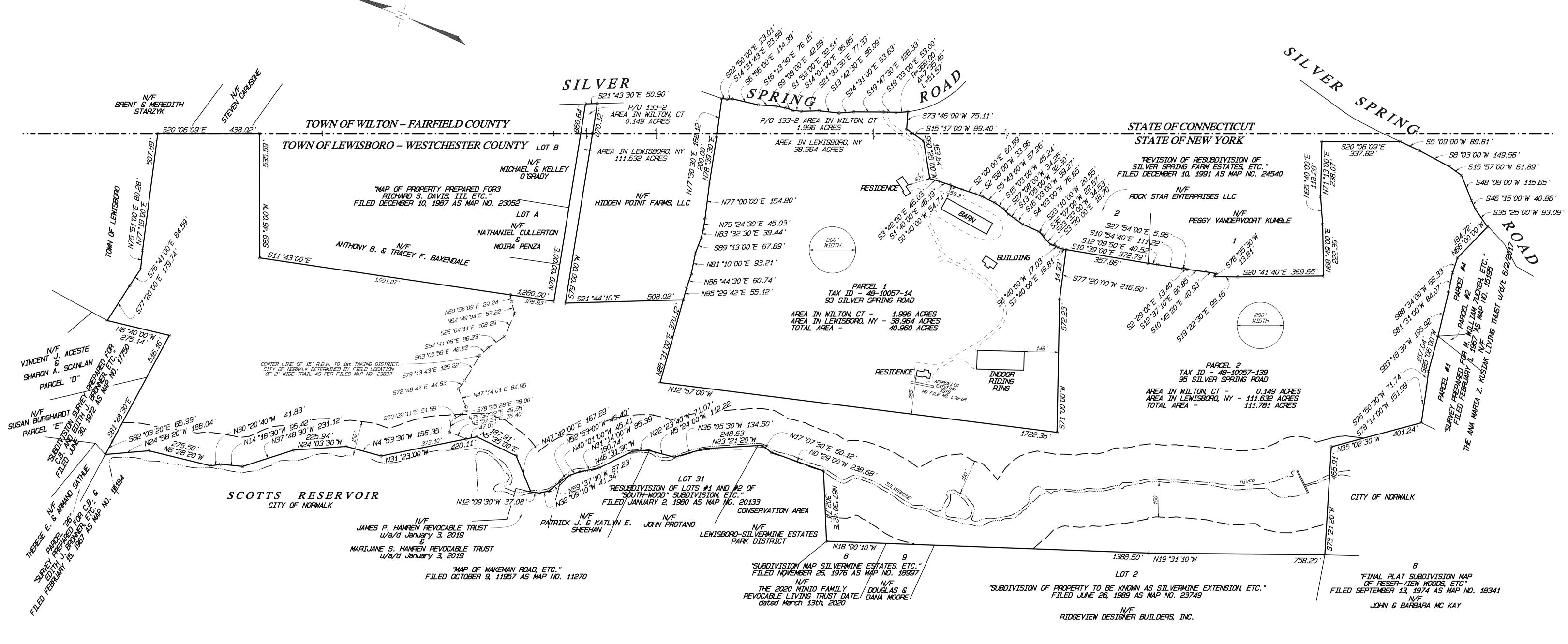
WESTCHESTER COUNTY DEPARTMENT OF HEALTH New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951, 873.1001 and 873.1021 and Articles VII and VIII of the Westchester County Sanitary Code subject to the provision of individual well water supply and separate sewage treatment facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Approved by the Assistant Comissioner of Health Date on behalf of the Department of Health





Notes

914-428-0010

- 1) Premises shown hereon located in the R-4A (Four Acre Residential) Zone in the Town of Lewisboro.
- 2) Premises shown hereon known and designated as Sheet 48 Block 10057 Lot 14 on the Town of Lewisboro Tax Maps.
- 3) Additional underground easements, utilities or structures, etc. other than those shown hereon may be encountered.
- 4) Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

 5) Property shows become is located in the Norwalk River Watershed
- 5) Property shown hereon is located in the Norwalk River Watershed in the Town of Wilton, Fairfield County, Connecticut and in the Inland Long Island Sound Basin Watershed in the Town of Lewisboro, Westchester County, New York.
- 6) Approval by the Planning Board shall be granted only for that portion of the subdivision lying within the Town, and such approval shall be contingent upon approval by the appropriate municipal agency having jurisdiction over that portion lying within the adjacent municipality.

We, H. Stanley Johnson and Company, Land Surveyors, P.C., the surveyors who made this map, do hereby certify that the survey upon which this map is based was completed: October 25, 2022 and that this map was completed: October 28, 2022

NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749
STEPHEN T. JOHNSON, P.L.S.

OWNER CERTIFICATION

Approved for filing in the Westchester County Clerk's Office, Division of Land Records:

Owner: Data SJK, LLC c/o Peggy Vandervoort Kumble 99 Silver Spring Road South Salem, NY 10590

Uwner: PVK, LLC c/o Peggy Vandervoort Kumble 99 Silver Spring Road South Salem, NY 10590

PLANNING BOARD CERTIFICATION

Reviewed for compliance with the Planning Board Resolution

Joseph Cermele, P.E. Town Consulting Engineer Date
Kellard Sessions Consulting
Town Consulting Engineer

PLANNING BOARD APPROVAL

Approved by Resolution of the Town of Lewisboro Planning Board dated ???, ?? 2022

PRELIMINARY SUBDIVISION MAP PREPARED FOR

RISING STARR HORSE RESCUE

BEING LOT 1 AS SHOWN ON A CERTAIN MAP ENTITLED "SUBDIVISION PLAT SPRING HILL FARM, ETC." SAID MAP BEING FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS MAY 4, 1989 AS MAP NO. 23697

SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK
AND PARTIALLY IN THE
TOWN OF WILTON
FAIFIELD COUNTY, CONNECTICUT

SCALE: 1" = 200'

0 200 400 SHEETS 201 & 219 BLOCK 10057 WESTCHESTER COUNTY INDEX SYSTEM

PREPARED BY: STJ CHECKED BY: STJ

H. STANLEY JOHNSON AND COMPANY

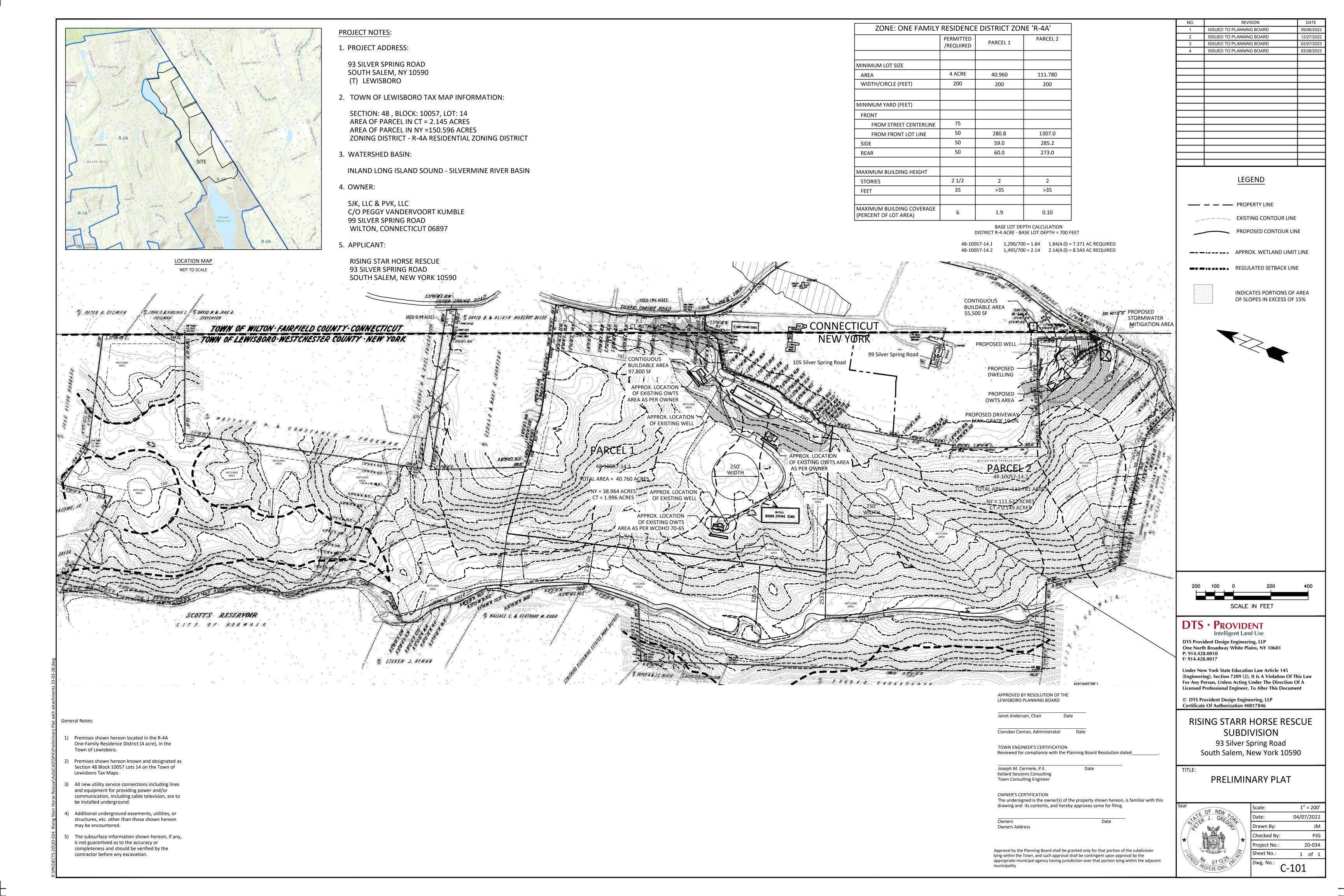
42 SMITH AVENUE P.O. BOX 93

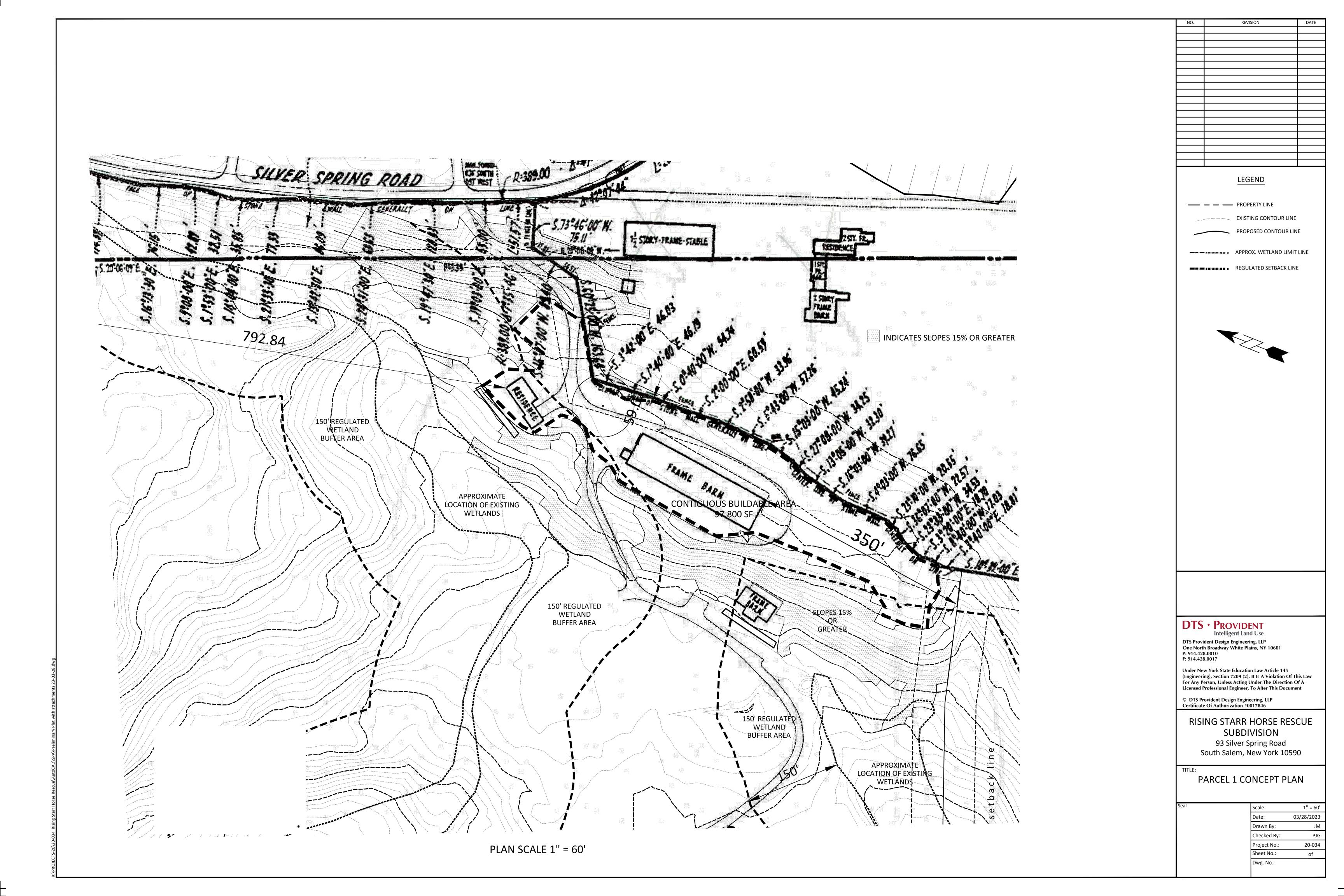
LAND SURVEYORS, P.C.

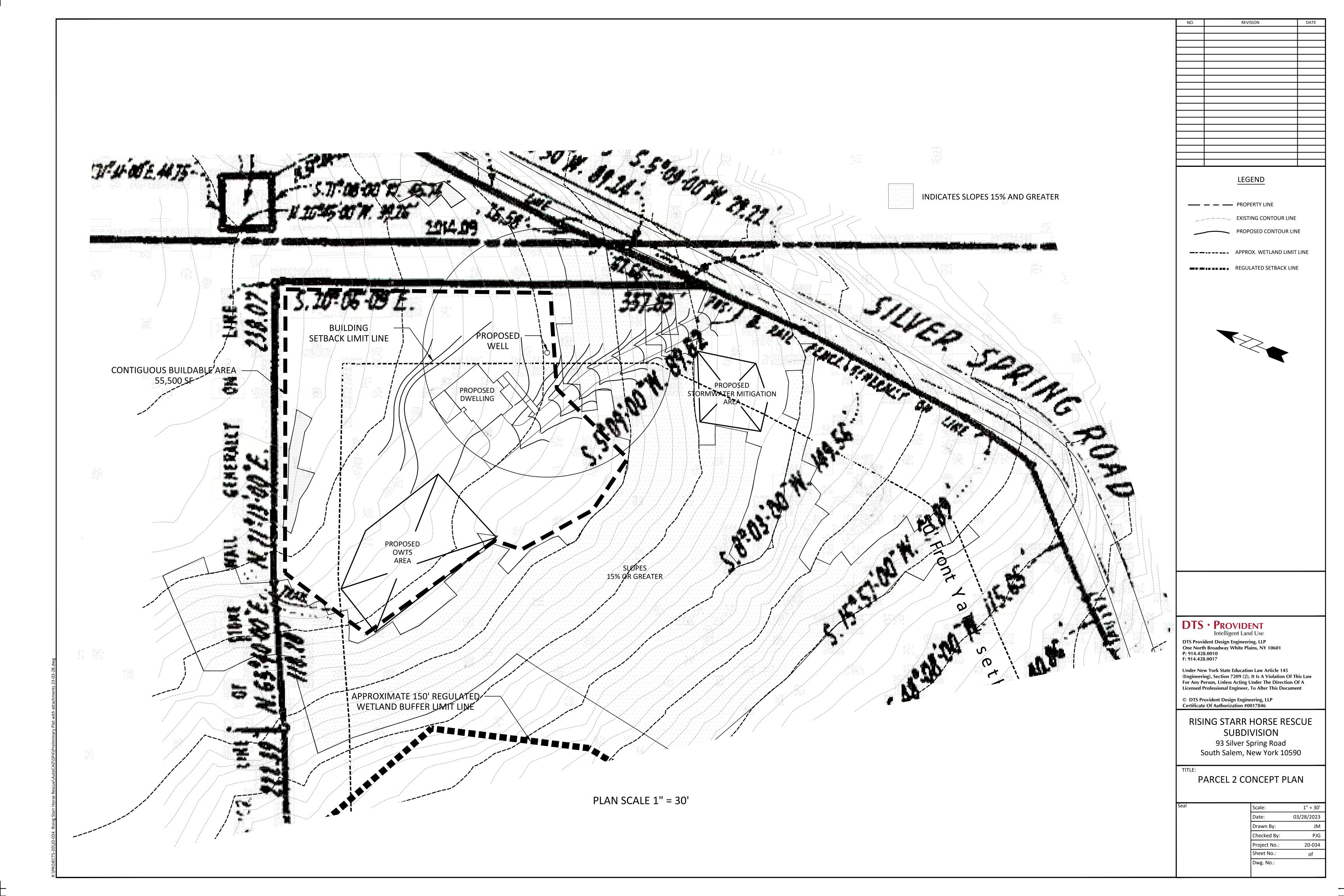
MT. KISCO, N.Y. 10549

TEL. 914-241-3872

FAX. 914-241-0438









INVOICE FOR LEGAL NOTICES

3-14-23

Town of Lewisboro Attn: Janet Donohue - Town Clerk PO Box 500 South Salem, NY 10590

INVOICE # RR 105-23

Amount this invoice: \$51.00

Cal #15-22 PB **INSERTION**

SUBJECT DATE LINE COUNT **AMOUNT**

3-10-23 bids highway materials 63 @ \$.50 \$36.00

AFFIDAVIT \$15.00

TOTAL DUE \$51.00

Make checks payable to: The Record Review

Remit your check to: The Record Review

PO Box 330

Dobbs Ferry, NY 10522

Please include invoice number on your check

TOWN OF LEWISBORO NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Lewisboro, Westchester County, New York will convene a Public Hearing on Tuesday, March 21, 2023 at 7:30 p.m., or soon thereafter at the Town Offices at 79 Bouton Road, South Salem, New York, regarding the following:

Cal #15-22PB

Application for a twolot subdivision by Rising Starr Horse Rescue; 93 Silver Spring Road, South Salem, New York (SJK, LLC & PVK, LLC, owners of record); Sheet 48, Block 10057, Lot 14.

The subject property

in Lewisboro consists of ±150.59 acres and is located in a Four-Acre Residential (R-4A) Zoning District. The proposed subdivision would create Parcel 1 (± 39 acres) for an existing horse farm and Parcel 2 (± 111.6) would remain vacant.

A copy of materials pertaining to the subdivision may be inspected at the office of the Planning Board Administrator, 79 Bouton Road, South Salem, New York during regular Planning Board hours. Persons wishing to object to this subdivision should file a notice of objection with the Planning Board together with a statement of the grounds of objection prior to the closing of the Public Hearing. All interested parties are encouraged to attend the Public Hearing and all will be provided an opportunity to be heard.

PLANNING BOARD TOWN OF LEWISBORO By: Janet Andersen Chair

Dated: March 3, 2023

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Administrator to the Planning Board in advance.

RR105-23

Affidavit of Publication

STATE OF NEW YORK County of Westchester } ss:

PAT DOMMERMUTH being duly sworn says *she is Principal Clerk of

RECORD ® REVIEW

The Bedford Lewisboro Pound Ridge

a newspaper published in the Town of Bedford, County of Westchester, and State of New York, and that a notice, of which the annexed printed notice is a copy, has been published in The Record-Review _____time(s), and that such publication was made in the issue(s) of:

Part Dommeur

Pat Dommermuth, Principal Clerk

Sworn before me this 13th day of March, 2023

Notary Public

PAULA THÂLER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01Th 6302825
Qualified in Westchester County
Commission Expires May 5, 2026

*This affidavit must be made and executed by the Publisher, Principal Clerk or Foreman of the composing room.

		No. CONTRACTOR	The second secon
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Hoghton, Among III. 9 Hill crest CT South Salem in My 10590 	A. Signature X Addressee B. Received by Printed Name) C. Date of Delivery C. Date of Delivery Address different from item 1? Yes If YES, enter delivery address below:	and that was one voture the covid to you	A. Signature X
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Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to:	A. Signature X	 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Peter & Jacqueline Min to	A. Signature MAR 2023 PM 2 Agent X
3 Roads End Rd outh Salem, NY 10590		23 Silvermine Drive South Salem, NY 16590	
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1. Article Addressed to: Hammer, Scott Alan & Lawrie 21 Silvermine Dr. South Salary Ny 10590	D. Is delivery address different from item 1?	1. Article Addressed to: Rock Star Enterprises LC LUX Silver Spring Rd Wilton, CT 06897	D. Is delivery address different from item 12 Yes If YES, enter delivery address below: No
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(over \$500) Domestic Return Receipt	DEE 2410 0001 5776 6707
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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

March 3, 2023

The Honorable Ms. Lori Kaback, Town Clerk Town of Wilton 238 Danbury Road Wilton, CT 06897

Re: Referral of Public Hearing Notice for the Vandervoort / Rising Starr subdivision

Dear Ms. Kaback,

Pursuant to Section 239-nn of the New York General Municipal Law, "The legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to:

- (a) the issuance of a proposed special use permit or the granting of a use variance on property that is within five hundred feet of an adjacent municipality;
- (b) site plan review and approval on property that is within five hundred feet of an adjacent municipality;" and Section 277.71 of the Westchester County Code, "...Such notice shall be given at least ten days prior to any such hearing by mail to the clerk of said abutting municipality affected. Such mailing shall be deemed sufficient service under this or any other law requiring notice of any such hearing..."

This letter is to inform you that a public hearing for an application for a two-lot subdivision at 93 Silver Spring Road, South Salem, NY will be held on Tuesday, Tuesday, March 21, 2023 at or around 7:30 p.m.

If you need additional information, please contact me at 914-763-5592.

Sincerely,

Ciorsdan Conran

Planning Board Administrator

Encl.: Public Hearing Notice for the Vandervoort / Rising Starr subdivision

TOWN OF LEWISBORO

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Lewisboro,

Westchester County, New York will convene a Public Hearing on Tuesday, March 21, 2023 at

7:30 p.m., or soon thereafter at the Town Offices at 79 Bouton Road, South Salem, New York,

regarding the following:

Cal #15-22PB

Application for a two-lot subdivision by Rising Starr Horse Rescue; 93 Silver Spring Road, South

Salem, New York (SJK, LLC & PVK, LLC, owners of record); Sheet 48, Block 10057, Lot 14.

The subject property in Lewisboro consists of ±150.59 acres and is located in a Four-Acre

Residential (R-4A) Zoning District. The proposed subdivision would create Parcel 1 (\pm 39 acres)

for an existing horse farm and Parcel 2 (± 111.6) would remain vacant.

A copy of materials pertaining to the subdivision may be inspected at the office of the

Planning Board Administrator, 79 Bouton Road, South Salem, New York during regular

Planning Board hours. Persons wishing to object to this subdivision should file a notice of

objection with the Planning Board together with a statement of the grounds of objection prior

to the closing of the Public Hearing. All interested parties are encouraged to attend the

Public Hearing and all will be provided an opportunity to be heard.

PLANNING BOARD TOWN OF LEWISBORO

Bv:

Janet Andersen

Chair

Dated:

March 3, 2023

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Administrator to the Planning Board in advance.

John & Elizabeth Suchy 6 Sugarbush Court Wilton, CT 06897

March 20, 2023

Ms. Janet Anderson, chairwoman Town of Lewisboro, NY Planning Board 79 Bouton Road South Salem, NY 10590

Re: Rising Starr/Vandervoort subdivision - 93 Silver Spring Road, Wilton, CT

Dear Chairwoman Anderson and members of the Lewisboro Planning Board:

We are residents of Wilton, Connecticut who live approximately one-half mile from the above-referenced property. This letter is sent to share comments on the proposed subdivision of the property located at 93 Silver Spring Road, of which 1.9+ acres appears to be located in Wilton, Connecticut, which has street frontage on Silver Spring Road in Wilton, Connecticut and which has access to the proposed lot from Silver Spring Road and across property in Wilton, Connecticut.

Generally Rising Starr stables and its predecessor, Larkspur Farm, have been good neighbors and use of the property as a stable facility and now horse rescue operation complement and are compatible with the residential neighborhood in which it is located. As 30-year residents of Wilton, we do not object to the proposed subdivision of this large tract into two (2) tracts, one of which is proposed to be approximately 39 acres and is accessed from Silver Spring Road in Wilton, as noted above.

However, it is not clear from the subdivision application and documents submitted, if this 39-acre lot is a subdivision or a resubdivision of lots previously created by subdivision. If the latter, we would recommend that the Applicant confer with Town of Wilton, CT planning and zoning staff to determine if any application for resubdivision is required under the Town of Wilton Subdivision Regulations and to confirm compliance with the requirements set forth therein. Further, we would also recommend that the Applicant confer with Town of Wilton, CT inland wetlands staff and Inland Wetlands Commission, to determine if any application for regulated activity is necessary for the proposed subdivision.

Although we recognize that future use of the 39-acre lot proposed to be created is not within the ambit of a subdivision or resubdivision application, we do feel compelled to bring concerns about use of the property to the attention of this Commission and the planning and zoning staff of the Town of Lewisboro NY. Specifically, we note use of the property in October 2022 for a weekend Halloween gathering that resulted in many, many people coming to the Property for this event. We do not object to occasional, permitted accessory uses and events on the Property, but during this multiple-day event, attendees parked on both sides of Silver Spring Road (a narrow road with one lane of travel in each

direction that does not have shoulders or sidewalks), which resulted in limited roadway for passage by motorists. Coupled with adults and children walking in the street, this circumstance had the potential to create significant safety issues, especially for first responders had the need arisen for them to gain access to properties and residents in the neighborhood. Moreover, attendees parked on private property owners' lawns and other land, and ownership of Rising Starr did little to prevent this or manage traffic. We want to go on record to recommend that any future use(s) of the property for permitted accessory activities or any future proposals for use of the property, are conditioned upon the submission of a parking and traffic management plan to this Commission and the Town of Wilton Department of Planning & Zoning and its Planning & Zoning Commission.

Thank you for your consideration of our comments.

Very truly yours,

John Suchy & Elizabeth Suchy

Ciorsdan Conran

From:

Kelly Stackpole <kellystackpole@hotmail.com>

Sent:

Monday, March 20, 2023 11:43 AM

To:

Ciorsdan Conran

Subject:

RE: Vandervoort Rising Starr Proposed subdivision comment letter

Thank you for the letter. This last Halloween our amazing event went viral. With the help of the town of Wilton and the Wilton police we managed to get through the crazy event. We have discussed several possibility with the Wilton police, already hired an off duty policeman to help with the event. We look at this as a good problem to have to solve so we do not bother our neighbors. Again this was a 3 hour event that we where amazed at the turnout and have proactively been planning to handle in a safer and more friendly to our neighbors.

Kelly Stackpole

Sent from Mail for Windows

From: Ciorsdan Conran

Sent: Monday, March 20, 2023 9:17 AM **To:** Peter Gregory; Kelly Stackpole

Subject: FW: Vandervoort Rising Starr Proposed subdivision comment letter

From: Elizabeth Suchy < suchyhouse4@yahoo.com>

Sent: Monday, March 20, 2023 8:44 AM

To: Ciorsdan Conran < Planning@lewisborogov.onmicrosoft.com>

Subject: Vandervoort Rising Starr Proposed subdivision

Dear Ms. Conran,

Appended please find our letter to the Planning Board. Kindly confirm receipt.

Thank you for your assistance with this matter.

Kind regards, Liz Suchy



MEMORANDUM

TO: Chairperson Janet Andersen and

Members of Lewisboro Planning Board

CC: Ciorsdan Conran

Judson Siebert, Esq.

Kevin Kelly, Building Inspector

FROM: Jan K. Johannessen, AICP/

Joseph M. Cermele, P.E., CFM

Town Consulting Professionals/

DATE: April 13, 2023

RE: Special Use Permit Renewal

ATC Tower (Formerly Sprint Spectrum)

Route 35, Leon Levy Preserve Sheet 40, Block 10263, Lot 62

PROJECT DESCRIPTION

The subject property consists of ±4.0 acres of land and is an out-parcel located within the Leon Levy Preserve located on Route 35 within the R-4A Residential Zoning District. The subject property is developed with an existing telecommunication facility and the tower owner is applying for a renewal of its Special Use Permit.

SEQRA

The proposed action has been preliminarily identified as a Type II Action and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA).

REQUIRED APPROVALS/REFERRALS

- 1. A Special Use Permit is required from the Planning Board and a public hearing is required.
- 2. A "Notification Only" Referral is required to be made 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. As previously requested, the applicant shall submit an updated Existing Conditions Survey, signed and sealed by a NYS Licensed Land Surveyor, showing the entire property and including improvements within the compound area. While a site plan has been submitted showing existing conditions, the plan does not reference the survey in which it based upon and is not signed/sealed by a surveyor. Any updated existing conditions survey of the compound area and perimeter driveway is required.
- 2. This office conducted a site inspection on February 8, 2023, and observed the following conditions which should be addressed:
 - a. The driveway serving the tower facility is approximately 2,600 feet in length and is accessed via NYS Route 35. The first 300 feet of the driveway is shared with three (3) residential properties and paved portions of the driveway are in very poor condition, particularly the first 100 feet from the road. A gate exists several hundred feet from the road and from that point to the tower facility, the driveway consists primarily of dirt and gravel and is in good condition. The ownership and maintenance obligations should be determined and the portions of the driveway that are in poor condition should be repaired.
 - b. Old and unused equipment and scraps exist around the perimeter of the compound and the site requires a general cleanup.
 - c. Downed and hanging limbs along the portion of the driveway which circulates around the compound should be removed to improve access for vehicles and emergency services.
 - d. An open electrical box which is accessible outside of the compound must be secured.
- 3. The parcel's ownership information appears missing or incorrect both on Sheet G-001 (under Project Team) and below the Owner's Certification Signature Line (all sheets).

Chairperson Janet Andersen April 13, 2023 Page 3 of 3

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 A.T. ENGINEERING SERVICE, PLLC:

- Title Sheet (G-001), dated March 14, 2023
- Overall Site Plan (C-001), dated March 9, 2023
- Detailed Site Plan (C-101), dated March 14, 2023
- Tower Elevation (C-102), dated March 14, 2023
- Signage (C-501), dated January 20, 2023

DOCUMENTS REVIEWED:

Cover letter and Report, prepared by Cuddy + Feder, LLP, dated March 22, 2023, with Exhibits

JKJ/dc

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445 Hamilton Avenue, 14th Floor White Plains, New York 10601 T 914 761 1300 F 914 761 5372 cuddyfeder.com

Lucia Chiocchio lchiocchio@cuddyfeder.com

March 22, 2023

VIA E-MAIL AND FEDERAL EXPRESS

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

Re:

Special Use Permit Renewal for Telecommunications Facility

Supplemental Submission

American Towers, LLC, Site Number: 88166 Premises: Route 35, South Salem, NY 10590

Tax Parcel ID: (40-10263-62; also listed as Tax Parcel 55.1-3-18)

Dear Chairperson Andersen and Members of the Planning Board:

This letter and enclosures are respectfully submitted on behalf of our client, American Tower LLC ("American Tower"), in response to the Town's Planning Consultant's December 16, 2022 comment memo ("Kellard Sessions 12-16-22 Memo") and in furtherance of American Tower's request for a five (5)-year renewal of its Special Use Permit for the above-referenced wireless telecommunications facility.

Responses to the Kellard Sessions 12-16-22 Memo

Each comment in the Kellard Sessions 12-16-22 Memo is repeated below along with responses for each.

Comment 1. The applicant shall submit an updated Existing Conditions Survey, signed and sealed by a NYS Licensed Land Surveyor, showing the entire property and including improvements within the compound area; all above ground buildings, structures, and equipment shall be labeled (type/carrier).

Please see the "Special Use Permit Renewal" drawings enclosed in Exhibit A prepared by American Tower A.T. Engineering Service, PLLC last revised 3/13/23 and signed by Bryan Keith Lanier, P.E. The enclosed drawings consist of:

G-001:

Title Sheet

C-001:

Overall Site Plan

C-101:

Detailed Site Plan

C-102:

Tower Elevation

C-501:

Signage

WESTCHESTER | NEW YORK CITY | HUDSON VALLEY | CONNECTICUT



Comment: 2. An overall site plan should be provided, based on a survey, and shall include the access driveway, parking, the compound, existing building and other above ground features.

Please see the "Special Use Permit Renewal" drawings enclosed in **Exhibit A**.

Comment: 3. The Detailed Site Plan (Sheet C-101) should be revised to name the features illustrated, as well as identifying the wireless carrier in which they serve.

Please see the "Special Use Permit Renewal" drawings enclosed in Exhibit A.

Comment: 4. The Tower Elevation Plan (Sheet C-102) shall identify each carrier and list the existing equipment installed for each. Please ensure this elevation and carrier information/equipment is consistent with that provided within the structural report.

Please see sheet C-102 Tower Elevation of the enclosed "Special Use Permit Renewal" drawings. This drawing is consistent with the structural report previously submitted on November 15, 2022 in **Exhibit C**.

Comment: 5. Provide a Certification Letter, prepared by a NYS Licensed Professional Engineer, confirming that the existing tower and the equipment contained on the tower and within the compound/building is consistent with prior approvals of the Planning Board and Building Permits issued by the Building Inspector; any inconsistencies shall be identified.

Please see the certification letter enclosed in Exhibit B.

Comment: 6. The EAF states that the facility is connected to water and sewer services (Questions 10 and 11); please confirm and revise, as appropriate.

Please see the updated EAF enclosed in **Exhibit C**. The responses to questions 10 and 11 were updated to indicate that the wireless telecommunications facility does not require water or wastewater utilities.

Comment: 7. Please contact this office to schedule a site visit which will include an assessment of the condition of the access driveway. This site visit should be conducted after the applicant provides the information requested in items 1-4 above.

A site visit was conducted by Jan K. Johannessen, AICP, Principal at Kellard Sessions on Wednesday, 2/8/23. Per Mr. Johannessen's 2/9/23 email summarizing the site visit, he found the site/facility in "good shape". A copy of Mr. Johannessen's email is included in **Exhibit D.** Please note that American Tower benefits from an easement for access over the existing road off Route 35 and does not have any obligation to maintain this portion of the roadway. American WESTCHESTER | NEWYORK CITY | HUDSON VALLEY | CONNECTICUT



Tower will address the other three minor clean-up items noted in Mr. Johannessen's email.

Comment: 8. The Planning Board's standard signature blocks shall appear on all sheets.

The Planning Board's standard signature block is included on the drawings enclosed in **Exhibit A.**

Comment: 9. When comparing the site plan to the original approval, the site plan that has been submitted does not include the driveway access, an approved parking space, and loading space.

Please see the Special Use Permit Renewal drawings enclosed in Exhibit A.

Supplemental Materials

This submission includes the following supplemental documents and materials:

Exhibit A:

Special Use Permit Renewal drawings prepared by American Tower A.T. Engineering Service, PLLC last revised 3/14/23 and signed by Bryan Keith Lanier, P.E. consisting of:

G-001:

Title Sheet

C-001:

Overall Site Plan

C-101:

Detailed Site Plan

C-102:

Tower Elevation

C-501:

Signage

Exhibit B:

Certification Letter dated 3/16/23 and signed by Bryan Keith Lanier, P.E.

Exhibit C:

Updated short form EAF.

Exhibit D:

Copy of an email from Jan K. Johannessen, AICP, Principal at Kellard Sessions

summarizing 2/8/23 site visit.

Conclusion

Thank you for your consideration of this information and American Tower's request for renewal of its Special Use Permit. Should the Planning Board or Town Staff have any questions or comments regarding this request, please do not hesitate to contact me.

Respectfully submitted,

Lucia Chiocchio

Enclosures

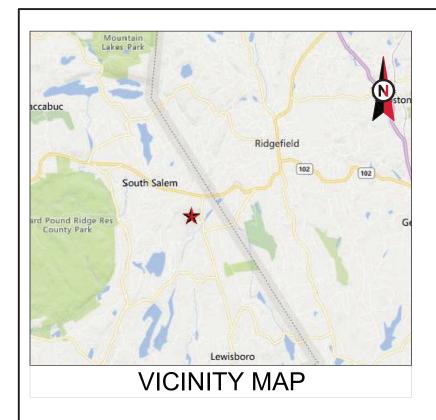
cc:

American Tower

Maximillian R. Mahalek, Esq.

_ Chrocchio

Exhibit A





SITE NAME: SOUTH SALEM NY

SITE NUMBER: 88166

SITE ADDRESS: ROUTE 35

SOUTH SALEM, NY 10590

SHEET

G-001

C-001

C-101

C-102

C-501



LOCATION MAP

REV:

3

2

3

3

DATE:

03/14/23

03/09/23

03/14/23

03/14/23

01/20/23

SHEET INDEX

SPECIAL USE PERMIT RENEWAL

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2020 INTERNATIONAL BUILDING CODE (IBC) 2. 2017 NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES	SITE ADDRESS: ROUTE 35 ROUTH SALEM, NY 10590 COUNTY: WESTCHESTER GEOGRAPHIC COORDINATES: LATITUDE: 41.25847894 LONGITUDE: -73.53470446 GROUND ELEVATION: 760' AMSL ZONING INFORMATION: JURISDICTION: TOWN OF LEWISBORO PARCEL NUMBER: N/A SECTION: 40 BLOCK: 10263 LOT: 62 PROJECT TEAM	THIS SUBMISSION IS A REQUEST FOR RENEWAL OF A SPECIAL USE PERMIT THAT WAS PREVIOUSLY ISSUED BY THE TOWN OF LEWISBORO PLANNING BOARD. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. NO CHANGES TO EXISTING ARE PROPOSED. PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
UTILITY COMPANIES	TOWER OWNER:	6. HANDICAP ACCESS IS NOT REQUIRED.
POWER COMPANY: NYSEG PHONE: (800) 572-1131 TELEPHONE COMPANY: VERIZON PHONE: (800) 941-9900	AMERICAN TOWERS LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801 PROPERTY OWNER: N/A ROUTE 35 SOUTH SALEM, NY 10590	
	ENGINEER:	PROJECT LOCATION DIRECTIONS
Know what's below. Call before you dig.	ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 AGENT: BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	FROM RT. 684 TAKE RT 35 EXIT. GO EAST THROUGH SOUTH SALEM, LOOK FOR # 1423 WHICH IS ACROSS THE STREET FROM LA CHATEAU RESTAURANT, JUST BEFORE THE ROAD SIGN SAYS VISTA. TURN RIGHT INTO THE DRIVEWAY FOR 1423 AND YOU WILL SEE A CHAIN. FOLLOW THE ROAD STRAIGHT UP TO ANOTHER CHAIN, THEN FOLLOW UP TO THE SITE.

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

JANET ANDERSON, CHAIR DATE

DESCRIPTION:

TITLE SHEET

OVERALL SITE PLAN

DETAILED SITE PLAN

TOWER ELEVATION

SIGNAGE

TOWN ENGINEER'S CERTIFICATION

CIORSDAN CONRAN, ADMINISTRATOR

REVIEWED FOR COMPLIANCE WITH THE PLANNING BOARD RESOLUTION DATED

JOSEPH M. CERMELE, P.E. KELLARD SESSIONS CONSULTING TOWN CONSULTING ENGINEER

OWNERS 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.

TOWN OF LEWISBORO NY 1081 HWY 35, SOUTH SALEM NY 10590 __

DATE



A.T. ENGINEERING SERVICE, PLLC

3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 PHONE: (919) 468-0112 COA: 0012746

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. ITILE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORIS) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
\triangle_{-}	FOR CONSTRUCTION	EB_	10/26/22
1_	OSP & CARRIER LABELS	_ <u>EB</u> _	01/20/23
<u>^2</u>	ADD CARRIERS INFO.	EB_	03/09/23
3	EDIT CALLOUTS	EB	03/14/23
$\overline{}$			

ATC SITE NUMBER:

88166

ATC SITE NAME:

SOUTH SALEM NY

SITE ADDRESS: ROUTE 35 SOUTH SALEM, NY 10590

SEAL

BY:

EB

EB

EB

EΒ



Authorized by "EOR" 14 Mar 2023 02:30:04 COSIGN

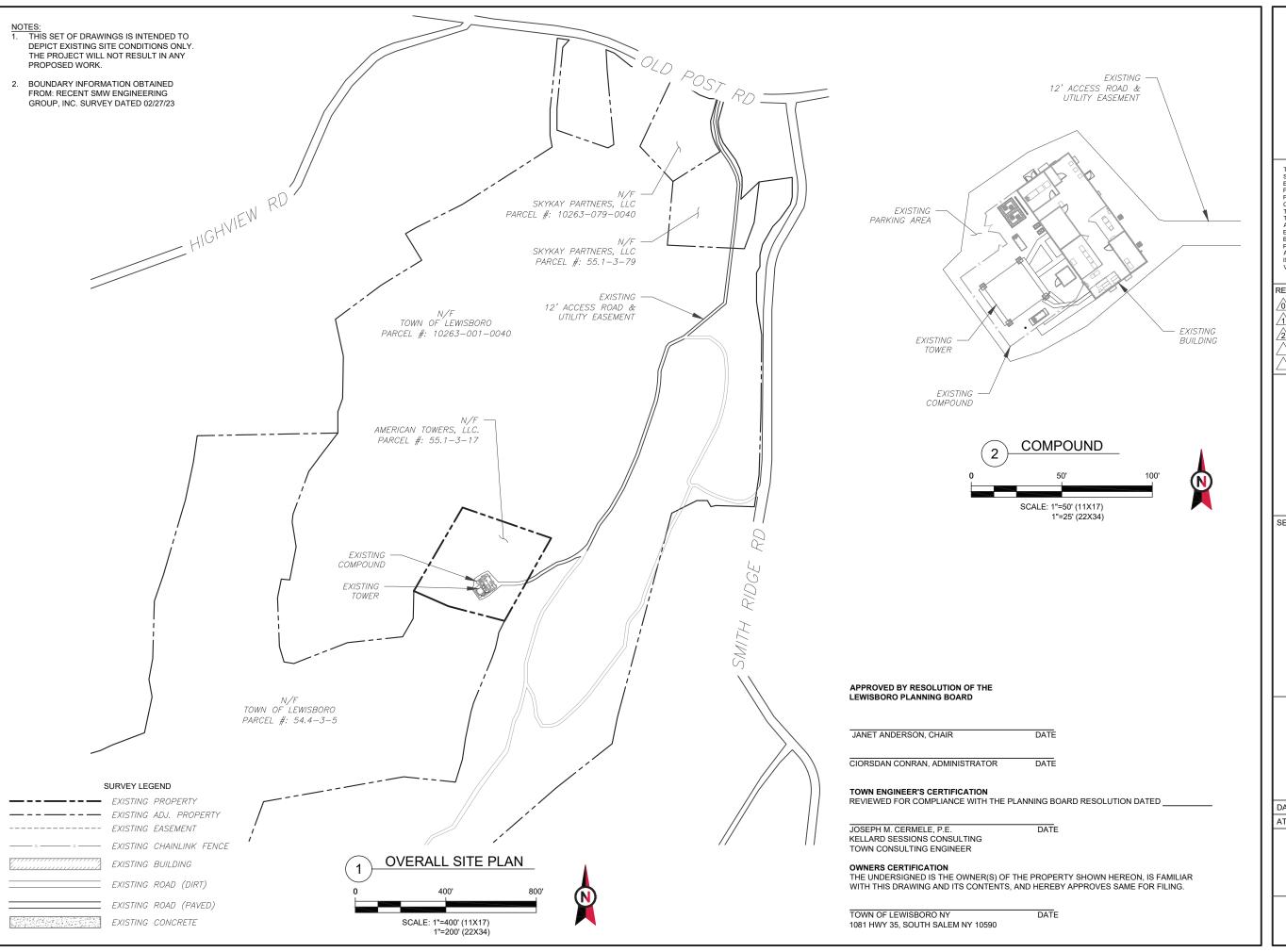
DATE DRAWN: 10/26/22 ATC JOB NO: 14174748_E1

TITLE SHEET

SHEET NUMBER

G-001

REVISION:





AMERICAN TOWER®

A.T. ENGINEERING SERVICE, PLLC 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 PHONE: (919) 468-0112 COA: 0012746

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ATC SITE NUMBER:

88166

ATC SITE NAME:

SOUTH SALEM NY

SITE ADDRESS: **ROUTE 35** SOUTH SALEM, NY 10590



Authorized by "EOR" 14 Mar 2023 02:30:04 cosign

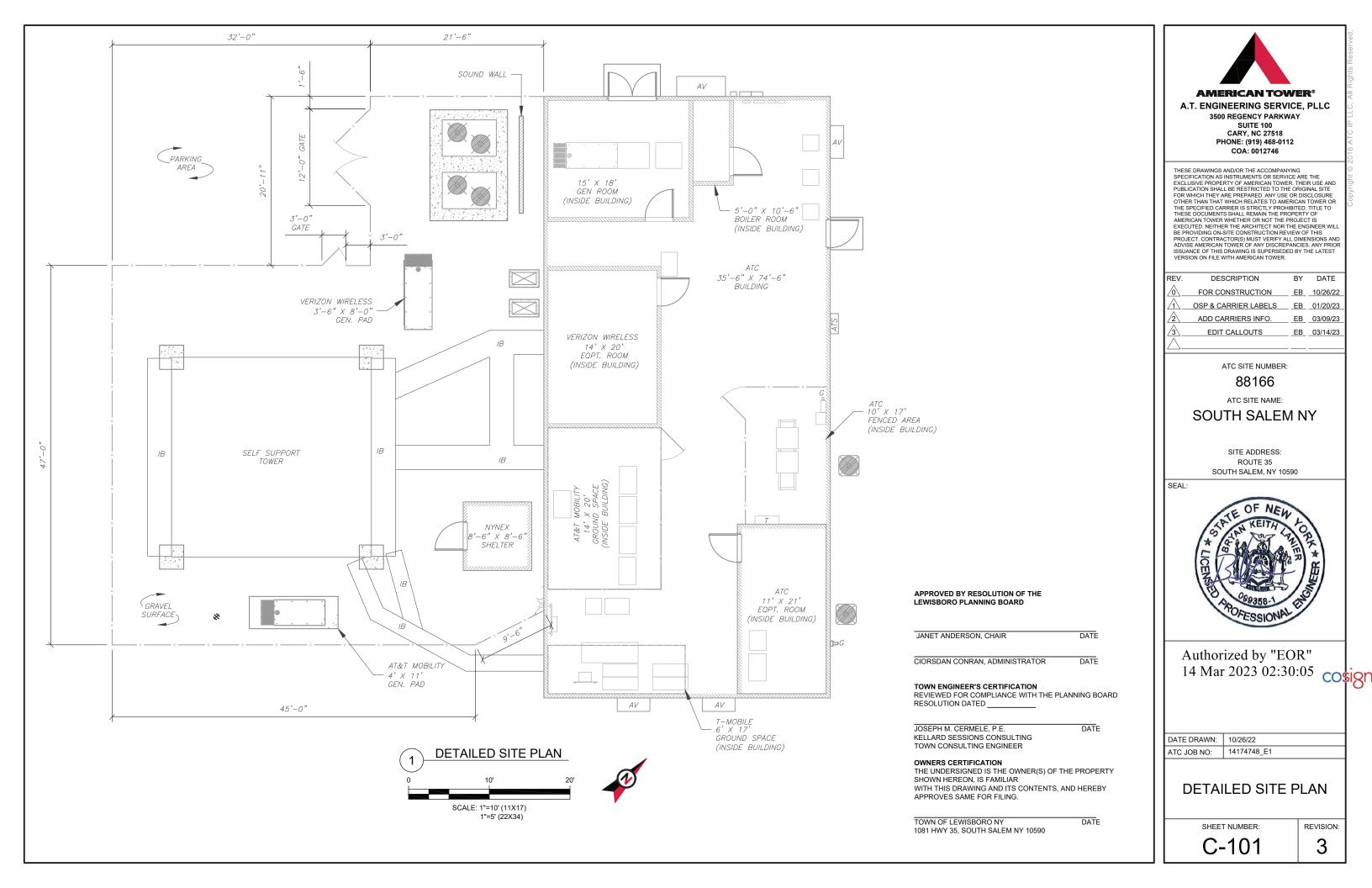
DATE DRAWN: 10/26/22 ATC JOB NO: 14174748_E1

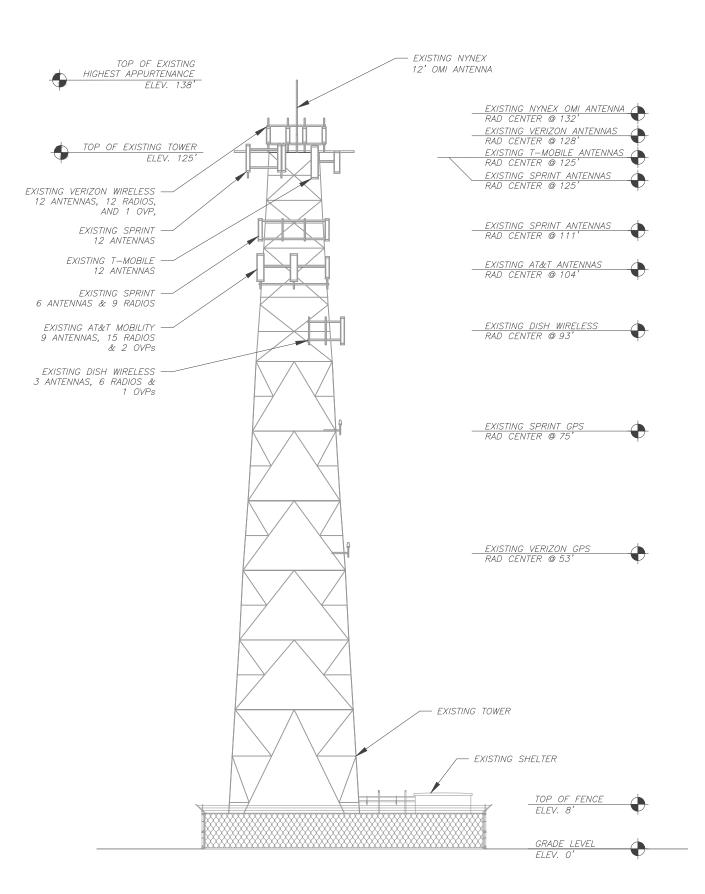
OVERALL SITE PLAN

SHEET NUMBER:

REVISION:

C-001





TOWER ELEVATION

SCALE: NOT TO SCALE

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

JANET ANDERSON, CHAIR DATE

CIORSDAN CONRAN, ADMINISTRATOR DATE

TOWN ENGINEER'S CERTIFICATION

REVIEWED FOR COMPLIANCE WITH THE PLANNING BOARD RESOLUTION DATED

JOSEPH M. CERMELE, P.E. DATE
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

OWNERS 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.

TOWN OF LEWISBORO NY DATE 1081 HWY 35, SOUTH SALEM NY 10590



A.T. ENGINEERING SERVICE, PLLC

3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 PHONE: (919) 468-0112 COA: 0012746

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REV.	DESCRIPTION	BY	DATE
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1	OSP & CARRIER LABELS	EB	01/20/23
2	ADD CARRIERS INFO.	EB	03/09/23
3	EDIT CALLOUTS	EB	03/14/23
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ATC SITE NUMBER:

88166

ATC SITE NAME:

SOUTH SALEM NY

SITE ADDRESS: ROUTE 35 SOUTH SALEM. NY 10590

SEA



Authorized by "EOR" 14 Mar 2023 02:30:05

DATE DRAWN: 10/26/22 ATC JOB NO: 14174748_E1

TOWER ELEVATION

SHEET NUMBER:

C-102

3

REVISION:



Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications ion rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

CAUTION WARNING



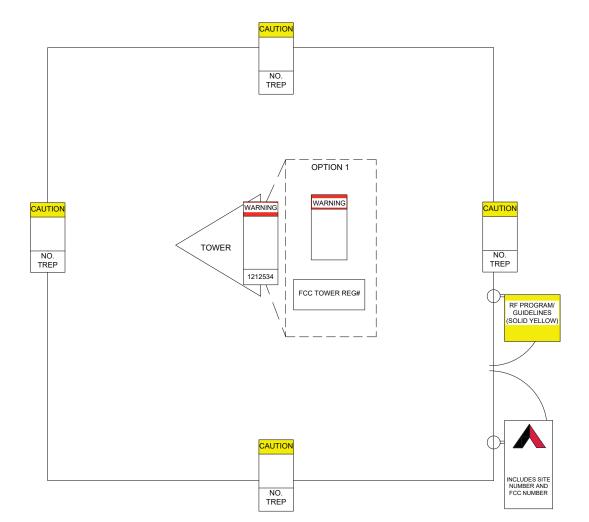
Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications sion rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'



FCC TOWER REGISTRATION

NOT REQUIRED

Posting of sign required by law

ATC STAND-ALONE FCC TOWER



EXISTING SIGNAGE PHOTO

THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE)

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43 4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY NO HIGH-VOLTAGE EQUIPMENT PRESENT

⚠ NOTICE ⚠

GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- A Obey all posted signs.
- Assume all antennas are active.
- A Before working on antennas, notify owners and disable appropriate
- A Maintain minimum 3 feet clearance from all antennas.
- A Do not stop in front of antennas.
- A Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



SITE NAME: **SOUTH SALEM**

SITE NUMBER: 88166

FCC REGISTRATION #: NOT REQUIRED

FOR LEASING INFORMATION: 877-282-7483

FOR EMERGENCIES CALL: 877-518-6937

877-51-TOWER 877-ATC-SITE

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

DATE JANET ANDERSON, CHAIR CIORSDAN CONRAN, ADMINISTRATOR

TOWN ENGINEER'S CERTIFICATION

REVIEWED FOR COMPLIANCE WITH THE PLANNING BOARD RESOLUTION DATED _

JOSEPH M. CERMELE, P.E. KELLARD SESSIONS CONSULTING TOWN CONSULTING ENGINEER

OWNERS 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

TOWN OF LEWISBORO NY 1081 HWY 35, SOUTH SALEM NY 10590 DATE



A.T. ENGINEERING SERVICE, PLLC 3500 REGENCY PARKWAY SUITE 100 **CARY, NC 27518** PHONE: (919) 468-0112 COA: 0012746

THESE DRAWINGS AND/OR THE ACCOMPANYING THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER DRAW OF NOT THE PROJECT IS STRICTLY PROHIBITED. THE SECONOMY OF THE SECONOMY. AMERICAN TOWER WHE HER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS) MUST VERIEY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

	REV.	DESCRIPTION	BY	DATE
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ATC SITE NUMBER:

88166

ATC SITE NAME:

SOUTH SALEM NY

SITE ADDRESS: **ROUTE 35** SOUTH SALEM, NY 10590



Authorized by "EOR" 14 Mar 2023 02:30:05 COSIGN

DATE DRAWN: | 10/26/22 14174748_E1 ATC JOB NO:

SIGNAGE

C-501

REVISION

Exhibit B



March 16, 2023

To: Town of Lewisboro

> Planning Board 79 Bouton Road

South Salem, NY 10590

Re: ATC Site Name: South Salem NY

> ATC Site Number: 88166 ATC Site Address: Route 35

> > South Salem, NY 10590

To whom it may concern,

I, Bryan Lanier, P.E. am the engineer of record of this conditional use permit renewal. I certify the subject property of ±4.0 acres, owned by American Tower, identified on the Town of Lewisboro tax maps as Sheet 40, Block 10263, Lot 62; contains a developed and approved telecommunications facility consisting of a ±125 foot tall lattice tower, a ±35' X 75' equipment building, and a ±2,900 sq.ft. fenced equipment area.

Furthermore, I certify all existing tower mounted equipment matches the table found on page 2 below.

Please contact me with any questions regarding this letter.

Thank you,

ATC Tower Services

Bryan Lanier, P.E. Director, Structural Engineering



Bryan Lanier Mar 17 2023 9:03 AM cosign





Elev.1(ft)	Qty	Equipment	Mount Type	Lines	Carrier	
132.0	1	Generic 12' Omni		-	NYNEX	
128.0	3	Samsung Outdoor CBRS 20W RRH –Clip-on Antenna	Square Platform with Handrails	(10) 1 5/8" Coax	VERIZON WIRELESS	
	3	Samsung B2/B66A RRH-BR049		(3) 1 5/8" Hybriflex		
	3	Samsung B5/B13 RRH-BR04C				
	3	Samsung RT4401-48A				
	3	Raycap RxxDC-3315-PF-48				
	3	Commscope SBNHH-1D65B				
	3	Samsung MT6407-77A				
	12	Decibel DB844H90E-XY		(12) 1 1/4" Coax	SPRINT NEXTEL	
125.0	3	RFS APX16DWV-16DWVS-E-A20		(10) 1 E /0" Cooy		
	6	RFS ATMAA1412D-1A20		(18) 1 5/8" Coax (1) 3/8" Coax	T-MOBILE	
	3	RFS APXVFW24-C-A20		(=, 5, 5 55)		
	3	Alcatel-Lucent 800 MHz RRH w/ Notch Filter				
111 0	3	Alcatel-Lucent 1900MHz RRH (65MHz)	Sector Frame	(3) 1 1/4" Hybriflex	SPRINT NEXTEL	
111.0	3	RFS ACU-A20-N	Sector Frame	Cable	SI KIIVI IVEKTEE	
	3	Alcatel-Lucent TD-RRH8x20-25 w/ Solar Shield		(1) 1.54" (39.2mm) Hybrid		
	3	RFS APXVSPP18-C		riyona		
	3	RFS APXVTM14-ALU-I20				
	1	Raycap DC6-48-60-18-8F (23.5" Height)				
104.0	3	Nokia AirScale RRH 4T4R B5 160W AHCA	Sector Frame	(2) 0.39" (10mm)	AT&T MOBILITY	
	1	Raycap DC6-48-60-18-8F ("Squid")		Fiber Trunk		
	3	Alcatel-Lucent B25 RRH4x30		(4) 0.78" (19.7mm)		
	3	Nokia Airscale Dual RRH 4T4R B12/B14 320W AHLBA		8 AWG 6 (2) 2" conduit		
	3	Alcatel-Lucent 9442 RRH2x40-AWS		(12) 7/8" Coax		
	3	Alcatel-Lucent RRH4x25-WCS-4R				
	9	Commscope NNHH-65C-R4				
	1	Commscope RDIDC-9181-PF-48				
93.0	3	Fujitsu TA08025-B604	Sector Frame	(1) 1.75" (44.5mm)	DISH WIRELESS L.L.C.	
33.0	3	Fujitsu TA08025-B605	occio. Hame	Hybrid		
	3	JMA Wireless MX08FRO665-21				
75.0	1	Generic GPS	Sector Frame	(1) 1/2" Coax	SPRINT NEXTEL	
53.0	4	Generic GPS	Stand-Off	(4) 1/2" Coax	VERIZON WIRELESS	

Exhibit C

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

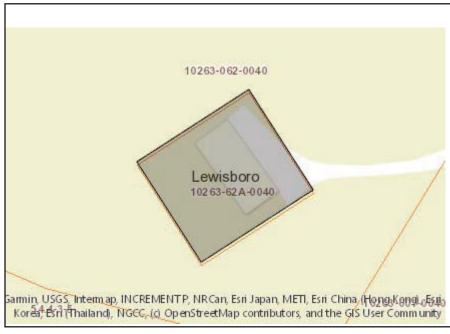
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information		
Name of Action or Project:		
Renewal of Special Use Permit - American Tower		
Project Location (describe, and attach a location map):		
NYS Route 35, South Salem, NY 10590		
Brief Description of Proposed Action:		
Renewal of Special Use Permit Approval for the continued use of an approved telecommunication	ations facility.	
Name of Applicant or Sponsor:	Telephone: 781-926-7136	6
American Towers LLC E-Mail: Margaret.Robinson@Ame		
Address:		
10 Presidential Way		
City/PO:	State:	Zip Code:
Woburn	MA	01801
 Does the proposed action only involve the legislative adoption of a plan, local administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the emay be affected in the municipality and proceed to Part 2. If no, continue to quest Does the proposed action require a permit, approval or funding from any other lif Yes, list agency(s) name and permit or approval: 	environmental resources thation 2.	NO YES NO YES NO YES
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	4.040 acres 0 acres 4.040 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercia ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Special Commercial Comm	`	rban)

5.	Is the proposed action,	NO	YES	N/A
	a. A permitted use under the zoning regulations?		√	
	b. Consistent with the adopted comprehensive plan?		√	
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?	,	NO	YES
				\checkmark
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Y	Yes, identify:		V	
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
	b. Are public transportation services available at or near the site of the proposed action?		✓	\dashv
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		✓	
9.	Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If th	he proposed action will exceed requirements, describe design features and technologies:			
				√
				•
10.	Will the proposed action connect to an existing public/private water supply?		NO	YES
	If No, describe method for providing potable water:			
			\checkmark	
11.	Will the proposed action connect to existing wastewater utilities?		NO	YES
	If No, describe method for providing wastewater treatment:			
			V	Ш
12.	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district	 ct	NO	YES
	ich is listed on the National or State Register of Historic Places, or that has been determined by the		V	
	mmissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the te Register of Historic Places?	,		
arch	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for haeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			V
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
			✓	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
If Y	Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional		
☐Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?	✓	
16. Is the project site located in the 100-year flood plan?	NO	YES
	✓	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	\checkmark	
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
If Yes, briefly describe:		8
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
	\checkmark	Ш
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
	\checkmark	Ш
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?	NO	YES
If Yes, describe:		
	V	Ш
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE	EST OF	
MY KNOWLEDGE		
Applicant/sponsor/name: American Towers LLC Date: 3/20/23		
Signature: Title: Attorney for the Applicant		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Exhibit D

Chiocchio, Lucia

From: Jan Johannessen <jjohannessen@kelses.com>
Sent: Wednesday, February 15, 2023 4:16 PM

To: Chiocchio, Lucia **Subject:** FW: 88166 Site visit

From: Jan Johannessen

Sent: Thursday, February 9, 2023 9:16 PM

To: Tyler Ojeda <Tyler.Ojeda@americantower.com>

Cc: Ciorsdan Conran <planning@lewisborogov.com>; Janet Andersen <ja.lewisboro@gmail.com>

Subject: Re: 88166 Site visit

Tyler,

See the below link to the photos I took during my inspection. My general impression is that the access road to the tower, consisting of a mix of dirt, gravel and asphalt remains, is in good shape. The first 100 or so feet off Route 35 is in very poor condition and needs to be repaved. At this point, I'm not sure of the ownership of the road or who is responsible. Other observations, although minor, include:

- 1. Old equipment and scraps exists around the building and the area needs a general cleanup, although not in bad shape.
- 2. An open electrical box needs to be secured.
- 3. Downed and hanging limbs around the perimeter drive around the building should be removed.

That's it for now; I'll need to research maintenance responsibilities of the access road.

https://share.icloud.com/photos/0bd3ts YstfHXeCAS6qqW gzw

Jan K. Johannessen, AICP Principal

Kellard Sessions Consulting 500 Main St., Armonk N.Y. (914) 273-2323 jjohannessen@kelses.com www.kelses.com

On Feb 9, 2023, at 10:01 AM, Tyler Ojeda Tyler.Ojeda@americantower.com wrote:

Hi Jan,



445 Hamilton Avenue, 14th Floor White Plains, New York 10601 T 914 761 1300 F 914 761 5372 cuddyfeder.com

April 11, 2023

By E-Mail and Federal Express Chairperson Janet Andersen and Members of the Planning Board Town of Lewisboro 79 Bouton Road South Salem, NY 10590

Re:

Special Use Permit Renewal for Telecommunications Facility

American Towers, LLC, Site Number: 88166 Premises: Route 35, South Salem, NY 10590

Tax Parcel ID: (40-10263-62; also listed as Tax Parcel 55.1-3-18

Dear Chairperson Andersen and Members of the Planning Board:

On behalf of American Towers, LLC, enclosed please find an Affidavit of Mailing evidencing the certified return receipt mailing on March 30, 2023 providing the annexed Notice of Public Hearing on such Application, as provided by the Town's Planning Board Secretary, to the record owners of each property within 500 feet of the property lines of the subject Premises, as set forth on the annexed map and list, together with USPS stamped receipts for certified mail and Domestic Return Receipt cards received to date. The map and list were prepared by using the Town of Lewisboro Assessment Records in accordance with the requirements set forth in Section 195-15.G of the Town Code. Upon receipt of additional Domestic Return Receipt cards or returned envelopes, we will promptly forward same.

Also enclosed please find an Affidavit of Posting prepared by Eric Steilman, as well as a photograph, evidencing a sign was posted on April 3, 2023, to reflect the Planning Board hearing scheduled for April 18, 2023.

It is our understanding that the Town is responsible for and has coordinated publishing Notice in the local newspaper(s). Please incorporate the enclosed documents as part of the official record of the proceeding. Thank you for your time and attention to these materials.

Very truly yours,

Riddar Nget Paralegal

Enclosures

cc: Lucia Chiocchio, Esq.

Maximillian R. Mahalek, Esq.

AFFIDAVIT OF MAILING

IN THE MATTER OF THE APPLICATION BY AMERICAN TOWER CORP. TO THE PLANNING BOARD OF THE TOWN OF LEWISBORO FOR SPECIAL USE PERMIT RENEWAL FOR THE EXISTING CELL TOWER AT PROPERTY LOCATED AT 0 NYS ROUTE 35, SOUTH SALEM, NEW YORK.

STATE OF NEW YORK)
) ss.
COUNTY OF WESTCHESTER)

Riddar Nget, being duly sworn says: I am over 18 years of age and reside in Danbury, Connecticut.

On March 30, 2023, I served a copy of the annexed Notice of Public Hearing by mailing the same in a sealed envelope, by first class certified mail, return receipt requested, with postage prepaid thereon, in a post office or official depository of the U.S. Postal Service within the State of New York, addressed to the property owners on the mailing list annexed hereto.

Sworn to before me this 11th day of April 2023.

RENA REGGINA Notary Public, State of New York
No. 01RE6165642
Qualified in Westchester County
Commission Expires May 14,20
27

TOWN OF LEWISBORO

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Lewisboro, Westchester

County, New York will convene a Public Hearing on Tuesday, April 18, 2023 at 7:30 p.m., or soon

thereafter at the Town Offices at 79 Bouton Road, South Salem, New York, regarding the following:

Cal #16-22PB

Application for Special Use Permit Renewal for the American Tower Corp. (ATC), 0 NYS Route 35,

South Salem, NY; Sheet 40, Block 10263, Lot 62 for the existing cell tower (American Tower Corp.,

owner of record). The subject property is in Leon Levy Preserve, consists of approximately 4.040 acres

and is located within a Residential Four-Acre (R-4A) Zoning District.

A copy of materials pertaining to the application may be inspected at the office of the Planning Board

Administrator, 79 Bouton Road, South Salem, New York during regular Planning Board hours.

Persons wishing to object to this application should file a notice of objection with the Planning Board

together with a statement of the grounds of objection prior to the closing of the Public Hearing. All

interested parties are encouraged to attend the Public Hearing and all will be provided an opportunity

to be heard.

PLANNING BOARD TOWN OF LEWISBORO

By:

Janet Andersen

Chair

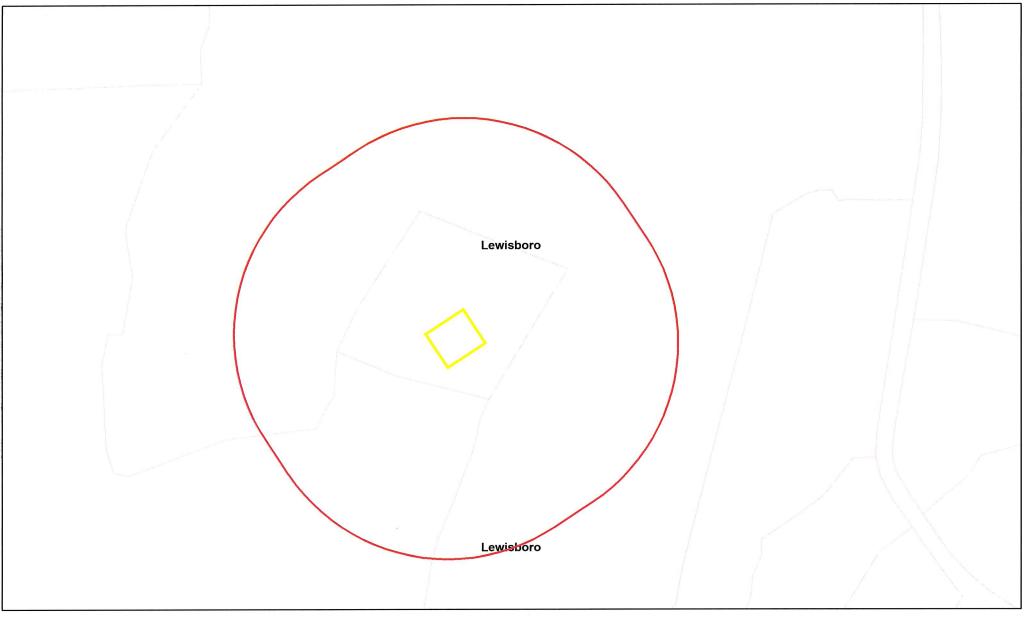
Dated:

March 28, 2023

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Administrator to the Planning Board in advance.

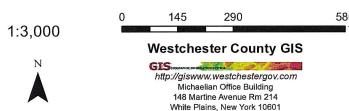
500' Radiu	s List					
TAX ID	OWNERNAME		MAILING ADDRESS	CITY	STATE	ZIP
55.1-3-17	AMERICAN TOWERS INC.	%AMERICAN TOWER CORP.	P.O.BOX 990265	BOSTON	MA	02199
55.1-3-16	TOWN OF LEWISBORO		11 MAIN ST	SOUTH SALEM	NY	10590
55.1-3-19	TOWN OF LEWISBORO		11 MAIN ST	SOUTH SALEM	NY	10590
55.1-3-18	AT&T CO.	%PROPERTY TAX UNIT	P.O.BOX 7207	BEDMINSER	NJ	7921

. ID: 55.1-3-18 (Lewisboro)



April 11, 2023

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.



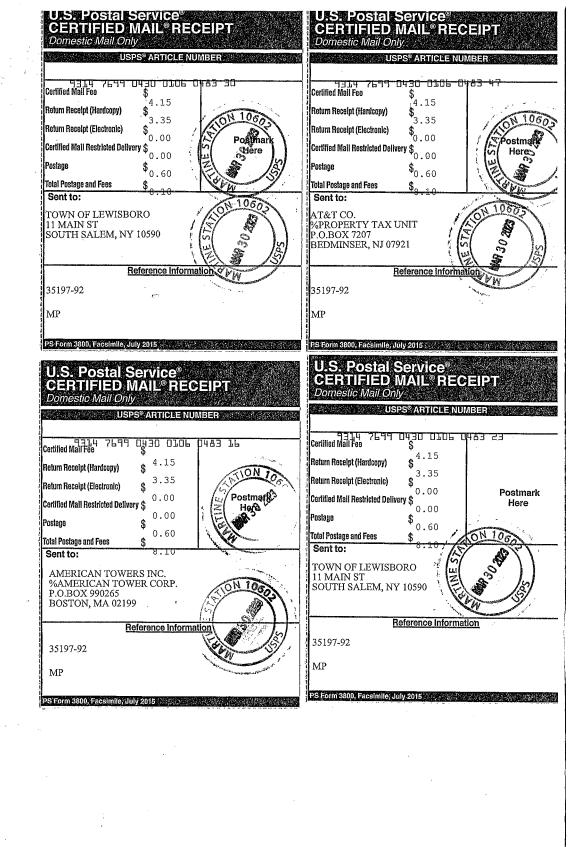
AFFIDAVIT OF POSTING

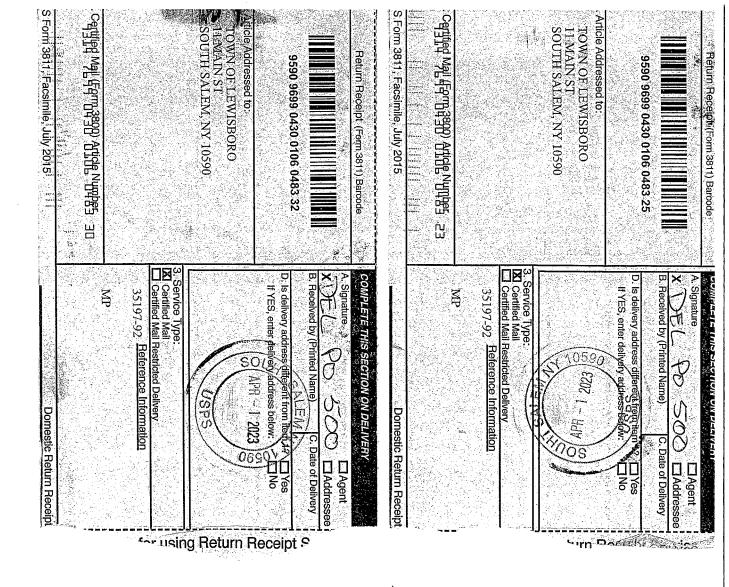
IN THE MATTER OF AN APPLICATION BY AMERICAN TOWER CORP. TO THE PLANNING BOARD OF THE TOWN OF LEWISBORO FOR SPECIAL USE PERMIT RENEWAL FOR THE EXISTING CELL TOWER AT PROPERTY LOCATED AT 0 NYS ROUTE 35, SOUTH SALEM, NEW YORK

STATE OF NEW YORK	
COUNTY OF WESTCHESTER) ss.:)
I, Eric Steilman, do here property of 0 NYS Route 35, Sou scheduled for April 18, 2023 at the connection with American Tower	Th/Wh
전환한 그 10일 등이름 1건물 (1일 -) - (1일 -) - (1일 -)	∠ SIGNATURE
Sworn to before me this	
NOTARY PUBLIC	

LILLIAN SIERRA
Notary Public - State of New York
NO. 01Si6280398
Qualified in Westchester County
My Commission Expires









445 Hamilton Avenue, 14th Floor White Plains, New York 10601 T 914 761 1300 F 914 761 5372 cuddyfeder.com

April 11, 2023

By E-Mail and Federal Express Chairperson Janet Andersen and Members of the Planning Board Town of Lewisboro 79 Bouton Road South Salem, NY 10590

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Riddar Nget Paralegal

Enclosures

cc: Lucia Chiocchio, Esq.

Maximillian R. Mahalek, Esq.

AFFIDAVIT OF MAILING

IN THE MATTER OF THE APPLICATION BY AMERICAN TOWER CORP. TO THE PLANNING BOARD OF THE TOWN OF LEWISBORO FOR SPECIAL USE PERMIT RENEWAL FOR THE EXISTING CELL TOWER AT PROPERTY LOCATED AT 0 NYS ROUTE 35, SOUTH SALEM, NEW YORK.

STATE OF NEW YORK)
) ss.
COUNTY OF WESTCHESTER)

Riddar Nget, being duly sworn says: I am over 18 years of age and reside in Danbury, Connecticut.

On March 30, 2023, I served a copy of the annexed Notice of Public Hearing by mailing the same in a sealed envelope, by first class certified mail, return receipt requested, with postage prepaid thereon, in a post office or official depository of the U.S. Postal Service within the State of New York, addressed to the property owners on the mailing list annexed hereto.

Sworn to before me this 11th day of April 2023.

RENA REGGINA
Notary Public, State of New York
No. 01RE6165642
Qualified in Westchester County
Commission Expires May 14,20

TOWN OF LEWISBORO

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PLANNING BOARD TOWN OF LEWISBORO

By:

Janet Andersen

Chair

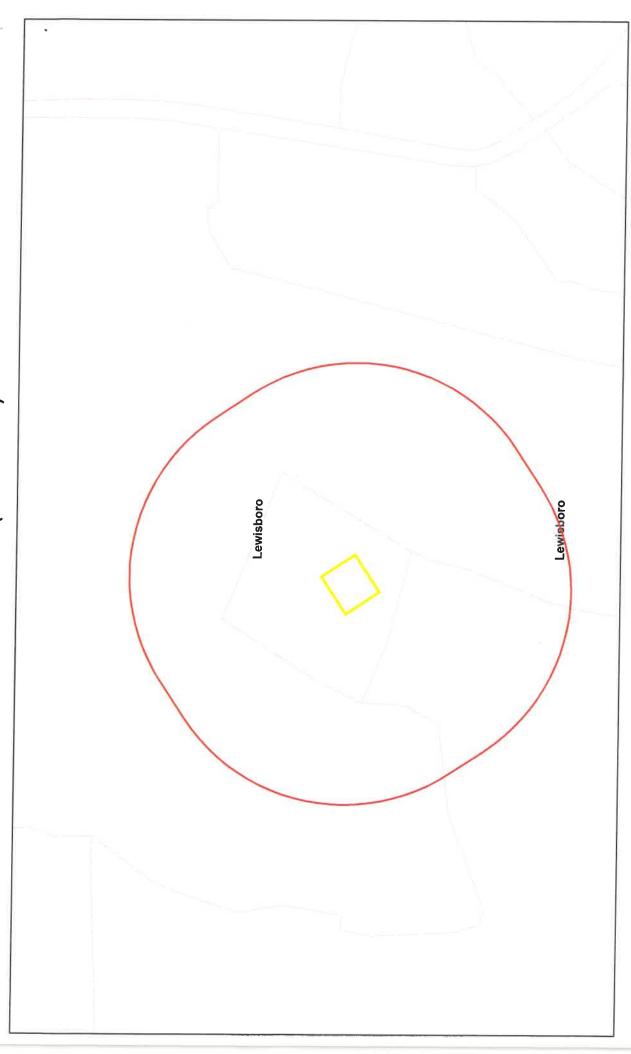
Dated:

March 28, 2023

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Administrator to the Planning Board in advance.

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	WILLIAM LOWENS INC.	MAINIERICAN TOWER CORP.	P.O.BOX 990265	BOSTON	VVV	00700
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. ID: 55.1-3-18 (Lewisboro)



April 11, 2023

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580

Westchester County GIS

http://giswww.westchesfergov.com http://giswww.westchesfergov.com Michaellan Office Building 148 Martine Avenue Rm 214 White Plains, New York 10601

AFFIDAVIT OF POSTING

IN THE MATTER OF AN APPLICATION BY AMERICAN TOWER CORP. TO THE PLANNING BOARD OF THE TOWN OF LEWISBORO FOR SPECIAL USE PERMIT RENEWAL FOR THE EXISTING CELL TOWER AT PROPERTY LOCATED AT 0 NYS ROUTE 35, SOUTH SALEM, NEW YORK

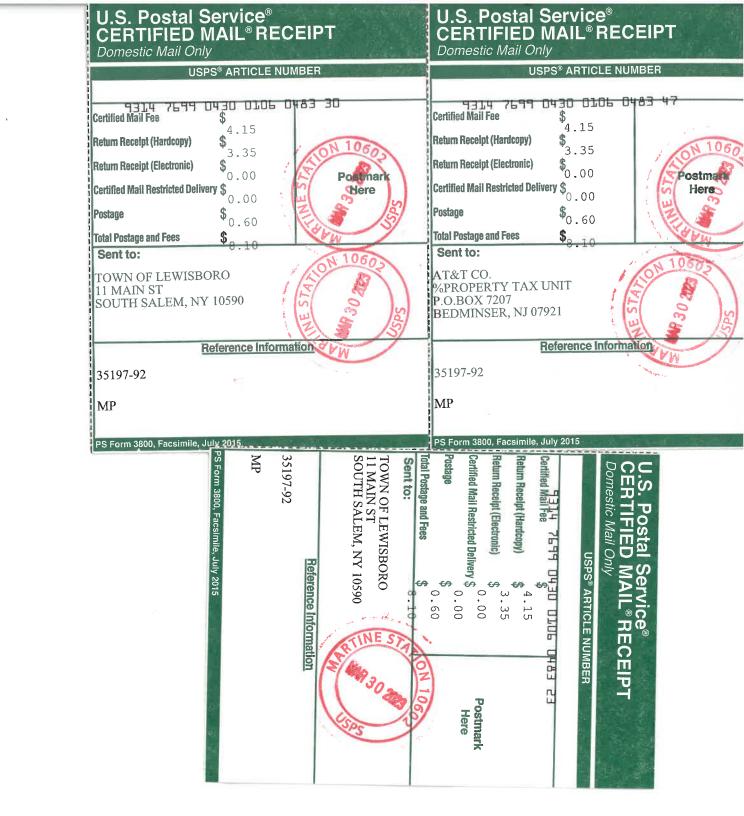
STATE OF NEW YORK)) ss.:			
COUNTY OF WESTCHESTER) 336			
I, Eric Steilman, do here property of o NYS Route 35, Sou scheduled for April 18, 2023 at tl connection with American Tower	th Salem, New he Town Office	s at 79 Bouton R	oming Flaming oad, South Sale	Duala montains
Sworn to before me this				
day of April 2023.				

NOTARY PUBLIC

LILLIAN SIERRA Notary Public - State of New York NO. 01SI6280398

Qualified in Westchester My Commission Expires









MEMORANDUM

TO: Chairperson Janet Andersen and

Members of Lewisboro Planning Board

CC: Ciorsdan Conran

Judson Siebert, Esq.

Kevin Kelly, Building Inspector

FROM: Jan K. Johannessen, AICP/

Joseph M. Cermele, P.E., CFM

Town Consulting Professionals,

DATE: April 13, 2023

RE: Site Development Plan Approval

Waccabuc Country Club Pickleball

74 Mead Street

Sheet 42.2, Block 1, Lot 10

PROJECT DESCRIPTION

The subject property is located at 74 Mead Street, consists of ± 6.1 acres of land and is located with the R-4A Zoning District. The property is developed with a residence, tennis court, pool and other ancillary residential uses and is located immediately adjacent and to the south of the Waccabuc Country Club. The property was recently purchased by the Club and the applicant is proposing to convert the existing tennis court to a pickleball court for use by its membership.

SEQRA

The proposed action has been preliminarily identified as a Type II Action and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA).

REQUIRED APPROVALS AND REFERRALS

1. Site Development Plan Approval is required from the Planning Board; unless waived by the Planning Board, a public hearing is required to be held on the Site Development Plan.

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

Chairperson Janet Andersen April 13, 2023 Page 2 of 2

- 2. The proposed action has been referred to the Architectural and Community Appearance Review Council (ACARC); it is understood that ACARC has approved the project.
- 3. Approval from the Zoning Board of Appeals is required for expansion of an existing nonconforming use. The applicant has also indicated that a setback variance is required for the courts.

COMMENTS

- 1. As discussed, the subject property (74 Mead Street) was recently purchased by the Waccabuc Country Club and is intended to be used by the club as an expansion of its existing facilities. The Country Club is not listed as a permitted use within the underlying zone and the application requires approval by the Zoning Board of Appeals expansion of a nonconforming use.
- 2. It would be preferred if the business plan appeared on Country Club letterhead, dated and signed for reference purposes.
- 3. During the March 21, 2023 Planning Board meeting, it was discussed that specifications associated with the proposed wind screen would be submitted, as well as a landscaping plan; these items do not appear to have been provided.
- 4. It is our understanding that the application does not qualify for Waiver of Site Development Plan Procedures and that Steps 1 and 2 of the Site Development Plan application should be filed. Absent a determination by the Building Inspector to the contrary, it is recommended that the applicant submit the Step 1 and 2 application forms.

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

PLAN REVIEWED, PREPARED BY INSITE ENGINEERING, DATED MARCH 28, 2023:

Overall Site Plan (1/1)

DOCUMENTS REVIEWED:

Letter, prepared by Insite Engineering, dated March 28, 2023

JKJ/dc



March 28, 2023

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

RE:

Waccabuc Country Club Pickleball

74 Mead Street Waccabuc, NY

TM# Block 42.2, Lot 1, Sheet 10

Dear Chair Anderson and Members of the Board:

Please find enclosed four (4) copies of the following plans in support of an application for the above referenced project:

OP-1 Overall Site Plan, last revised March 28, 2023.

Since our last submission on February 14, 2023, we met with the and received an approval letter from the Architecture and Community Appearance Review Council (ACARC).

As requested at the Board's March 21, 2023 meeting, we offer the following:

The Club's business plan for 74 Mead Street (the "Property") includes: This 6.1 acre Property is improved by an existing 2-story single-family residence and 1-story garage, an existing in-ground swimming pool with concrete patio and an asphalt tennis court. The existing court has mitered or 90 degree "California" corners and is surrounded by a 10' high chain link fence enclosure. This proposed site for the pickleball courts is the existing tennis court (to be re-surfaced and striped for pickleball) which is located immediately to the south of the Club's tennis courts and Pro Shop. Club members will access the four (4) pickleball courts on foot via a woodchip path from the Club's adjacent tennis facilities. The residence and in-ground pool on the Property will not be made available for general membership use but are rented to Club members and their sponsored guests, seasonally or annually. Club members will not be driving motor vehicles or parking on the Property for any purpose. The pickleball courts will be used by Club members during daytime hours only, consistent with the historic use of the 6 adjacent tennis courts. The courts will not be illuminated by exterior lighting. Sound absorbing wind clothes will be attached to the fence enclosure. No future tree removal is anticipated in connection with the membership use of the pickleball courts.

Based on comments from the Jan Johannessen, AICP from Kellard Sessions dated March 16, 2023, we offer the following:

Required Approvals and Referrals

- 1. It is acknowledged that this application requires approval by the Zoning Board of Appeals for an expansion of a nonconforming use.
- 2. The applicant reviewed the project with the ACARC on March 15, 2023 and received their approval for the project plan.

- 3. It is acknowledged that this application requires approval by the Zoning Board of Appeals for an expansion of a nonconforming use. In addition, the project will need a setback variance for the pickleball court.
- 4. The project proposes approx. 2,500 s.f. of site disturbance, therefore, it is not expected that a Town stormwater permit or coverage under NYSDEC GP 0-20-001 will be required.

Comments

- 1. It is acknowledged that this application requires approval by the Zoning Board of Appeals for an expansion of a nonconforming use.
- 2. The small sliver of land represented on the tax maps is a small parcel that was merged into the Club's 90 Mead Street parcel in 1963. The location map on drawing OP-1 has been updated to eliminate that parcel.
- 3. The existing / proposed court is 120'x60'. Court dimensions have been provided on the enlarged site plan.
- 4. The existing paved surface of the court will have materials applied to repair cracks and provide an updated wearing surface. The existing pavement will not be removed down to the subbase.
- 5. The direction of court pitch has been added to the enlarged site plan on drawing OP-1.
- 6. The proposed wind clothes will be green. A note has been added to the General Notes on the site plan.
- 7. The construction access route has been added to the site plan. A stabilized construction entrance is not necessary due to the light equipment to be utilized. Access for construction will be generally from the adjacent Club as illustrated on the site plan.
- 8. A fence detail for the proposed section of chain link fence has been added to drawing OP-1.
- 9. Notes have been added to the General Notes on drawing OP-1 to indicate that no tree removal is proposed or authorized, and no exterior lighting is proposed or authorized.

Please place the project on the April 18, 2023 Planning Board agenda for continued discussion of the project with the Board. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By:

Zachary M. Rearson, PE Principal Engineer

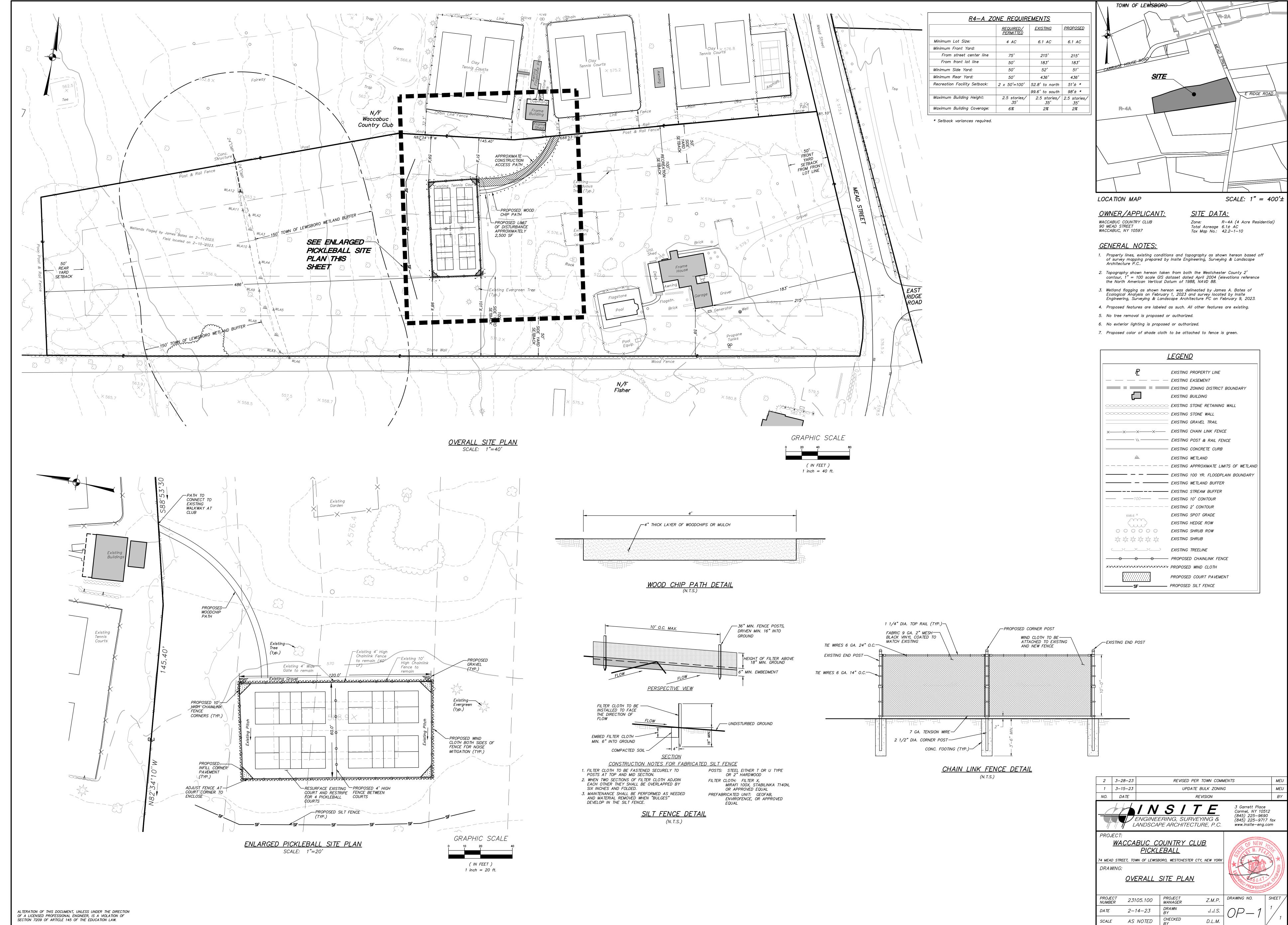
ZMP/dlm/sr

Enclosures

cc: Michael Sirignano, Esq., via email

John Assumma, via email

Insite File No. 23105.100



SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

D.L.M.

AS NOTED

















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

TO:

Kevin Kelly - Building Inspector, Town of Lewisboro

FROM:

Janet Andersen - Chair, Town of Lewisboro Planning Board

SUBJECT: Cal #01-23PB

Waccabuc Country Club pickleball courts (Waccabuc Country Club, owner of record)

74 Mead Street, Waccabuc; Sheet 22, Block 10802, Lot 23

- Application for the installation of four pickleball courts over an existing tennis

court.

DATE:

March 22, 2023

At its March 21, 2023 meeting, the Planning Board reached consensus to refer the proposed improvements at the Waccabuc Country Club's 74 Mead Street property to the Building Department for your review of the application's zoning compliance and asked that you opine on the expansion of the non-conforming use and can a parcel without an existing site plan qualify for a waiver of site development plan procedures.

This application will return to our Board this month and we would appreciate your written comments by April 10^{th} .

Very truly yours,

Janet Andersen

Planning Board Chair

andersen C(

Enclosures – Planning Board application and materials submitted for the March 21, 2023 meeting Kellard Sessions memo (dated March 16, 2023)



MEMORANDUM

TO: Chairperson Janet Andersen and

Members of Lewisboro Planning Board

CC: Ciorsdan Conran

Judson Siebert, Esq.

Kevin Kelly, Building Inspector

FROM: Jan K. Johannessen, AICP/

Joseph M. Cermele, P.E., CFM

Town Consulting Professionals,

DATE: April 13, 2023

RE: Site Development Plan Approval

19 Mark Mead Road, LLC 19 Mark Mead Road

Sheet 20, Block 10800, Lot 1

PROJECT DESCRIPTION

The subject property consists of ±0.9 acre of land and is located at 19 Mark Mead Road within the RB and R-1/2A Zoning Districts. The subject property is currently developed with a single-family home and detached garage with access via North Salem Road. The applicant is proposing to demolish the existing garage and construct a 30-space overflow parking lot for the adjacent Bacio Trattoria Restaurant within the RD portion of the lot.

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 is required from the Planning Board; unless waived by the Planning Board, a public hearing is required to be held on the Site Development Plan.

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

- 2. A Town Stormwater Permit is required from the Planning Board.
- 3. The application requires referral to the Architectural and Community Appearance Review Council (ACARC).
- 4. Work proposed within the Town right-of-way will require a Driveway Opening Permit from the Town Highway Superintendent.
- 5. 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.
- 6. It is our understanding that the subject property is located within a Designated Main Street Area (DMSA) and that the Stormwater Pollution Prevention Plan (SWPPP) requires approval from the New York City Department of Environmental Protection (NYCDEP).
- 7. The subject property is located within the NYC East of Hudson Watershed and proposed land disturbance exceeds 5,000 s.f. Coverage under New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) will be required.

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. The following comments pertain to the submitted Short Environmental Assessment Form (EAF):
 - a. Question #2 should include the NYSDEC, NYCDEP, and Town Highway Department.
 - b. Question #10 should be answered "No" as no water service is proposed.
 - c. Question #11 should be answered "No" as no sewer service is proposed.
 - d. The EAF should be prepared using the EAF mapper tool provided by the NYSDEC and should include the automatically generated information sheet.
- 3. Provide information relating to the need for additional parking, including total number of seats within the restaurant and a parking calculation per the zoning code. Identify the existing number of parking spaces provided on the Bacio Trattoria parcel.

- Page 3 of 7
- 4. Provide a site layout plan illustrating all existing to remain and proposed improvements, including zoning and dimensions, but excluding topography and grading.
- 5. The Bulk Zoning Table should be revised to include an existing conditions column. The table should also include required landscape buffer setbacks.
- 6. The plan shall be revised to illustrate and dimension all required minimum landscape buffer and zoning setbacks lines.
- 7. Illustrate and identify the zoning districts associated with off-site and adjacent properties, including those on the opposite side of the street.
- 8. Per Section 220-15 of the Zoning Code, a landscape buffer of at least 30 feet is required adjacent to residential districts and 15 feet along all other property lines. A residence is located immediately east of the subject property (located on Mark Mead Road and within the R-1/2A District) and, therefore, a 30-foot buffer exists along the easterly property line. It appears that the parking lot is located within the landscape buffers associated with the north, east and westerly property lines. It is recommended that the plan be revised to comply with zoning to the greatest extent possible.
- 9. Please confirm that the existing features to remain (house, walkways, etc.) and the proposed driveway, parking lot, and other surface features are included in the site coverage calculation. Provide an illustration and calculation of those items included within the coverage calculation.
- 10. While on a separate lot, the proposed parking lot is being established to serve the existing Bacio Trattoria Restaurant. As the subject property contains no principal commercial structure, the Board may wish to consider conditioning any approval that the parking lot would be for the exclusive use of the Bacio Trattoria Restaurant. If the Restaurant were to sell, what would become of the parking lot? Should the properties be linked by deed? When not in use for overflow parking by Bacio Trattoria, will be parking lot be used for any other purpose or entity? Will it be secured?
- 11. It appears that the drive aisle associated with the portion of the parking lot running from the westerly property line to the proposed driveway connection is wider than needed, as there is no opposing row of parking spaces within this section. Reducing the driveway aisle could result in less site coverage and more opportunity for landscaping.
- 12. The approximate location of off-site structure and improvements on the adjacent parcels to the north and east should be illustrated on the site plan.

- 13. It is recommended that a sidewalk or walkway be provided for the residential tenants, so they need not walk within the driveway to access the residence. Alternatively, a dedicated driveway/parking area could be provided for the residence off Mark Mead Road. This would increase the restaurant parking by four (4) spaces as four (4) spaces are shown to be dedicated for residential use.
- 14. 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.
- 15. 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 and foundations; provide manufacturer catalog cut sheets for all exterior lighting.
- 16. The hours of operation associated with exterior lighting shall be identified on the plan. In general, and unless otherwise approved by the Planning Board, exterior illumination shall be turned off during non-operating hours.
- 17. Proposed bollard lighting should be located in line with parking lot striping and should be set back off the curb to prevent damage from the vehicle overhang.
- 18. The applicant shall prepare and submit and landscaping plan demonstrating compliance with Section 220-15 and 220-55E of the Zoning Code. 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. The plan shows proposed evergreen screening, but no details have been provided.
- 19. Per Section 220-55E(3) of the Zoning Code, within parking lots containing 25 spaces or more spaces, 10% of the surface within the parking area perimeter shall consist of planted islands.
- 20. Per section 220-55E(4) of the Zoning Code, areas between the parking area and public streets shall be landscaped to include plantings at least 48 inches in height. Said plantings shall be at least 50% evergreen shrubbery and shall average at least one for every 10 feet of frontage. It is recommended that the 15-foot landscape buffer be established along the street frontage, as required, and planted in compliance with this section.
- 21. The project should be referred to the Highway Department for review of the driveway and crosswalk location, as well as proposed sidewalks, stairs, bollard lighting, ramps, and signs

proposed to be constructed within the Town right-of-way. Improvements proposed within the right-of-way may require a license agreement with the Town Board.

- 22. Spot grades and/or grading should be shown along the new sidewalk.
- 23. A demolition plan should be added to the plan set to depict the removal of the existing garage, asphalt, trees and any other existing site features proposed to be removed.
- 24. The electrical feed to the proposed outdoor lighting should be illustrated as should the well and septic system associated with the residence.
- 25. A fence is shown on top of the proposed retaining wall along the easterly property line. Provide a detail and confirm conformance with heigh requirements specified under Section 220-12E of the Zoning Code.
- 26. In accordance with Section 220-55D of the Zoning Code, the applicant shall demonstrate that the driveway grade does not exceed 3% within 30 feet of the street line or 12% at any other point; a driveway profile shall be provided.
- 27. In accordance with Section 220-55F of the Zoning Code, the maximum slope within a parking area shall not exceed 5%. The proposed parking lot appears to be steeper than 5%.
- 28. The applicant shall coordinate with the NYCDEP and provide written verification regarding their extent of jurisdiction. It is our understanding that the property is located within a Designated Main Street Area and will be subject to NYCDEP Approval.
- 29. Land disturbance is proposed to exceed ≥5,000 s.f. and will therefore require conformance with New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit (GP-0-20-001) and filing of a Notice of Intent (NOI) and SWPPP MS4 Acceptance Form with the NYSDEC. Submit draft copies to this office for review.
- 30. 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.
- 31. 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.

- 32. 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.
- 33. We recommend adding a catch basin at the northwest corner of the parking lot. It appears that a portion of the parking lot will drain to this location with minimum pitch towards the south.
- 34. Stormwater mitigation will be required for the proposed driveway. Currently, stormwater will run down the proposed driveway and onto North Salem Road.
- 35. The applicant shall call out the existing asphalt roadway swale and detail how the swale will be addressed when constructing the new driveway entrance.
- 36. Include erosion control measures on the plan, including, but not limited to, temporary construction access, inlet protection, tree protection, construction sequence, etc. Details shall be provided and shall be in conformance with the most recent version of the New York State Standards and Specifications for Erosion and Sediment Control.
- 37. Pre-treatment and emergency overflow controls must be provided for the infiltration system. Provide sizing calculations and outlet protection details.
- 38. Provide rim and invert elevations along with the size and materials of all drainage facilities. Provide details.
- 39. The plan shall illustrate and identify the size, slope, and material of all proposed drainage pipes. Provide details and include outlet protection.
- 40. Please confirm that all trees ≥6" dbh have been survey located and are illustrated on the plan (within the portion of the property to be disturbed).
- 41. The applicant shall demonstrate that the proposed overflow parking sign complies with Chapter 185, Signs, of the Town Code; provide a detail.
- 42. 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.
- 43. 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.

Chairperson Janet Andersen April 13, 2023 Page 7 of 7

- 44. Provide construction details for all proposed improvements, including but not limited to, driveway, drainage, curbing, pavement restoration, sidewalks, walkways, stairs, walls, fencing, signs, landscaping, lighting, erosion controls, etc.
- 45. The Planning Board's standard signature blocks shall appear on all sheets.

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 SITE DESIGN CONSULTANTS, DATED MARCH 10, 2023:

- Site Plan (1 of 3)
- Existing Conditions Plan (2 of 3)
- Erosion & Sediment Control Plan (3 of 3)

DOCUMENTS REVIEWED:

- Letter, prepared by Site Design Consultants, dated March 13, 2023
- Planning Board Application
- Stormwater Permit Application
- Short EAF, dated March 13, 2023
- Survey of Property

JKJ/dc

 $https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Shared/Jan/PENDING/01 \\ Lewisboro/2023-04-13 \\ _LWPB_Bacio Restaurant Parking -19 \\ Mark Mead \\ Rd_Review Memo.docx \\ Lewisboro/2023-04-13 \\ _LWPB_Bacio Restaurant Parking -19 \\ Mark Mead \\ Rd_Review Memo.docx \\ Lewisboro/2023-04-13 \\ _LWPB_Bacio Restaurant Parking -19 \\ Mark Mead \\ Rd_Review Memo.docx \\ Lewisboro/2023-04-13 \\ _LWPB_Bacio Restaurant Parking -19 \\ Mark Mead \\ Rd_Review Memo.docx \\ Lewisboro/2023-04-13 \\ _LWPB_Bacio Restaurant Parking -19 \\ Mark Mead \\ Rd_Review Memo.docx \\ Lewisboro/2023-04-13 \\ _LWPB_Bacio Restaurant Parking -19 \\ Mark Mead \\ Rd_Review Memo.docx \\ Lewisboro/2023-04-13 \\ _LWPB_Bacio Restaurant Parking -19 \\ Mark Mead \\ Rd_Review Memo.docx \\ Lewisboro/2023-04-13 \\ _LWPB_Bacio Restaurant Parking -19 \\ Mark Mead \\ Rd_Review Memo.docx \\ Lewisboro/2023-04-13 \\ _LWPB_Bacio Restaurant Parking -19 \\ Mark Mead \\ Rd_Review Memo.docx \\ Lewisboro/2023-04-13 \\ _LWPB_Bacio Restaurant Parking -19 \\ Mark Memo.docx \\ Lewisboro/2023-04-13 \\ Mark Memo.doc$

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590 Tel: (914) 763-5592 Email: 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 III
Project Information	-
Project Name: 19 Mark Mead Road, LLC.	
Project Address: 19 Mark Mead Road	
Gross Parcel Area: 0.96 ac Zoning District: RB Sheet(s): 42.18-1-6 Block (s): Lot(s):
Project Description: Construction of an overflow parking lot	
¥	
Is the site located within 500 feet of any Town boundary? Is the site located within the New York City Watershed? Is the site located on a State or County Highway?	YES NO V YES NO NO V
Does the proposed action require any other permits/approvals from Board ZBA ZBA ACARC NYSDEC NYSDOT Town Wetland	om other agencies/departments? Building Dept. Town Highway NYCDEP WCDH Town Stormwater
Other	
Owner's Information	
Name: 19 Mark Mead Road, LLC	Email. baciotrattoria@gmail.com
Address: 12 North Salem Road, Cross River, NY	Email: Phone: 914-763-2233
Applicant's Information (if different)	
Name:	Email: 5
Address:	Phone:
Authorized Agent's Information	
Name: Joseph Riina	Email: jriina@sitedesignconsultants.com
Address: 251F Underhill Avenue, Yorktown Heights, NY 10598	Phone: 914-962-4488
THE APPLICANT understands that any application is considered complete only received by the Planning Board. The applicant further understands that the applicanted by the Planning Board.	
THE UNDERSIGNED WARRANTS the truth of all statements contained herein and and belief, and authorizes visitation and inspection of the subject property by the APPLICANT'S SIGNATURE	d in all supporting documents according to the best of his/her knowledge e Town of Lewisboro and its agents. DATE 3(13/33)
OWNER'S SIGNATURE	DATE 31/3(23

March 13, 2023

Via Email and Hand Delivery

Ms. Ciorsdan Conran Planning Department Town of Lewisboro 79 Bouton Road South Salem, NY 10590

Re: 19 Mark Mead Road, LLC

19 Mark Mead Road Town of Lewisboro

Dear Ciorsdan:

On behalf of our Client, we are submitting the following enclosed items for review:

- Four (4) copies of the Site Development Plan/Subdivision Plat Application;
- Four (4) copies of the Affidavit of Ownership;
- Four (4) copies of the Town of Lewisboro Environmental Questionnaire;
- Four (4) copies of the Tax Payment Affidavit Requirement;
- Four (4) copies of the Stormwater Permit Application;
- Four (4) copies of the Short Environmental Assessment Form;
- Four (4) checks in the amounts of \$2,000.00 for escrow, \$205.00 for Site Development, \$155.00 SW before the PB and \$50.00 for EQ.;
- Four (4) copies of the Survey; and
- Four (4) copies of the Plans titled "Site Plan prepared for 19 Mark Mead Road, LLC", dated 3-10-23, Sheets 1-3 of 3.

We have previously emailed a link for this submission.

Please review and contact us if additional items are required. Thank you.

Sincerely,

Joseph C. Riina, P.E.

cm/Enc./sdc 22-60



Application No.:		
ee: ¹⁵⁵	Date:	3/13/2023

TOWN OF LEWISBORO STORMWATER PERMIT APPLICATION

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

Project Address: 10	Mark Mea	d Road	
Project Address: 19	lock: 1	ot(s): 6	
	•	ject including all propos ng spaces for Bacio Restaurant	sed land development activities):
Owner's Name: 19	Mark Mea	d Road, LLC	Phone: 914=763-2233
Owner's Address:	North Salem Ro	oad Cross River, NY	Email:Baciotrattoria@gmail.com
			Phone:
Applicant's Address:	-		. Email:
Agent's Name (if app	_{licable):} Josep	h Riina	Phone: 914-962-4488
			Email:iriina@sitedesignconsultants.com
	то ве со	MPLETED BY OWNER/A	APPLICANT
The approval authori	ty is? (see §189-5 o	f the Town Code)	
	Town Engineer and	l Stormwater Managem	ent Officer Planning Board
Is the project located	within the NYCDEP	Watershed? Yes	□ No
Total area of propose	ed disturbance: 🔳 5	5,000 s.f < 1 acre	≥1 acre
		r the NYSDEC General quires post-constructio	Permit for Stormwater Discharges from n stormwater practice
(Wetland Inspector, I	Planning Board, Tov YSDEC, NYCDEP, V	vn Board, Zoning Board	vals from other agencies/departments? I of Appeals, Building Department, Town): Identify all other permits/approvals
and Sediment Control," of th under §189-8, "SWPPP requ prepared by a qualified pro	e Town Code. This applicative irements," of the Town of the Town of the Town of the three the three th	tion must be submitted with all code; all SWPPP's shall be pre rein. The provision for obtain	ith Chapter 189, "Stormwater Management and Erosion I applicable plans, reports and documentation specified pared in conformance with Chapter 189 and shall be ing a Town Stormwater Permit is in addition to the charges from Construction Activity, if applicable.
Owner Signature:			Date:

	\$50.00		3-13-2023
Fee:	-	Date:	

TOWN OF LEWISBORO ENVIRONMENTAL QUESTIONNAIRE

The purpose of this Questionnaire is to determine whether a Town Wetland Permit, a Town Stormwater Permit and/or coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity is required. This form does not provide authorization to commence work.

Project Address: 19 Mark Mead Road
Sheet: 42.18 Block: 1 Lot(s): 6
Project Description: Construction of an overflow parking lot with 30 parking spaces for Bacio Restaurant.
This questionnaire must be accompanied with a Site Plan or, at a minimum, a Plot Plan which clearly illustrates the location ard dimensions of the proposed activity. Said plans must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). Failure to submit these items will delay review.
Owner's Name: 19 Mark Mead Road, LLC Phone: 914-763-2233
Owner's Address: 12 North Salem Road, Cross River, NY Email:baciotrattoria@gmail.com
Agent's Name (if applicable): Joseph Riina Phone: 914-962-4488
Agent's Address: Z51F Underhill Avenue Yorktown Hgts., NY 10598 Email: jriina@sitedesignconsultants.com
I hereby grant permission to the Town's professional consultants to enter onto my property to conduct site inspection. Owner (Signature):
FOR TOWN USE – PLEASE DO NOT WRITE BELOW THIS LINE
1. The use of the property is? □ Residential □ Nonresidential
2. Is a Town Wetland Permit required? ☐ Yes ☐ No ☐ TBD If Yes, what type of Wetland Permit is required? ☐ Administrative ☐ Planning Board ☐ TBD
3. Is the project located within the NYCDEP Watershed? □ Yes □ No
4. Area of proposed disturbance: □ < 5,000 s.f. □ 5,000 s.f < 1 acre □ ≥1 acre □ TBD
5. Is a Town Stormwater Permit required? □ Yes □ No □ TBD If Yes, the approval authority will be? □ Town Engineer/SMO □ Planning Board □ TBD
6. Will the project require coverage under the NYSDEC General Permit for Stormwater Discharge from Construction Activity? ☐ Yes ☐ No ☐ Requires post-construction stormwater practice
Application Fee (if required): Wetland Permit \$: Stormwater Permit \$:
Notes:
Signature: Date:
Wetland Inspector/Consultant

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590 Email: <u>planning@lewisborogov.com</u>

Tel: (914) 763-5592 Fax: (914) 875-9148

Affidavit of Ownership

State of:	New York
County of:	Westchester
in the County and that he/sl	nio Coppola, being duly sworn, deposes and says that he/she 2 North Salow Road, Cross River, NY of Westchesler, State of New Port he is (check one) the owner, or the Manage (Title Tame of corporation, partnership, or other legal entity
N	ame of corporation, partnership, or other legal entity
which is the o	wner, in fee of all that certain log, piece or parcel of land situated, lying and being in the
Town of Lewis	sboro, New York, aforesaid and know and designated on the Tax Map in the Town of
Lewisboro as:	
Block _	42.18 Lot $\underline{\underline{1}}$, on Sheet $\underline{\underline{6}}$.
Sworn to befo	ore me this
BH day	of March, 2013
Notary Public	- affix standary Public, State of New York No. 4709295 Qualified in Westchester County Commission Expires January 31, 2020

TOWN OF LEWISBORO PLANNING BOARD

79 Bouton Road, South Salem, NY 10590 Email: <u>planning@lewisborogov.com</u> 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.

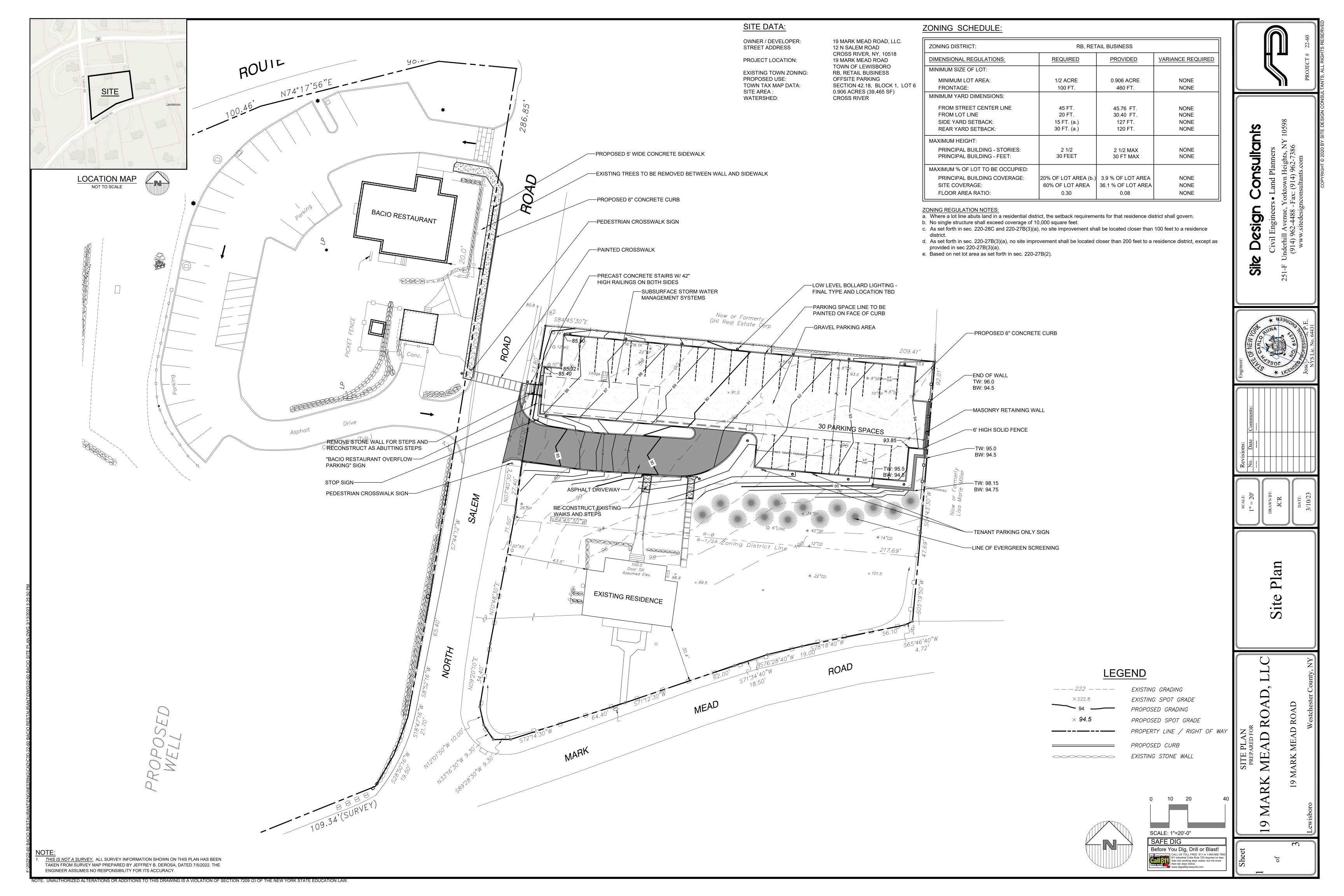
This form must be completed by the applicant and must accompany all applications to the Planning Board. Upon receipt, the Planning Board Secretary will send the form to the Receiver of Taxes for signature and notarization. If preferred, the applicant may directly obtain the signature of the Receiver of Taxes and notarization prior to submission.

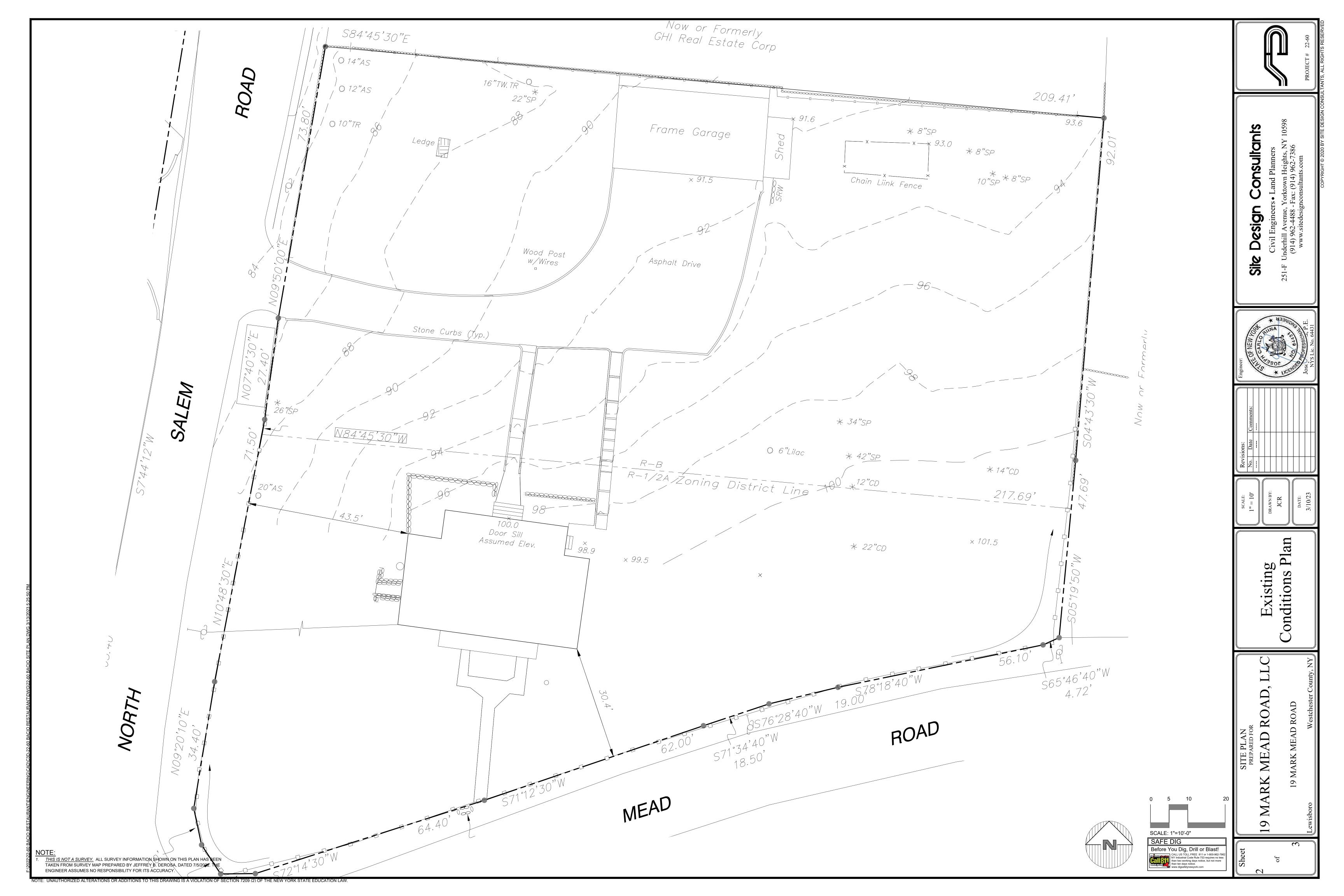
To Be Completed by Applicant (Please type or print)

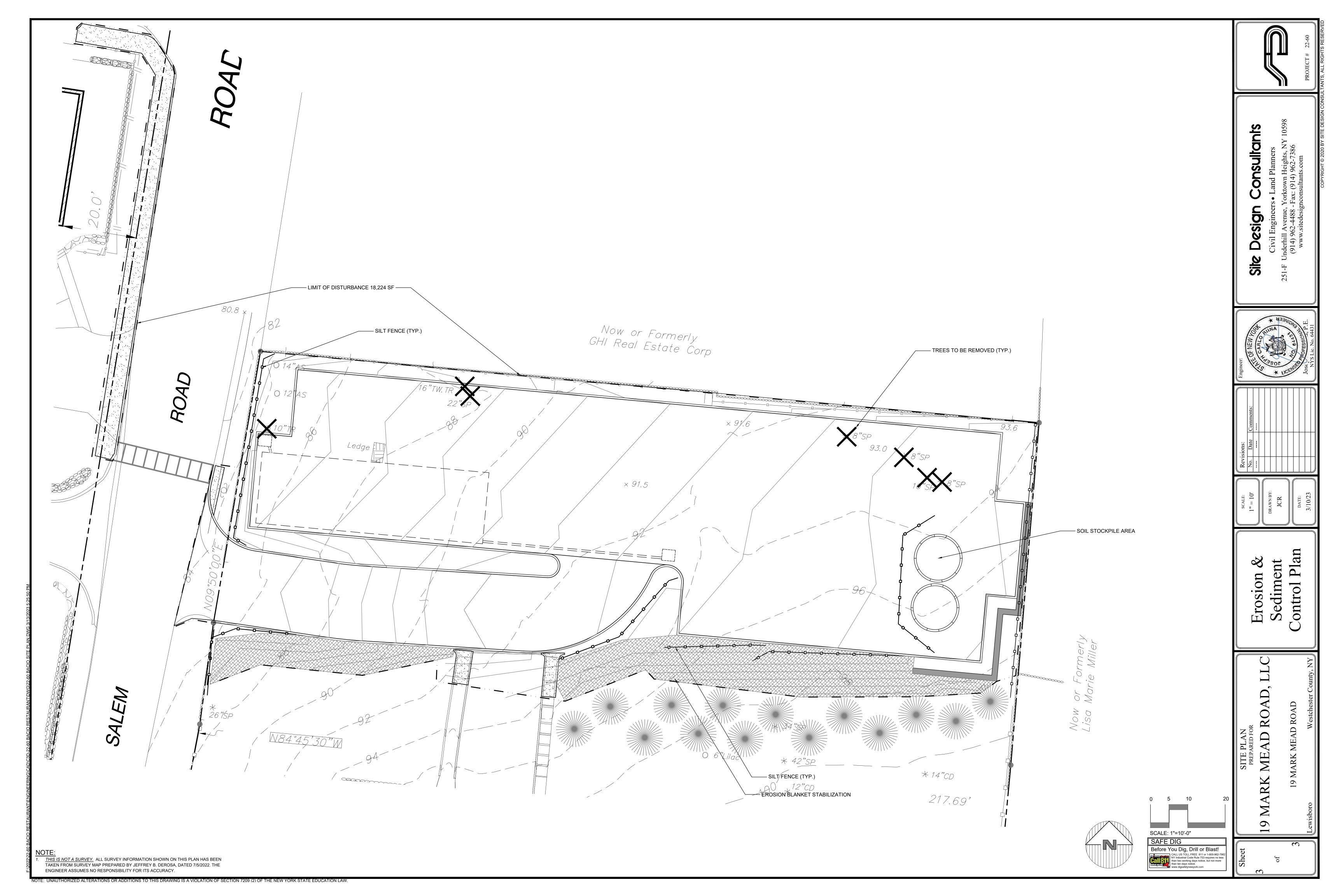
19 Mark Mead Road, LLC.

19 Mark Mead Road, LLC.

Name of Applic	cant	Project Name
Property Description Tax Block(s): Tax Lot(s): Tax Sheet(s):	1 / 6 20	Property Assessed to: 19 Mark Medd Road LLC Name Po BEX 340 Address CROSS RIVER, NY 10518 City State Zip
Town of Lewisbo	oro, reveals that all amounts du	d says that a search of the tax records in the office of the Receiver of Taxes, e to the Town of Lewisboro as real estate taxes and special assessments, , affecting the premises described below, have been paid.
Signature - Re	eceiver of Taxes:	100 June 1/3/23
$\frac{13^{th}}{d}$	ay of March	,2023
Signature - No.	tary Public (affix stamp)	JANET L. DONOHUE NOTARY PUBLIC, STATE OF NEW YORK No. 01DO6259627 Qualified in Westchester County 4 Commission Expires April 16, 2020







FIELDWORK COMPLETED: May 17, 2022

DEED REFERENCE: Liber 7930 Page 19

Recorded: June 15, 1984 Grantor: Richard H. Durham & Ruth M. Durham

Grantee: Marc E. Weiler & Joan B. Weiler

GENERAL NOTES:

To date, no Title Report or Abstract of Title has been provided. This survey is subject to a current, up to date Title Report.

Property corner monuments were not placed as part of this survey.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to this survey is a violation of Section 7209, subdivision 2 of the New York State Education Law.

The alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

Underground structures, if any exist, are not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to this surveyor, they may not be shown on this map and are not certified.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person or entity for whom this survey was prepared and on their behalf to the title company, governmental agency and/or lending institution listed hereon, and to the assignees thereof.

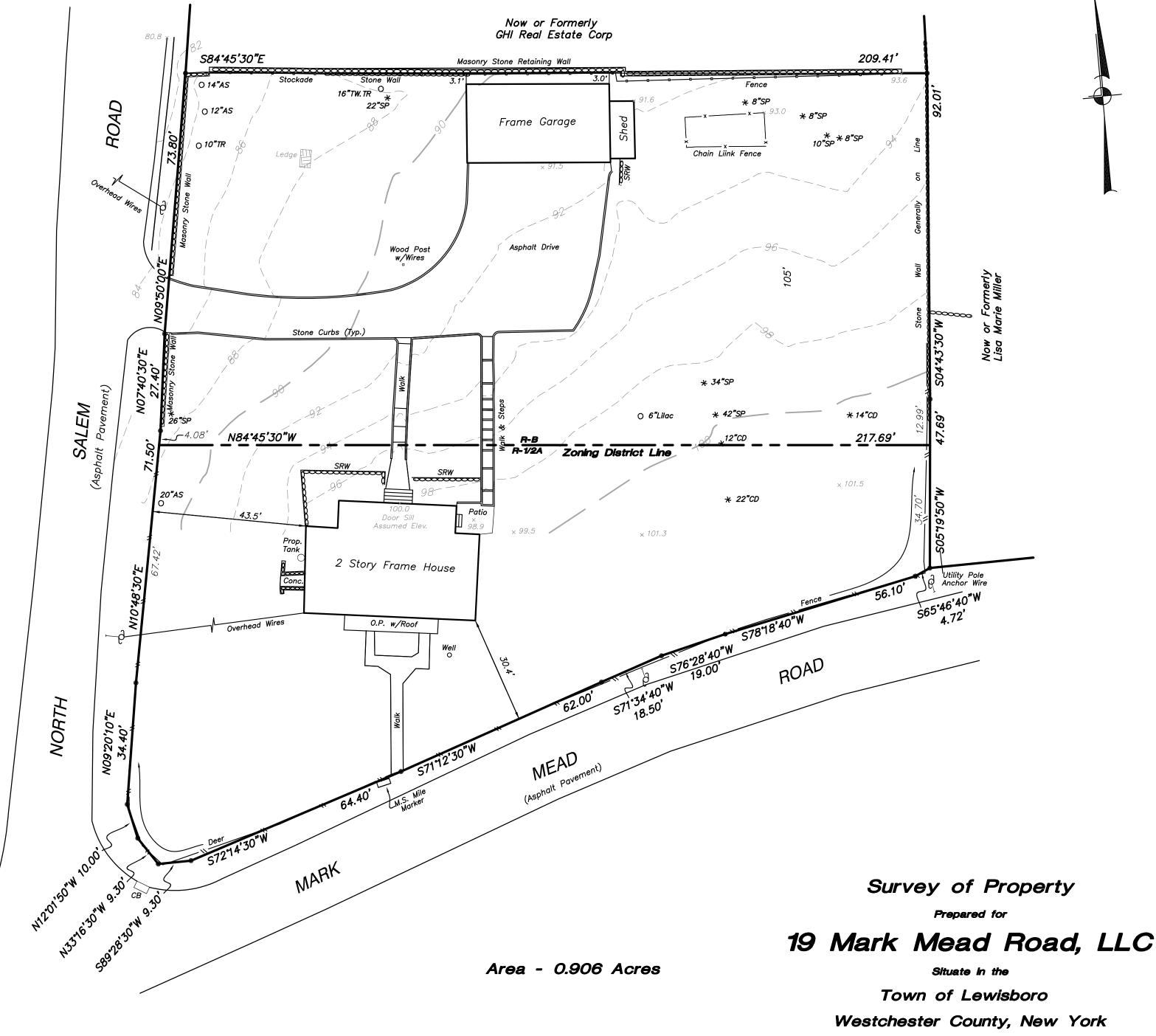
Certifications are not transferable to additional lending institutions or subsequent owners.

This property may be affected by instruments which have not been provided to this surveyor. Users of this map should verify title with their attorney or a qualified title examiner.

Only copies from the original of this survey marked with the surveyor's embossed seal are genuine, true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.

Tree legend

- O Deciduous
- ★ Evergreen
- CD Cedar
- SP Spruce TR Unkown Species





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

www.insite-eng.com

Vertical Datum - Assumed

Scale 1" = 20'

Date: July 5, 2022

T585-3 L-12 22148.200

Survey.dwg

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information 19 Mark Mead Road, LLC		
Name of Action or Project:		
19 Mark Mead Road, LLC		
Project Location (describe, and attach a location map):		
19 Mark Mead Road , Town of Lewisboro, NY		
Brief Description of Proposed Action:		
Construction of an overflow parking lot with 30 parking spaces for Bacio Restaurant.		
*		
Name of Applicant or Sponsor:	Telephone: 914-763-2233	3
19 Mark Mead Road, LLC	E-Mail: baciotrattoria@gr	mail.com
Address:		
21 North Salem Road		
City/PO:	State:	Zip Code:
Cross River	NY	10518
1. Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation?	i iaw, ordinance,	NO YES
If Yes, attach a narrative description of the intent of the proposed action and the end may be affected in the municipality and proceed to Part 2. If no, continue to quest	nvironmental resources th tion 2.	at 🗾
2. Does the proposed action require a permit, approval or funding from any other		NO YES
If Yes, list agency(s) name and permit or approval: Site Plan approval - Town of Lewis	sboro Planning Board	
 a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 	0.906 acres 0.42 acres .906 acres	,
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Special Commercial Commer		rban)

5.	Is the proposed action,	NO	YES	N/A
	a. A permitted use under the zoning regulations?		V	
	b. Consistent with the adopted comprehensive plan?			
			NO	YES
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape	?		V
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Y	/es, identify:			
			NO	YES
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?			TES
	b. Are public transportation services available at or near the site of the proposed action?			
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
9.	Does the proposed action meet or exceed the state energy code requirements?		NO	YES
	he proposed action will exceed requirements, describe design features and technologies: Applicable			~
10.	Will the proposed action connect to an existing public/private water supply?		NO	YES
Not /	If No, describe method for providing potable water:			~
11.	Will the proposed action connect to existing wastewater utilities?	74	NO	YES
Not A	If No, describe method for providing wastewater treatment:			V
	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or distri	ct	NO	YES
Cor	ch is listed on the National or State Register of Historic Places, or that has been determined by the numissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the	e	V	
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for naeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		~	
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO V	YES
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
IfY	es, identify the wetland or waterbody and extent of alterations in square feet or acres:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
Shoreline Forest Agricultural/grasslands Early mid-successional		
Wetland □ Urban ☑ Suburban		
		,
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?		
	النا	ш
16. Is the project site located in the 100-year flood plan?	NO	YES
	·	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		V
77/11		言
a. Will storm water discharges flow to adjacent properties?	~	Ш
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		V
If Yes, briefly describe:		ت
The project will have a stormwater management system		
	10 B	1
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)?		
If Yes, explain the purpose and size of the impoundment:		\Box
		Ш
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility?		
If Yes, describe:		\Box
		ш
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
If Yes, describe:		
	ات	Ш
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE	ST OF	
MY KNOWLEDGE		
Applicant/sponsor/name: Joseph Riina Date: March 13, 2023	í	
Signature:Title: Project Engineer		

PRINT FORM

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

May 19, 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: Town Board Referral Petition of Anacapri, LLC
Zoning Map Change

Dear Supervisor Gonçalves and Members of the Town Board:

I submit this letter, on behalf of the Planning Board, in response to the Town Board's referral of the above-referenced Petition for a Zoning Map Amendment. The amendment will rezone a portion of the property located at 19 Mark Mead Road.

The Planning Board considered this Petition at its May 17, 2022 meeting and heard from Michael Sirignano, Esq., the attorney for Anacapri, LLC. The Planning Board then authorized me, as its Chair, to submit this letter.

Mr. Sirignano confirmed the purpose of the requested rezoning is to allow overflow parking for a commercial entity (Bacio restaurant), which will be limited to the RB zoned portion of 19 Mark Mead Road parcel only. If rezoned, this overflow parking will be subject to site development plan review requirements and thus be subject to Planning Board review. The Planning Board, however, did not receive any site plan in support of the requested change to the Zoning Map.

The Planning Board expresses its general support for the requested zoning change based upon the materials received and Mr. Sirignano's presentation. However, the Planning Board would be in a more informed position had it received a site plan and cannot take a position on whether site plan development approval will be granted, or in what form it may be granted, should the Town

Honorable Tony Gonçalves, Supervisor and Members of the Town Board May 19, 2022 Page 2

Board amend the Zoning Map. In this regard, a coordinated SEQRA review – linking the rezoning and a site development plan approval – would be the preferred procedural choice.

Nonetheless, the Planning Board generally endorses the concept underlying the requested rezoning.

On behalf of the Planning Board, I thank the Town Board for its consideration of these comments.

Respectfully submitted,

Janet Andersen Chair

cc: Gregory Folchetti, Esq.

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Local Law No. 4 of the year 20 22 A local law AMENDING CHAPTER 220 OF THE TOWN CODE OF THE (Insert Title) TOWN OF LEWISBORO ENTITLED "ZONING" Be it enacted by the TOWN BOARD (Name of Legislative Body) County City Town Village (Select one:)	County (Select one:)	/ □City ⊠Tow	n		
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	(Select one:) of LEWISB	(Name of Le	gislative Body)	Local 4	as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

(Final adoption by local legislative body only.) I hereby certify that the local law annexed hereby, designated as local law No.		4		of 20 <u>22</u>	of
the (County)(City)(Town)(Village) of LEWISBORO NY TOWN BOARD OF THE TOWN OF LEWISBORO on JUNE 13			was duly	passed by	y the
TOWN BOARD OF THE TOWN OF LEWISBORO (Name of Legislative Body) On JUNE 13	20_22	, in acco	rdance witi	h the applic	cable
provisions of law,					
					_
2. (Passage by local legislative body with approval, no disapproval or r Chief Executive Officer*.)		e after disa	approval b	y the Elec	tive
I hereby certify that the local law annexed hereto, designated as local law No.				of 20	
the (County)(City)(Town)(Village) of			was duly	passed by	the
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3. (Final adoption by referendum.) I hereby certify that the local law annexed hereto, designated as local law No.		/	of 20.	of	
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20 , in accordance with the applicable provisions of law.					
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Name of Legislative Body)					
repassed after disapproval) by the (Elective Chief Executive Officer*)	on _		20	Such lo	cal
aw was subject to permissive referendum and no valid petition requesting such	referendu	ım was tiled	as of		
0, in accordance with the applicable provisions of law.					

^{*} Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

RESOLUTION ADOPTING LOCAL LAW NO. 4 OF 2022

WHEREAS, the Town Board of the Town of Lewisboro has received a Petition pursuant to New York State Town Law Sections 264 and 265 and Article X of Chapter 220 of the Lewisboro Town Code seeking amendments to the Zoning Map of the Town of Lewisboro in order to rezone a portion of a certain parcel owned by Anacapri, LLC ("Petitioner"); and

WHEREAS, the subject parcel owned by Petitioner is known and designated as 19 Mark Mead Road and shown on the Tax Map of the Town of Lewisboro as Sheet 20 Block 10800 Lot 1" and

WHEREAS, the Petitioner seeks to re-zone a portion of the referenced parcel to from R-1/2A (Residential Single Family) to RB (Retail Business) zoning classification, and to restrict all commercial uses that would otherwise be permitted in the RB zone to solely to parking; and

WHEREAS, an amendment of Chapter 220 of the Town Code of the Town of Lewisboro Specifically §220-4, entitled "Zoning Map," of the Code of the Town of Lewisboro has been proposed, in order to amend the Zoning Map of the Town of Lewisboro, which amendment will re-zone as "RB" (Retail Business District) a portion of a parcel of real property in the Town of Lewisboro located on Mark Mead Road such parcel being known and designated on the Tax Map of the Town of Lewisboro as Sheet 20 Block 10800 Lot 1;" and

WHEREAS, a public hearing was held on May 23, 2022, upon notice duly published and posted, and

WHEREAS, public discussion was heard at such hearing concerning the merits of said local law, and

WHEREAS, in accordance with Article 8 of the Environmental Conservation Law (the State Environmental Quality Review Act) and 6 NYCRR Part 617 of the implementing regulations, the proposed action has been determined to be an UNLISTED Action; and

WHEREAS, the Town Board of the Town of Lewisboro has reviewed the Environmental Assessment Form submitted for the project, and has completed review of the project; and

WHEREAS, the Town Board of the Town of Lewisboro has issued a negative declaration of significance pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law, and has determined that the proposed action will not have a significant environmental impact and that a Draft Environmental Impact Statement will not be prepared; and

WHEREAS, the Town Board of the Town of Lewisboro wishes to amend Town Code Chapter 220 §220-4, entitled "Zoning Map," in order to amend the Zoning Map of the Town of Lewisboro, which amendment will re-zone as "RB" (Retail Business District) a certain portion of a parcel real property in the Town of Lewisboro located upon Mark Mead Road, such parcel being known and designated on the Tax Map of the Town of Lewisboro as Sheet 20 Block 10800 Lot 1; and

THEREFORE BE IT RESOLVED that the Town Board of the Town of Lewisboro hereby amends Town Code Chapter 220, §220-4, entitled "Zoning Map," of the Code of the Town of Lewisboro, to amend the Zoning Map of the Town of Lewisboro to re-zone as "RB" (Commercial) that certain portion of a parcel real property in the Town of Lewisboro located upon Mark Mead Road, such parcel being known and designated on the Tax Map of the Town of Lewisboro as Sheet 20 Block 10800 Lot 1 ("subject property), said portion of the subject property being more fully and completely described on Exhibit "A" to this resolution; and

BE IT FURTHER RESOLVED, that permitted commercial uses for the re-zoned portion of the subject property are hereby and shall be to be limited solely to parking; and BE IT FURTHER RESOLVED that this local law is hereby enacted by the Town

Board of the Town of Lewisboro as Local Law No. 4 of 2022 of the Town of Lewisboro; and BE IT FURTHER RESOLVED that the Zoning Map of the Town of Lewisboro is to

be amended to reflect that the portion of subject property described on Schedule "A" hereto is now located in the "RB" (Retail Business) District.

STATE OF NEW YORK COUNTY OF WESTCHESTER

I, JANET L. DONOHUE, Town Clerk of the Town of Lewisboro, County of Westchester, State of New York, do hereby certify that I have compared the preceding copy of a Resolution adopted by the Town Board of the Town of Lewisboro at a meeting held on the 13th day of June, 2022, to the original thereof, and that the same is a true and exact copy of said original and of the whole thereof.

Dated at South Salem, New York this 14 day of June, 2022

5. (City local law concerning Charter revision proposed by petition.) I hereby certify that the local law annexed hereto, designated as local law No
6. (County local law concerning adoption of Charter.)
I hereby certify that the local law annexed hereto, designated as local law No
the County ofState of New York, having been submitted to the electors at the General Election of
November
(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)
I further certify that I have compared the preceding local law with the original on file in this office and that the same is a
correct transcript therefrom and of the whole of such original local law, and was finally adouted in the manner indicated in
paragraph above. Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body
(Seal) Date: 06-17-2022



MEMORANDUM

TO: Chairperson Janet Andersen and

Members of Lewisboro Planning Board

CC: Ciorsdan Conran

Judson Siebert, Esq.

Kevin Kelly, Building Inspector

FROM: Jan K. Johannessen, AICP

Joseph M. Cermele, P.E., CFM

Town Consulting Professionals

DATE: April 13, 2023

RE: Wetland Permit & Stormwater Permit

Alexander Kranz, Successor Trustee

Elmwood Road

Sheet 43, Block 10302, Lot 23

PROJECT DESCRIPTION

The application involves the construction of a proposed 3-bedroom residence on ±3.47 acres of land located on Elmwood Road and within the R-2A Zoning District. The residence is proposed to be served by an asphalt driveway, septic system, private water well, and drainage improvements. The property contains a wetland that is jurisdictional to the Town of Lewisboro and the New York State Department of Environmental Conservation (NYSDEC) and nearly the entire property consists of either wetland or wetland buffer. While no disturbance is proposed within the wetland proper, the majority of the proposed improvements and disturbance is located within the wetland buffer.

SEQRA

The proposed action is a Type II Action and is categorically exempt from the State Environmental Quality Review Act (SEQRA).

REQUIRED APPROVALS/REFERRALS

1. A Wetland Permit and Town Stormwater Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.

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- 2. A Driveway Opening Permit is required from the Town of Lewisboro Highway Superintendent.
- 3. The proposed septic system and potable water well require approval from the Westchester County Department of Health (WCDH).
- 4. An Article 24 Freshwater Wetland Permit is required from the New York State Department of Environmental Conservation (NYSDEC).
- 5. If proposed land disturbance exceeds one (1) acre, coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) will be required.
- 6. The subject property is located within the Special Character Overlay Zone, the proposed residence would require approval by the Architecture and Community Appearance Review Council (ACARC).

COMMENTS

- 1. This office is in receipt of a letter from the Building Department, dated April 10, 2019, stating that the proposed plan is in compliance with the Zoning Code.
- 2. Previous submissions included a seven (7) sheet plan set and Stormwater Pollution Prevention Plan (SWPPP). The latest submission includes a single site plan sheet and, therefore, this review is limited to the information provided. Please revise and resubmit the entire plan set and SWPPP for the current proposal, and in response to comments.
- 3. The site layout has been revised to relocate the driveway in an effort to preserve a number of existing trees. The revised layout is an improvement when compared to the previous plan and appears to be the best approach to develop the site.
- 4. Please identify the status of the NYSDEC Article 24 Freshwater Wetland Permit; the Permit we have on file expired on December 31, 2021.
- 5. A Wetland Mitigation Plan must be provided which achieves 1:1 mitigation for all disturbance proposed within the wetland buffer; stormwater management practices, and plantings proposed in connection therewith, are typically not counted towards fulfilling the mitigation requirement, as such practices would be required regardless of whether the project requires a Wetland Permit. As currently designed, the project falls short of the minimum required mitigation, per the wetland ordinance.

Chairperson Janet Andersen April 13, 2023 Page 3 of 3

- 6. The applicant acknowledges that the driveway location shall be reviewed in consultation with the Highway Superintendent; the applicant shall coordinate with the Highway Superintendent and arrange for an inspection.
- 7. Regarding the trees illustrated on the site plan, please identify the size and specie type of each tree and clearly identify those trees to be removed, to remain, and to be protected during construction. There appear to be several trees within the development area that are shown to remain, but will likely require removal for development and grading purposes.
- 8. Tree protection should be shown around the trees to remain within and 25' beyond the disturbance boundary.
- 9. Please clarify the intent of the diversion swale directing flows to the bioretention basin; the proposed spot grades associated with the swale appear to be incorrect when compared to existing grade.
- 10. Provide spot grades between the bioretention and detention basins; verify the elevation of the detention basin riser pipe; provide invert out elevations of the discharge pipes to the level spreader.
- 11. Soil testing related to proposed stormwater management practices shall be provided on the plan along with the results.

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

PLAN REVIEWED, PREPARED BY SITE DESIGN CONSULTANTS, DATED MARCH 3, 2023:

Proposed Site Plan (1 of 7)

DOCUMENT REVIEWED:

Letter, prepared by Site Design Consultants, dated March 14, 2023

JKJ/dc

 $https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Shared/Jan/PENDING/01 \\ Lewisboro/2023-04-13_LWPB_Kranz - Elmwood Road_Review Memo.docx \\ Lewisboro/2023-04-13_LWPB_Review Memo.docx \\ Lew$

Site Design Consultants

Civil Engineers • Land Planners

March 14, 2023

Ms. Ciorsdan Conran Planning Department Town of Lewisboro 79 Bouton Road South Salem, NY 10590

Re: Kranz Trust

Elmwood Road

10302-23-43 aka 55.3-6-8

Dear Ciorsdan:

The following are our responses to comments in Kellard Sessions' Memorandum dated March 14, 2019:

Required Approvals:

- 1. Acknowledged.
- 2. Acknowledged.
- 3. A Permit from the WCHD is being processed.
- 4. A NYSDEC Wetland Permit was obtained and has since expired in 2021. A renewal has been requested from the DEC.
- 5. The disturbance does not exceed one (1) acre.
- 6. Acknowledged.

Comments:

- 1. No response required.
- 2. A tree survey has been completed and the trees are shown on the Site Plans.
- 3. Soil testing was performed with a representative from Kellard Sessions present.
- 4. Enclosed please find the Mitigation Plan prepared by Bruce Donohue.
- 5. As stated, the NYS DEC issued a permit.
- 6. The Building Inspector issued a letter stating zoning compliance.
- 7. These are now shown on the Plan.
- 8. This has not yet been done.
- 9. See above.
- 10. I believe that this has occurred.

Enclosed please find Four (4) copies of the Site Plan titled "Proposed Septic Plan prepared for Trust between Abraham Krantz, and Nora Krantz and Arthur Krantz", Sheets 1-7 of 7, dated 6/19/18, last revised 3/3/23.

Please review and contact us if additional items are required. Thank you Ciorsdan.

Joseph C. Riina, P.E.

251-F Underhill Avenue • Yorktown Heights, New York 10598

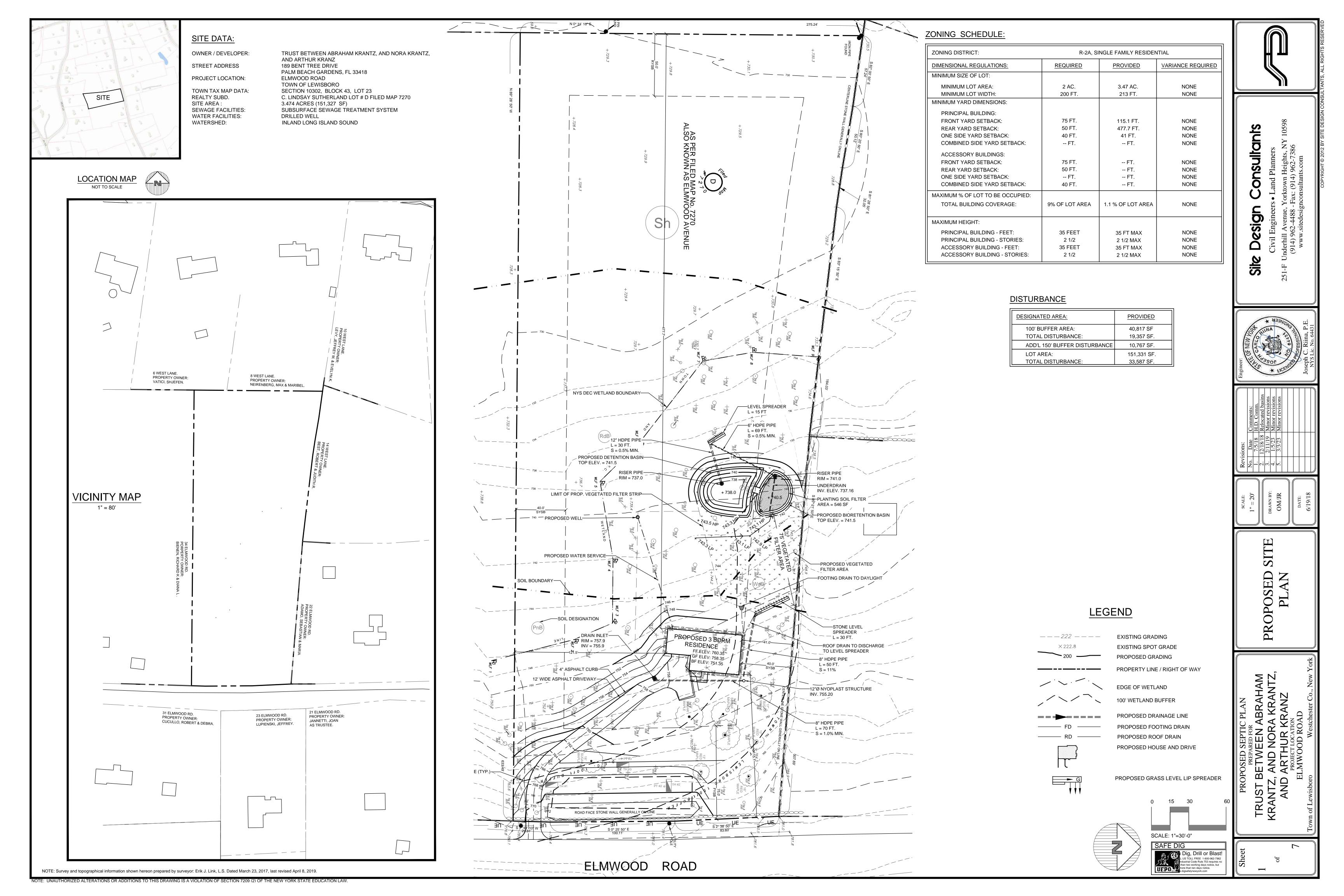
60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386







MEMORANDUM

TO: Chairperson Janet Andersen and

Members of Lewisboro Planning Board

CC: Ciorsdan Conran

Judson Siebert, Esq.

Kevin Kelly, Building Inspector

FROM: Jan K. Johannessen, AICP//

Joseph M. Cermele, P.E., CFM

Town Consulting Professionals

DATE: April 13, 2023

RE: Site Development Plan Approval

Oakridge Apartments 9B 450 Oakridge Commons Sheet 49D, Block 9829, Lot 10

PROJECT DESCRIPTION

The subject property contains a shopping center, known as Oakridge Commons Shopping Center, consists of ±10.3 acres of land developed with several mixed-use buildings, located on Smith Ridge Road (NYS Route 123) in the hamlet of Vista, and is within the Retail Business (RB) Zoning District. The applicant is proposing a change of use to convert the second floor of the westernmost building (referred to as Building 9B) from a former restaurant use to four (4), 3-bedroom apartment units.

The application involves interior reconstruction and no sitework is proposed. The subject building is served by central water and sewer services and the proposed change of use will result in significantly less water demand and sewage flow when compared to the former 250-seat restaurant use (1,210 gpd compared to 8,750 gpd). The Planning Board granted Site Development Plan Approval on December 21, 2021; however, said approval has expired and the applicant has reapplied with no changes proposed to the design from that previously approved.

The proposed action is a Type II Action and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA). Further, the application qualifies for a Waiver of Site Development Plan Procedures under Section 220-47A of the Zoning Code.

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Chairperson Janet Andersen April 13, 2023 Page 2 of 2

The applicant had previously addressed our prior comments and, as the application is unchanged, we offer no further comment at this time.

PLANS REVIEWED, PREPARED BY CROSS RIVER ARCHITECTS, LLC, DATED NOVEMBER 16, 2021:

- Site Plan (SP/1)
- Floor Plan (A/1)
- Exterior Elevations (A/2)

DOCUMENTS REVIEWED:

- Letter, prepared by Cross River Architects, LLC, dated March 13, 2023
- Short EAF, dated September 10, 2021
- Planning Board Application
- Boulder Ridge Water Use Tables

JKJ/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Shared/Jan/PENDING/01 Lewisboro/2023-04-13_LWPB_Oakridge Apartments 9B - 450 Oakridge Commons_Review Memo.docx

CROSS RIVER ARCHITECTS, LLC

ROBERT J. EBERTS, R.A. PRINCIPAL ARCHITECT

DATE: 13 March 2023

TO: Janet Andersen Chairwoman

Lewisboro Planning Board

FROM: Bob Eberts

CROSS RIVER ARCHITECTS, LLC

RE: Oakridge Commons Building 9B

450 Oakridge Commons, South Salem, NY 10590 Convert Heights Cabaret to Residential Apartments

Board Members.

Because the previous Site Plan Approval expired, the Owner of Oakridge Common is reapplying for Site Plan a site plan amendment for a change of use to convert the Heights Cabaret / Restaurant into (4) multi-family Apartments. No change has been made to the application or drawings since the original approval in Dec, 2021,

As the board is aware, The Heights has been struggling for many years and the space remains vacant. The Site is in an RB zone which permits multifamily use. The proposal meets all other requirements of the Lewisboro Zoning Ordinance.

The Heights sits on the second floor of Building 9B on the westerly side of the property overlooking the pond. It has on grade access on both the North and South sides of the building. It is 6,000 sf, not including two decks on the west side of the building. The building sits adjacent to the Laurel Ridge Townhomes to the south and east and across the pond from the Oakridge Townhomes, so the multifamily residential use is adjacent to the site.

It is our proposal to add a corridor running along the easterly side of the space accessed from the existing exterior doors and divide the remaining space into four 3-bedroom apartments of approximately 1250 sf each.

We are proposing to change some of the exterior windows and doors required emergency egress from sleeping rooms, as well as the roof lines to make the building appear a residential scale. There are no changes proposed to the site.

There are sufficient parking spaces on site to meet the requirements of the Zoning Ordinance for the site per the Parking Calculation table on drawing SP1.

PO Box 384 19 NO. SALEM RD. 2nd FL. CROSS RIVER, NY 10518 914.763.5887 Email RJE@CRARCH.com Also, according to the NYSDEC publication "Design Standards for Intermediate sized Wastewater Treatment Systems" dated March 4, 2014, there is also a very large reduction in the water supply requirements when changing from a Cabaret / Restaurant use, which requires 8750 gpd for 250 seats, to four 3-Bedroom Apartments which require 1320 gpd (110 gpd x 12 bedrooms), a substantial saving of 7,430 gpd.

Please review and let me know if you have any comments. Thanks, as always, for your help.

CC: Phil Pine, Managing Partner of SMITH RIDGE ASSOCIATES, LLC

RESOLUTION LEWISBORO PLANNING BOARD

OAKRIDGE COMMONS SHOPPING CENTER AMENDED SITE DEVELOPMENT PLAN APPROVAL

OAKRIDGE COMMONS BUILDING 9B - PROPOSED APARTMENTS

Sheet 49D, Block 9829, Lot 10 Cal. #06-02 P.B.

December 21, 2021

WHEREAS, the subject property contains a shopping center, known as Oakridge Commons Shopping Center, consists of ± 10.3 acres of land developed with several mixed-use buildings, located on Smith Ridge Road (NYS Route 123) in the hamlet of Vista, and is within the Retail Business (RB) Zoning District ("the subject property"); and

WHEREAS, Smith Ridge Housing, LLC ("the applicant"), is proposing a change of use to convert the second floor of the westernmost building (referred to as Building 9B) from a former restaurant use to four (4) apartment units; and

WHEREAS, the proposed residential use is permitted within the underlying RB Zoning District, subject to 220-26 of the Lewisboro Zoning Code; and

WHEREAS, the subject building is served by central water and sewer services and the proposed change of use will result in significantly less water demand and sewage flow when compared to the former 250-seat restaurant use (1,320 gpd compared to 8,750 gpd); and

WHEREAS, when comparing the former restaurant to the four (4) apartment units, the proposed change of use requires significantly less required off-street parking spaces; and

WHEREAS, the Town Board has reviewed the proposed change of use and has approved the modifications to water/sewer flow (which will be reduced); and

WHEREAS, the proposed action has been referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law and the October 25, 2021 comments from the County have been considered; and

WHEREAS, the proposed action does not include, and is not required to include, affordable housing units; however, should any further residential expansion of existing non-residential space on the subject property be proposed in the future, the calculation of required affordable

action being housing units shall include the four (4) units associated with the proposed considered herein; and

eliminating paved parking areas determined not to be required by code or necessity, and undertaking landscaping improvements should any further residential expansion be proposed charging stations, vehicle electric paved parking areas determined not to be required WHEREAS, the applicant has committed to providing in the future; and eliminating

WHEREAS, the application has been referred to the Building Inspector for review and the Building Inspector has determined that the application conforms to zoning; and

WHEREAS, a duly noticed public hearing was opened and closed on December 21, 2021, which all interested parties were given an opportunity to be heard; and

ð WHEREAS, reference is made to the following drawings prepared by Robert J. Eberts R.A. Cross River Architects, dated October 15, 2021:

- Oakridge Commons, Building #9, Floor Plan (A1)
- Oakridge Commons, Building #9 Exterior Elevations (A2)

NOW THEREFORE BE IT RESOLVED THAT, the proposed action is a Type II Action under the State Environmental Quality Review Act (SEQRA); and

change of use qualify for a waiver of Site Development Plan application procedures under §220-BE IT FURTHER RESOLVED THAT, the Planning Board hereby determines that the 47A(1) of the Zoning Code; and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby grants Amended Site Development Plan Approval subject to the below conditions; and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby approves the following drawing, hereafter referred to as "the approved plan", subject to the conditions listed below:

Plans Prepared by Cross River Architects, LLC, dated (last revised) November 16, 2021:

Site Plan (SP/1)

BE IT FURTHER RESOLVED THAT, in accordance with Section 220-55B of the Zoning Code, the Planning Board finds that the proposed number of off-street parking spaces is sufficient to serve the existing/proposed uses based upon the joint use of parking spaces and variations in the probable time of maximum use by patrons and employees; and RESOLVED THAT, the Planning Board hereby determines that a suitable recreation area of a sufficient size does not exist on the subject property to support the additional apartments and the applicant is required to pay a fee in lieu of recreation, as determined by the Town Board schedule of fees; and IT FURTHER

Should these conditions not be completed within the allotted time frame, this Resolution shall become null and void unless an extension is requested by the BE IT FURTHER RESOLVED THAT, conditions #1-#8 must be fulfilled within six (6) months of the applicant (in writing) within said six (6) month period and granted by the Planning Board; and date of this resolution.

BE IT FURTHER RESOLVED THAT, Site Development Plan Approval, defined as the signing of the approved plan by the Planning Board Chair, shall expire unless a Building Permit is applied for within two (2) years of the date of the signing of the plans or if all required improvements are not completed within three (3) years of the signing of the plans or if the construction or use shall cease for more than one (1) year; and

BE IT FURTHER RESOLVED THAT, the Planning Board may extend conditional approval and approval of the Site Development Plans by not more than two (2) additional periods of one (1) year each if, in the Planning Board's opinion, such extension is warranted by the circumstances; **BE IT FURTHER RESOLVED THAT,** any future phase or subsequent alterations, modifications, additions or changes to the approved and/or constructed improvements shall require the prior review and written approval by the Planning Board as a new, modified and/or amended application for Site Development Plan Approval; and BE IT FURTHER RESOLVED THAT, failure to comply with the approved Site Development Plans or any of the conditions set forth herein shall be deemed a violation of Site Development Plan Approval, which may lead to the revocation of said approval or the revocation by the Building Inspector of any issued Building Permit or Certificate of Occupancy; and

Conditions to be Satisfied Prior to the Signing of the Approved Site Development Plans by the Planning Board Administrator and Chair:

- The applicant shall satisfy all outstanding written comments provided by the Town's Professional Consultants and staff. ٠i
- The applicant shall pay a fee in lieu of recreation as determined by the Building 7
- The applicant shall provide a letter from the Westchester County Health Department confirming that they have no objection to the Change of Use from restaurant to m,

Page 3 of 6

- All Applicable Town, County, City, State and Federal permits/approvals shall be obtained the owner/applicant and copies of same submitted to the Planning Board and Building Department. Should the plans approved herein differ from those previously approved by an agency having jurisdiction, the applicant shall be responsible obtaining amended permits/approval, as determined necessary. 4.
- The applicant shall submit a "check set" (2 copies) of the approved plans, prepared in final form and in accordance with the conditions of this Resolution, for review by the Planning Board's consultants. S.
- Following review and revision (if necessary) of the final plans, the applicant shall furnish the Planning Board with two (2) complete mylar sets of the approved plans for final review by the Town's consultants and endorsement by the Town Engineer, Planning Board Chair and Administrator. ø.
- The applicant shall pay to the Town of Lewisboro, by certified check, all outstanding professional review fees. 7.
- The applicant shall provide a written statement to the Planning Board Administrator acknowledging that they have read and will abide by all conditions of this Resolution. ∞

Conditions to be Satisfied Prior to the Issuance of a Building Permit:

- 9. Conditions #1 #8 specified herein have been satisfied.
- Following the endorsement of the approved plans by the Town Engineer, Planning Board Chair and Administrator, one (1) mylar set will be returned to the applicant for copying and the second mylar set will be retained by the Planning Board as a record 10.
- Within ten (10) days after endorsement of the approved plans by the Town Engineer, Planning Board Chair and Planning Board Administrator, the applicant shall deliver to the Planning Board Administrator nine (9) printed sets of the signed plans, collated and 11.
- No Building Permit shall be issued absent compliance with Town Code Section 220-75B(3). 12.

Conditions to be Satisfied During Construction:

During construction, the Town's consultants may conduct site inspections, as necessary, to determine compliance with the provisions of this Resolution and the approved plans. 13.

Page 4 of 6

- A copy of this Resolution and the approved plans shall be kept on site at all times during 14.
- Building construction shall be consistent with the floor plans and elevations referenced 15.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy:

- site visit consultants shall conduct a final The Building Inspector and Town's consultant: determine conformance with the approved plans. 16.
- The applicant shall pay to the Town of Lewisboro, by certified check, all outstanding professional review fees. 17.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy:

- building related, are complete to the satisfaction of the Building Inspector and the No Certificate of Occupancy shall issue until all proposed improvements, both site Town's consultants. 18.
- a final site visit The Building Inspector and Town's consultants shall conduct determine conformance with the approved plans. 19.
- 9 The applicant shall obtain any and all approvals from the ACARC relating to signage exterior elevation changes. 20.
- The applicant shall pay to the Town of Lewisboro, by certified check, all outstanding professional review fees. 21.

Other Conditions

- All WHEREAS clauses contained within the body of this Resolution shall be deemed incorporated as conditions of approval, as if fully set forth herein. 22.
- The total number of bedrooms within the four (4) proposed apartments shall not exceed a total of 11 bedrooms. 23.
- All conditions previously imposed under the Site Development Plan Approval, and amendments thereto, issued for the subject property shall, except as modified by the terms of this Resolution, remain in effect. 24.

ADOPTION OF RESOLUTION

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Town of Lewisboro as follows:

The motion was moved by:

The motion was seconded by:

The vote was as follows:

JANET ANDERSEN JEROME KERNER **GREG LASORSA**

CHARLENE INDELICATO

Janet Andersen, Chair

December 21, 2021

 \mathcal{C}

COUNTY OF WESTCHESTER STATE OF NEW YORK

TOWN OF LEWISBORO

County of Westchester, State of New York, do hereby certify that I have compared the preceding copy of a resolution adopted by the Planning Board of the Town Lewisboro, County Westchester at a meeting held on the 21st day of December 2021 and that the same is a true and correct copy of said original and of the whole thereof. I, Ciorsdan Conran, Administrator to the Planning Board of the Town of Lewisboro,

Ciorsdan Conran Planning Board Administrator Sundan

Dated at South Salem, New York This 22nd day of December 2021

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

Email: 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: 10.059 A Zoning District: NB Sheet(s): 49D 10 Block (s): Project Description: Proposed Change of Use of 2nd Floor of Bldg 9B from Cabaret / Restaurant to four (4) three bedroom residential apartments. No site work is included in this application. Exterior work will include reconfiguring windows, doors, siding and roofing to portray a more residential appearance. 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? 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 Smith Ridge Associates, LLc pgp2557@aol.com Name: Email: 450 Oakridge Common, South Salem, NY 10590 Address: 914-815-5752 Phone: Applicant's Information (if different) Phil Pine pgp2557@aol.com Name: Email: 450 Oakridge Common, South Salem, NY 10590 Address: 914-815-5752 Phone: **Authorized Agent's Information** Bob Eberts, Cross River Architects, LLC rje@crarch.com Name: Email: 110 Pinresbridge Rd. Katonah, NY 10536 Address: 914-763-5887 Phone: 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. 3/10/2023 APPLICANT'S SIGNATURE DATE 3/10/2023 OWNER'S SIBNATURE

PO Box 725, 20 North Salem Road, Cross River, NY 10518 Email: <u>planning@lewisborogov.com</u> Tel: (914) 763-5592

Fax: (914) 763-3637

Affidavit of Ownership

State of :	New York
County of:	Westchester
County of.	
Phil Pine	being duly sworn, deposes and says that he/she
resides at 6	10 Pinebrook Blvd., New Rochelle New York
	Westchester, State of
in the Coun	/she is (check one) the owner, or the managing partner Title
and that he	/she is (check one) the owner, or Title
of Smith R	idge Associates, LLC Name of corporation, partnership, or other legal entity
Town of Le	ne owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the ewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of as: Ock 09829, Lot 10, on Sheet 49D Owner's Signature
<u>13</u>	day of Mach, 2023 Wan f. Schaufler Public - affix stamp

PO Box 725, 20 North Salem Road, Cross River, NY 10518 Email: <u>planning@lewisborogov.com</u> Tel: (914) 763-5592 Fax: (914) 763-3637

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)		
Phil Pine		Oakridge Commons - Conversion	of Bldg 9B t	o Residential
Name of Applicant		Project Name		
Property Description		Property Assessed to:		
Tax Block(s):	09829	Smith Ridge Associates, LLC		
Tax Lot(s):	10	Name 450 Oakridge Commons		
Tax Sheet(s):	49D	Address South Salem, NY 10590		
		City	State	Zip

The undersigned, being duly sworn deposes and says that a search Town of Lewisboro, reveals that all amounts due to the Town of Le together with all penalties and interest thereon, affecting the pren	ewisboro as real estate taxes and special assessments.
Signature - Receiver of Taxes:	asp 4/5/2023
Sworn to before me this	V Date '
day of April	2023
	JANET L. DONOHUE NOTARY PUBLIC, STATE OF NEW YORK
(L. A NA. P	No. 01D06259627 Qualified in Westchester County 4 Commission Expires April 16, 2020
John John Me	
Signature - Notary Public (affix stamp)	

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

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

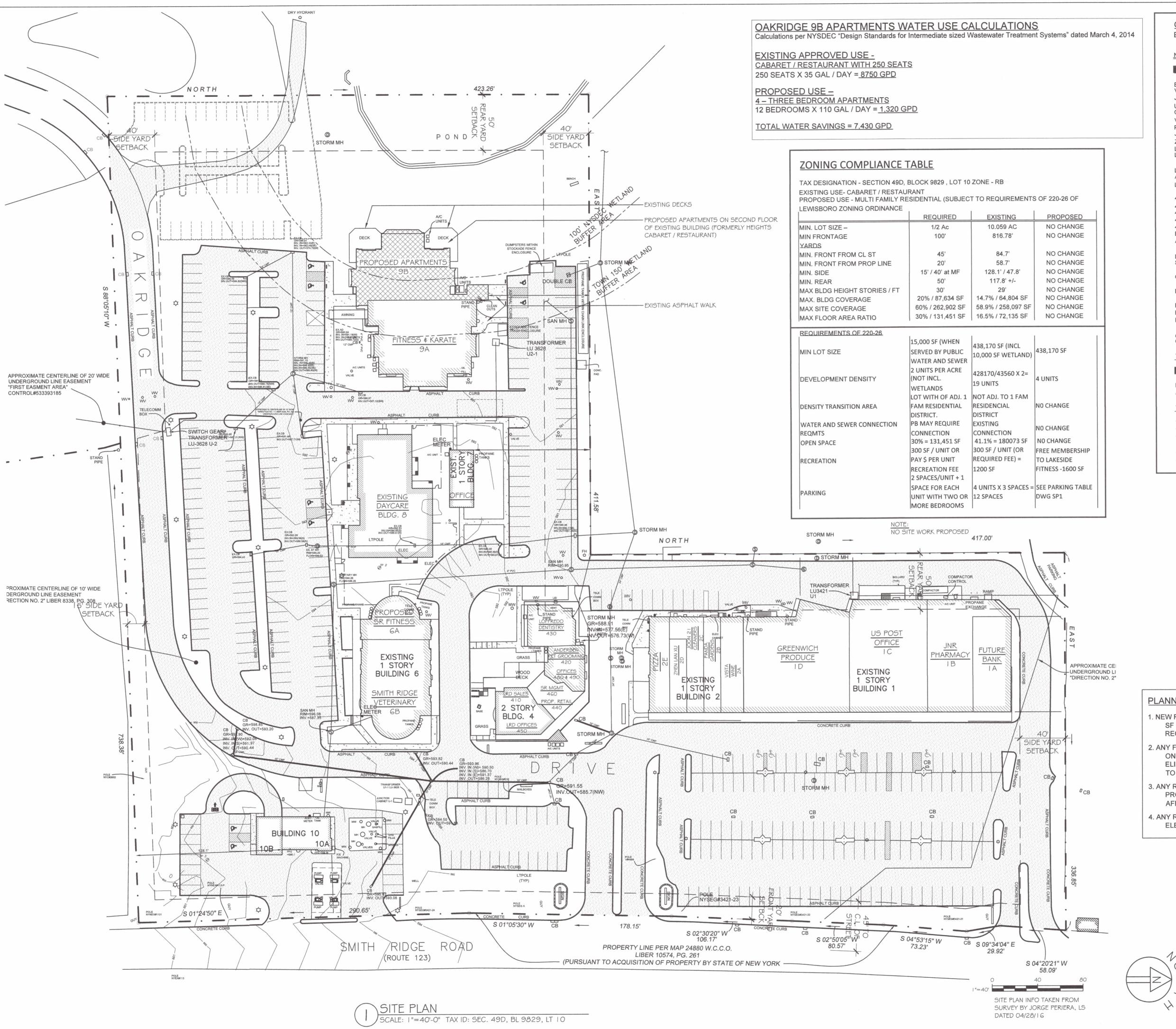
Site Development Plan/Subdivision Plat Application - Check all that apply:

Waiver of Site Development Plan Procedures Site Development Plan Approval Special Use Permit Approval Subdivision Plat Approval Step I Step I	Step II Step II Step II	Step	III 🔲
Project Information			
Project Name: Oakridge Commons			
Project Address: 450 Oakridge Common, South Salem, N			
Gross Parcel Area: 10.059 A Zoning District: NB Sheet	(s): 49D Block (s	9829	Lot(s): 10
Project Description: Proposed Change of Use of 2nd Floor	of Bldg 9B from Cabaret	t / Restau	rant to four (4)
three bedroom residential apartments. No site work is inc			
reconfiguring windows, doors, siding and roofing to ports	ay a more residential ap	pearance	•
Is the site located within 500 feet of any Town boundary? Is the site located within the New York City Watershed? Is the site located on a State or County Highway?	YES [YES [YES [V	NO V NO V
Does the proposed action require any other permits/approvals fr Town Board ZBA ACARC NYSDEC NYSDOT Town Wetland	om other agencies/departn Building Dept. NYCDEP Town Stormwater	T	own Highway //CDH
Other			
Owner's Information			
Name: Smith Ridge Associates, LLc	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 1059	0	Phone:	914-815-5752
Authorized Agent's Information			
Name: Bob Eberts, Cross River Architects, LLC	Email: rje@crarch.com	m	
Address: 110 Pinresbridge Rd. Katonah, NY 10536	1	Phone:	914-763-5887
THE APPLICANT understands that any application is considered complete only veceived by the Planning Board. The applicant further understands that the applicant for the Planning Board.	when all information and documen icant is responsible for the payme	nt of all appli	cation and review fees
THE UNDERSIGNED MADDANTS the truth of all of the state of			
THE UNDERSIGNED WARRANTS the truth of all statements contained herein and and belief, and authorizes visitation and inspection of the subject property by the	t in all supporting documents acco Town of Lewisboro and its agent	ording to the l	best of his/her knowledge
and belief, and authorizes visitation and inspection of the subject property by the	d in all supporting documents acco Town of Lewisboro and its agent	S.	0/2023 0/2023

PO Box 725, 20 North Salem Road, Cross River, NY 10518
Email: planning@lewisborogov.com
Tel: (914) 763-5592
Fax: (914) 763-3637

Affidavit of Ownership

	New York	
State of:	Westchester	
County of:	Westellester	
Phil Pine		being duly sworn, deposes and says that he/she
resides at	610 Pinebrook Blvd., New Roo	helle New York
	Westchester	, State of
In the Cour	ity or	e owner, or the managing partner Title
and that he	e/she is (check one) th	Title
of Smith F	Ridge Associates, LLC Name of corporation, parts	nership, or other legal entity
which is th	ne owner, in fee of all that ce	rtain log, piece or parcel of land situated, lying and being in the
Town of L	ewisboro, New York, aforesa	aid and know and designated on the Tax Map in the Town of
Lewisbor		0, on Sheet <u>49D</u>
Ble	ock, Lot _	o on Sheet
		Phpl F
		Owner's Signature
Sworn to	o before me this	
13	day of March	2 07-3
		T CHARV TO
7	Luran R. Sch	haufler.
	Public – affix stamp	ONNE



OAKRIDGE COMMON SHOPPING CENTER - September 2021 PARKING SPACE CALCULATION Required Parking S/F Seats Zoning Building # Name of Tennant Spaces 2600 1/150 GFA Vista Beverage Inc. 2800 1/200 GFA JNR Pharmacy 4000 1/200 GFA **US Post Office** 4400 1/200 GFA Oakridge Farmers Market 6000 1/125 GFA 1700 Vista Wine 1/200 GFA 1100 1/200 GFA Panda Gardens Joon 21 Cleaners Corp 1630 1/200 GFA 1350 1/200 GFA Zhen Lan Xu 2500 45 1/2 Seats LaFamilia LaFamilia's Outdoor Seating 450 LRD Sales 1900 1/250 GFA Anderson Pet Grooming 1250 1/200 GFA 1500 Loffredo DDS 1 practioner 450 - SR Management LLC 950 1/250 GFA 460 - LR Dev LLC 950 1/250 GFA 470 - Office (Vacant) 550 1/250 GFA 480 - Office (Vacant) 550 1/250 GFA 490 - Office (Vacant) 1400 1/250 GFA Bldg 4 Enclosed (Previously Approved, Not Constructed) 1/200 GFA 1600 Lakeside Fitness 1600 1/250 GFA Smithridge Veterinarian 4900 5 practioners Office (Vacant) 1100 1/250 GFA Day Care Facility 1/200 GFA Fitness/Karate Facility 11450 1/200 GFA 58 9A & B 125 Heights Catering Facility 6000 250 Heights Outdoor Seating 1178 48 1 per employee 1286 Car Wash Bay at Gas Station 1 per employee Total Parking Spaces Required 73294 Eliminate Heights Catering Facility -125 Add (4) 3 Bedroom Residential Apartments 9B Total Parking Spaces Required **Total Existing Spaces** 380 Total (future) Proposed Total Parking Spaces Existing and Proposed * Interior and outdoor seating will NOT be used concurrently. ** The hours of operation among the tenants varies. No additional parking is required.

	SYMBOL LEGEND					
Symbol	Description					
	PROPERTY LINE SETBACK LINE AREA OF DISTURBANCE LINE WETLAND BUFFER LINE					
×	EXISTING FENCE EXISTING BUILDING EXECUTED AND ADDRESS OF THE PLANTS OF					
	PROPOSED APARTMENTS IN EXISTING BUILDING EXISTING SIDEWALK					
•	EXISTING MACADAM PAVING (NO PARKING IN STRIPED AREAS)					
*	EXISTING POLE LIGHT EXISTING POST MOUNTED SIGN					
TITTI	FUTURE MACADAM PARKING LOT, IF REQUIRED					

PLANNING BOARD NOTES

- I. NEW RESIDENTIAL TENANTS SHALL HAVE MEMBERSHIP TO THE EXISTING 1600 SF LAKESIDE FITNESS CENTER LOCATED ON SITE WHICH WILL SATISFY THE REQUIREMENT FOR THE RECREATION AREA.
- 2. ANY FUTURE RESIDENTIAL EXPANSION OF EXISTING NON-RESIDENTAIL SPACE ON THIS SITE WILL INCLUDE THE RECONFIGURATION OF THE PARKING LOT TO ELIMINATE UNNECESSARY AND NON-REQUIRED PARKING AND IMPROVEMENTS TO ON-SITE LANDSCAPING AND LIGHTING.
- 3. ANY RESIDENTIAL EXPANSION ON SITE WILL INCORPORATE THE CURRENTLY PROPOSED RESIDENTIAL UNITS IN THE CALCULATION OF REQUIRED AFFORDABLE HOUSING UNITS.
- 4. ANY RESIDENTIAL EXPANSION ON SITE WILL INCLUDE A MINIMUM OF THREE ELECTRIC VEHICLE CHARGING STATIONS.

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

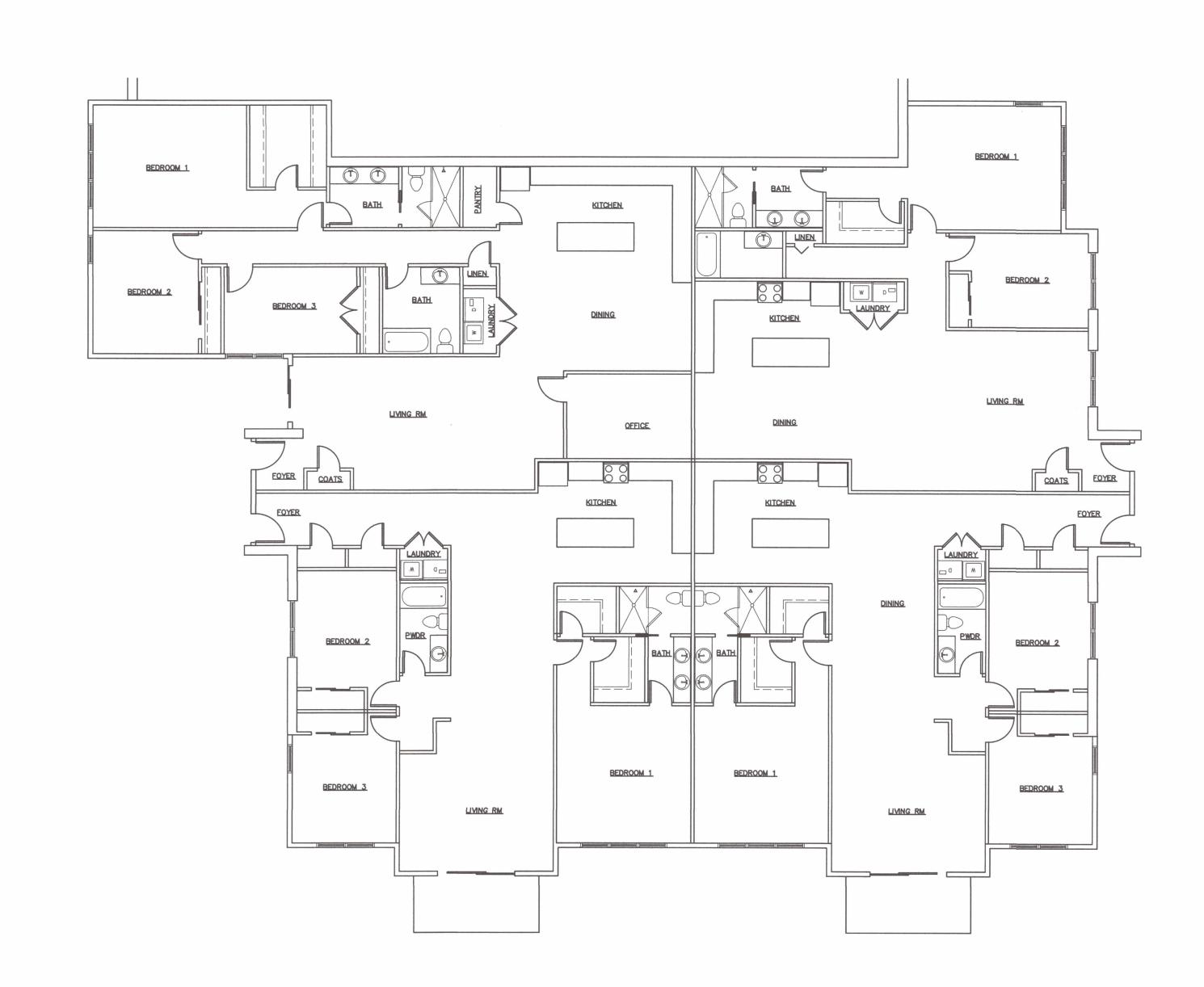
APPROVED BY R	ESOLUTION OF THE LEV	VISBORO PLANNING BOARD
Chairman	DATE	-
Secretary	DATE	-
	R'S CERTIFICATION pliance with the Planning E	loard Resolution dated
Joseph M. Cerme	e, P.E.	Date
Kellard Sessions (Town Consulting I		

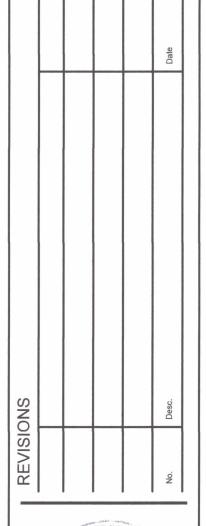
drawing and its contents, and hereby approves same for filing. Owners Name: Smith Ridge Associates, LLC - Philip Pine, Managing Partner Date

HITTE

VER

X







BLDG

OAKRIDGE COMMON
260 ROUTE 123
SOUTH SALEM, NEW YORK 10



REVISIONS

No. Desc.



914 763 5887

OBERT J. EBERTS R.A., PRINCIPAL

P.O. BOX 38

TORK 10390 SVATIONS

ROUTE 123 TH SALEM, NEW YORK 10

DRAWING A

617.20 Appendix B Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				!
Name of Action or Project:	·	•		
Oakridge Commons, Building 9B Apartments				
Project Location (describe, and attach a location map):				
450 Oakridge Common, South Salem, NY 10590				<u> </u>
Brief Description of Proposed Action: Proposed change of use of 2nd floor of Bldg 9B from Residential 3 bedroom Apartments. No Site Work is I	Cabaret / Re Proposed.	estaurant to 4	ŀ	
Name of Applicant or Sponsor:	Telephone:	E14-515-6752 9 14] - E	§15·5'	152
Phil Pine Smith Ridge Associates, LLC	E-Mail: pgp2	557@aol.com		·
Address: 450 Oakridge Commons City/PO:	State:		p Code: 0590	
	, , , ,		NO	YES
1. Does the proposed action only involve the legislative adoption of a plan administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action a may be affected in the municipality and proceed to Part 2. If no, continue	nd the environme	ntal resources that		
may be affected in the municipality and proceed to a late of the proposed action require a permit, approval or funding from a	ny other governm	ental Agency?	NO	YE
Does the proposed action require a parint, approval of random If Yes, list agency(s) name and permit or approval:	-		1	
Lewisboro Planning Board, ACARC, Building Dept			1	Х
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed?	0.059 Acmacre 0.059 acre	*\$		
4. Check all land uses that occur on, adjoining and near the proposed ac	tion. ommercial ARe ther (specify):	sidential (suburba	в)	

	NO ·	YES	·N/A
Is the proposed action, A permitted use under the zoning regulations?		X	
- · · · · · · · · · · · · · · · · · · ·		х	
b. Consistent with the adopted comprehensive plan?		NO	YES
b. Consistent with the adopted companies of the existing built or natural is the proposed action consistent with the predominant character of the existing built or natural		3.5	х
to a deservation of the state o		NO	YES
Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A	ipa:	x	
Yes, identify:			
a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
a. Will the proposed action result in a substantial mercase in training substantial		х	
b. Are public transportation service(s) available at or near the site of the proposed action?		×	
b. Are public transportation service(s) available at the head at t			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed a	cnon?	×	YES
14 o thite energy code requirements		NO	YES
Does the proposed action meet or exceed the state energy country and technologies: the proposed action will exceed requirements, describe design features and technologies:	_		ж
			·
0. Will the proposed action connect to an existing public/private water supply?		NO	YES
			×
If No, describe method for providing potable water:			
2164-0		· NO	YES
1. Will the proposed action connect to existing wastewater utilities?			х
If No, describe method for providing wastewater treatment:		.] .	
		NO	YES
2. a. Does the site contain a structure that is listed on either the State or National Register of Histor	C	X	I IN
Diago?		·	
b. Is the proposed action located in an archeological sensitive area?		X	71 27877
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, cor	tain	NO	
- restlends or other waterbodies regulated by a total at the second		·	×
over a state of the control of the c	ly?	×	
b. Would the proposed action physically after, or encrosed mile, any existing weetens of afterations in square feet or acres:		-	
		_	
14. Let be found on the project site. Che	ck all t	at apply	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Che Shoreline Forest Agricultural/grasslands Early mid-succ	essiona	1	
Figle to the			
☐ Wetland ☐ Urban ☑ Suburoan	,	NC) YE
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		х	: -
· · · · · · · · · · · · · · · · · · ·		N	YI
16. Is the project site located in the 100 year flood plain?			
It also sittles from maint or non-noint sources?		N	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	•	х	
If Yes, In a discent properties?			
Will storm water discharges flow to adjacent properties:			
a. Will storm water discharges now to adjacent properties.	drains)	7	j j
a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm INO II YES If Yes, briefly describe:	drains)'	7	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?	X	YES
If Yes, explain purpose and size:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?	×	
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:	×	
If Yes, describe:		
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE	BEST	OF MY
KNOWLEDGE Applicant/sponsor name/ Phill Pine Spritt Ridge Associates, LLC Date: 09/10/2021		
Applicant/sponsor name:		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1,	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
.7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		·
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. Check this box if you have determined, based on the information and analysis above, and any supporting documentation,								
that the proposed action will not result in any significant adverse environmental impacts.								
Name of Lead Agency	Date							
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer							
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)							

Boulder Ridge Water Use

Unit #	Beds	Q 4, 2019	Q 1, 2020	Q 2, 2020	Q31, 2020	Q41, 2020	Q 1, 2021	Q2, 2021	Q3, 2021	2 years	Usage
N/A	2	0	124		2863	1531		1317	5434	N/A	
1	2	5785	5727	5430	5397	5635	6010	4402	4392	42,778	21,389
2	2	9881	9045		10325	10896		10031	10244	78,584	39,292
3	2	14672	0		9939	8861	7408	9260	8867	69,842	34,921
4	2	51	7081	10978	11672	13283	10374	11135	11472	76,046	38,023
5	2	10427	9442	10571	9407	10176	10624	10210	10625	81,482	40,741
6	2	8756	10993	11225	10931	10361	10949	8475	9377	81,067	40,534
7	2	11718	15013	15713	16230	15840	15545	15326	15080	120,465	60,233
8	2	4562	20	3232	8241	5041	173	3310	8075	32,654	16,327
9	2	13560	17630	10630	10303	13594	11795	9948	9912	97,372	48,686
10	2	5730	5480	3640	4390	4520	4507	4264	7569	40,100	20,050
11	2	5750	7820	5170	5550	6030	6142	5723	5965	48,150	24,075
12	2	8170	12670	6750	7360	8840	8905	7963	8522	69,180	34,590
13	2	12640	15290	9210	10610	13470	12145	11358	13687	98,410	49,205
14	2	5400	6980	5120	5810	6210	6030	5792	7188	48,530	24,265
15	2	4610	7770	5340	5390	6430	6223	5848	6345	47,956	23,978
16	2	12290	15840	10540	11960	12950	12822	12068	13750	102,220	51,110
17	2	12430	14370	4980	60	1810	1712	895	15713	51,970	25,985
18	2	7780	11770	7230	7856	7160	8504	7687	11823	69,810	34,905
19	2	16210	19290	10430	14360	15420	14875	13771	18034	122,390	61,195
20	2	15480	19940	13960	16830	11740	15617	14536	12936	121,039	60,520
21	2	12096	13333	11746	4841	13605	12712	11503	9758	89,594	44,797
22	2	5850	12080	5120	3340	10880	7855	6798	10328	62,251	31,126
23	2	7580	14890	14220	6430	5940	10370	9240	10410	79,080	39,540
24	2	10650	11490	7400	10860	14370	11030	10915	10377	87,092	43,546
25	2	1900	30	4770	6950	6000	4437	5539	7664	37,290	18,645
										Total 2 Bdrms	927,676
	Beds	Q 4, 2019	Q 1, 2020	Q 2, 2020	Q31, 2020	Q41, 2020	Q 1, 2021	Q2, 2021	Q3, 2021	_	
26	3	5406	5032	6449	6283	5665	4976	6384	6427	46,622	23,311
27	3	6828	5529	6677	6020	6582	5993	5905	5967	49,501	24,751
28	3	6486	8068	9507	8893	9636	16378	4792	16033	79,793	39,897
29	3	4203	3622	3461	3849	6214	5434	4794	3625	35,202	17,601
30	3	11121	6962			14882	8507	10417	12180		42,753
31	3	462	5694		10882	7924		6702	6038	57,452	28,726
	I	!				!		ı		Total 3 Bdrms	177,038
										-	

Total 2/3 Bdrms

Totals

Annual

1,104,714

Boulder Summary Unit #	Ridge Water Use - GPD	Annual Usage	Gallons Per Day	# of Units	Average GPD Per Unit	Average GPD Per Bdrm
1	Water Usage	21,389	58.60			
2	Water Usage	39,292	107.65			
3	Water Usage	34,921	95.67			
4	Water Usage	38,023	104.17			
5	Water Usage	40,741	111.62			
6	Water Usage	40,534	111.05			
7	Water Usage	60,233	165.02			
8	Water Usage	16,327	44.73			
9	Water Usage	48,686	133.39			
10	Water Usage	20,050	54.93			
11	Water Usage	24,075	65.96			
12	Water Usage	34,590	94.77			
13	Water Usage	49,205	134.81			
14	Water Usage	24,265	66.48			
15	Water Usage	23,978	65.69			
16	Water Usage	51,110	140.03			
17	Water Usage	25,985	71.19			
18	Water Usage	34,905	95.63			
19	Water Usage	61,195	167.66			
20	Water Usage	60,520	165.81			
21	Water Usage	44,797	122.73			
22	Water Usage	31,126	85.28			
23	Water Usage	39,540	108.33			
24	Water Usage	43,546	119.30			
25	Water Usage	18,645	51.08			
	Total Usage 2 Bdrms	927,676	2,541.58	25	101.66	50.83
	Ç		·			
26	Water Head	22 244	62.07			
26	Water Usage	23,311	63.87			
27	Water Usage	24,751	67.81			
28	Water Usage	39,897	109.31			
29	Water Usage	17,601	48.22			
30	Water Usage	42,753	117.13			
31	Water Usage	28,726	78.70			
	Total Usage 3 Bdrms	177,038	485.04	6	80.84	26.95
	Totals 2/3 Bdrms	1,104,714	3,027	31	97.63	44.51



MEMORANDUM

TO: Chairperson Janet Andersen and

Members of Lewisboro Planning Board

CC: Ciorsdan Conran

Judson Siebert, Esq.

Kevin Kelly, Building Inspector

FROM: Jan K. Johannessen, AICP/

Joseph M. Cermele, P.E., CFM

Town Consulting Professionals,

DATE: April 13, 2023

RE: Wetland Permit & Stormwater Permit

George & Eileen Ritacco 37 Gideon Reynolds Road Sheet 16, Block 10533, Lot 423

PROJECT DESCRIPTION

The subject property consists of ±1.13 acres of land and is located at 37 Gideon Reynolds Road within the R-1A Zoning District. The subject property contains wetlands that are jurisdictional to the Town of Lewisboro and the New York State Department of Environmental Conservation (NYSDEC). The applicant is proposing an in-ground pool and associated equipment. The proposed pool is located immediately adjacent to the wetland boundary and all disturbance is proposed within the regulated buffer.

SEQRA

The proposed action has been preliminarily identified as a Type II Action and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA).

REQUIRED APPROVALS/REFERRALS

1. A Wetland Activity Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

2. The applicant has obtained an Article 24 Freshwater Wetland Permit from the New York State Department of Environmental Conservation (NYSDEC).

COMMENTS

- 1. We defer review of the plan for zoning compliance to the Building Inspector; the Planning Board should refer the application to the Building Inspector for review.
- 2. This office is in general agreement with the conceptual design of proposed wetland mitigation; however, the width of planting area between WF A-3 and A-6 should be expanded to be a consistent ±18 feet wide. A site-specific planting plan and schedule shall be provided, including location, size, specie type, and quantity of all plant material, including planting details.
- 3. Add a note to the plan specifying a minimum 2% slope for the sewer service, as well as cleanouts at all proposed bends; note that 90-degree bends are not acceptable.
- 4. The applicant acknowledges the need to 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.
- 5. The applicant acknowledges the need to provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour storm event or the full pool 6" drawdown, whichever is greater, as well as providing details of the stormwater mitigation system.
- 6. The applicant acknowledges the need to provide rim and invert elevations along with the size and materials of all drainage facilities, as well as providing details.
- 7. The applicant acknowledges the need to note the means to accomplish seasonal pool drawdown and the connection to the infiltration practice.
- 8. The applicant acknowledges that the proposed stormwater practice shall include an emergency overflow to a stabilized outfall and to provide details.
- 9. Please adjust the limits of disturbance to include the new pool equipment pad location, as well as the work being done to the proposed deck stairs.

Chairperson Janet Andersen April 13, 2023 Page 3 of 3

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 DTS PROVIDENT, DATED MARCH 28, 2023:

- Site Plan (C-101)
- Construction Plan and Detail Sheet (C-102)

DOCUMENTS REVIEWED:

- Letter, prepared by Peter Gregory, P.E., dated March 28, 2023
- Wetlands Survey, prepared by Paul J. Jaehnig, dated January 10, 2021

JKJ/dc



DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
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www.dtsprovident.com

Andrew V. Tung, ASLA, Esq., LEED AP Gerhard M. Schwalbe, P.E. Charles 'Carlito' Holt, P.E., PTOE Brian Dempsey, P.E., PTOE, RSP1

March 28, 2023

Hon. Janet Andersen Chairman of the Town of Lewisboro Planning Board and Members of the Board 79 Bouton Road South Salem, New York 10590

Regarding: Ritacco Residence Swimming Pool

37 Gideon Reynolds Road, Cross River

Wetland Permit Application

Dear Chairman Andersen and Members of the Board:

We are pleased to resubmit updated plans in support of the Wetland Permit application for the proposed swimming pool at the Ritaccio Residence, 37 Gideon Reynolds Lane, Cross River NY, Sheet/Block/Lot: 16/10533/423 in the Town of Lewisboro, Westchester County. Plans have been updated to address comments discussed in the Town Consultant's review memo dated February 24, 2023. Plans and comments have been addressed as follows:

- 1. We defer review of the plan for zoning compliance to the Building Inspector; the Planning Board should refer the application to the Building Inspector for review.

 Response: So Noted.
- 2. The zoning setbacks appearing in the zoning table and setback lines appearing on the plan are not correct.

<u>Response</u>: Zoning setbacks appearing in the zoning table and on the plan have been corrected.

3. The wetland boundary line as it appears on the site plan, requires clarification. Wetland Flags A-9 through A-19 appear on the plan, but have no boundary line.

Response: The wetland boundary as it appears on the site plan has been clarified.

4. 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.

Response: A wetland report prepared by Paul Jaehnig is attached for your review.

- 5. The proposed retaining wall appears to be set on or very close to the wetland boundary. It will be difficult to construct this wall without disturbing the wetland. It is recommended that the pool be reduced in size and perhaps slid to the south to reduce impacts and allow room for construction.
 - <u>Response</u>: The width of the pool has been reduced to 17 feet and shifted 8 feet south, away from the wetlands. The pool has also been revised to reflect box for automatic cover. With the exception of a small area, the wall has been shown away from wetland boundary.
- 6. 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.
 - Response: An area representing a mitigation area has been indicated on the plan. The area represents previously developed areas considered by other design professionals. Portions of the mitigation area were previously proposed within the wetland area and continue with this concept. The area meets the required 1:1 mitigation area and will consist of trees, shrubs, grasses and ground cover. Plant quantities and material will be provided within the area.
- 7. Provide 2-foot contour lines throughout the entire property; topography is only shown to the rear of the house. How does the existing driveway drain?

 Response: The surveyor only provided topography within the proposed limits of disturbance. The existing driveway drains into property and away from garage, to the lawn area.
- 8. The plan shall illustrate the location of the existing water service.

 Response: The approximate location of the existing water service has been indicated on the plan.
- 9. We suggest moving the proposed sewer service at least five (5) feet from the edge of the pool. This will allow for future repairs, if required without compromising the pool.
 Response: The sewer service line has been relocated to maintain at least a five (5) foot separation from the edge of pool.
- 10. Please include size, type, inverts, and slopes of the proposed sewer service to be re-located.

 Response: A note indicating the contractor shall verify size, type and existing inverts prior to start of construction has been added to the plan.



11. There appears to be two (2) 104' existing contours shown on the plans. Please revise the label accordingly.

Response: The contour labels have been revised accordingly.

12. The plan shall note that the construction of all walls greater than or equal to four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.

<u>Response:</u> A note indicating that the construction of walls greater than or equal to four (4) feet in height shall be certified by a NYS Licensed Professional Engineer prior to issuance of a Certificate of Occupancy/Completion has been added to the plan.

- 13. All walls greater than or equal to four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.

 Response: A typical detail for the boulder landscape wall has been provided on the plan.
- 14. If no trees are proposed to be removed, a note to this effect shall be added to the plan.

 Response: No trees are proposed to be removed. A note to this effect has been added to the plan.
- 15. It appears the disturbance line provides no room to install the temporary silt fence and the proposed boulder retaining wall. Please clarify how these listed items are to be constructed without encroaching beyond the limit of disturbance, as well as into the wetland.

 Response: The temporary silt fence is to be installed along the wetland line. The boulders for the wall shall be placed uphill of the installed silt fence. The proposed pool has been reduced in width and shifted 8 feet away from wetlands to allow items to be constructed.
- 16. Please include a silt fence detail to the plan in conformance with the most recent version of the New York State Standards and Specifications for Erosion and Sediment Control.
 Response: A silt fence detail in conformance with most recent version of the NYS State Standards and Specification for Erosion and Sediment Control has been added to the plan.
- 17. It shall be noted on the plans that the owner is responsible for providing temporary pool barriers, as required by NYS Building Code, to be in place for the duration of the pool construction.

 Response: The required note has been provided on the plan.



18. Provide temporary construction access to the site plan, along with a detail in conformance with the most recent version of the New York State Standards and Specifications for Erosion and Sediment Control. The construction access should be included within the disturbance limit line; the area of disturbance calculation shall be updated.

<u>Response</u>: A temporary construction access to the project area has been provided to the plan.

19. 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.

<u>Response</u>: Deep hole and percolation soil testing will be performed to demonstrate an area for stormwater mitigation.

20. The applicant shall provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour storm event or the full pool 6" drawdown, whichever is greater. Provide details of the stormwater mitigation system.

Response: A stormwater mitigation system for the full pool 6" drawdown will be provided.

21. Provide rim and invert elevations along with the size and materials of all drainage facilities.

Provide details.

Response: Rim and invert elevations of drainage facilities will be provided.

22. The plan shall note the means to accomplish seasonal pool drawdown and the connection to the infiltration practice.

<u>Response</u>: The plan will note the method of accomplishing the pool drawdown and connection to stormwater practice.

23. The proposed stormwater practice shall include an emergency overflow to a stabilized outfall. Provide details.

<u>Response:</u> An emergency overflow to a stabilized outfall will be included with the stormwater practice

24. The pdf plans shall be signed/sealed by the Design Professional.

Response: The pdf plans are signed and sealed.

25. The proposed pool equipment should be properly landscaped to screen the view from Gideon Reynolds Road or moved to the rear of the dwelling. Please include landscaping on the landscape plan.



<u>Response</u>: The pool equipment has been relocated to the rear of the existing dwelling beneath the existing deck. It will no longer be visible from Gideon Reynolds Road.

26. The names of the adjacent property owners shall appear on the plan.

Response: The names of two (2) adjacent property owners have been provided on the plan.

27. It is recommended that the Planning Board conduct a site visit.

Response: Proposed pool will be staked in the field anticipating a site visit.

Should you have any questions or require additional information please feel free to contact me.

Very truly yours,

DTS Provident Design Engineering, LLP

Peter J. Gregory, PE

Senior Associate

Wetlands Survey

The Ritacco Site
37 Gideon Reynolds Road
Tax ID 42.3 – 1 - 128

Lewisboro, NY

An Approx. 1.135 Acre Area Site

Prepared for George and Eileen Ritacco

Jan. 10, 2021



21ritacco.37gideonreynoldsrd.lewisboronywlrep

Introduction

A wetland investigation was completed Jan. 10, 2021 on property identified as 37 Gideon Reynolds Road in the Town of Lewisboro, by Paul J. Jaehnig, Certified Professional Geologist, Soil Scientist, and Wetland Scientist. The work consisted of the taking of soil borings to identify the presence of wetland or hydric soils, and the marking or flagging of the wetlands boundary. The work was conducted in accordance with the Town of Lewisboro Wetland Law. The work was done at the request of the property owners and clients Eileen and George Ritacco. The site was previously delineated by this office in June 15, 2001. The local wetland limit delineated in this 2021 study has remained consistent with the 2001 study. The New York State Dept. of Environmental Conservation (NYSDEC) wetland limit has been revised since the 2001 study.

Site Description

The site is an approx. 1.135 acre irregularly-shaped property fronting on the west side of Gideon Reynolds Road. The site is situated in an established residential neighborhood, where residences are commonly hidden from neighboring residences by narrow tracts of woodlands or landscape plantings. The property consists of: a residence; surrounding lawn; woodlands; and wetlands (see enclosed *Wetland and Soils Map* and *photos 1-8* in Appendix I).

Slopes across the site vary from gently sloping and nearly level to steep sloping. Nearly level to gently sloping areas cover most of the site. Steep slopes are confined to narrow areas on the northeast and southeast corners of the site. Most of the site slopes down to the north. The northeast and southeast corners of the site slope down to the northwest. Slopes around the residence, yard, and along the driveway have topography modified slightly by past man-made work carried-out in the development of the site.

A paved driveway with Belgian block curbing comes in off of the west side of Gideon Reynolds Road and into the eastern side of the site (see *photo 1* in Appendix I). The driveway continues west and to the east-central portion of the site. The driveway widens here to form a parking area for vehicles. The residence is located on the southeast-central portion of the site (see *photo 2* in Appendix I).

Lawn covers the eastern and central portions of the site (see *photos 1 to 4* in Appendix I). Landscape plantings, consisting primarily of ornamental grasses, border much of the west edge of the backyard lawn (see *photos 3 & 4* in Appendix I).

Non-wetland woodlands small areas on the central-western portion of the site, and the southeast corner of the site. The woodlands have a tree canopy of ash, red maple, and sugar maple. The woodland understory consists of barberry shrubs. Herbaceous growth is primarily garlic mustard, and few Christmas fern. Twig and leaf litter covers the woodland floor. The woodlands on the southeast corner of the site have multifora rose included in the shrub understory.

A subsurface utility easement traverses the northern and northeast edges of the site (see enclosed *Wetland and Soils Map*).

Wetlands / Watercourses

Introduction

The wetlands boundary was delineated in the field by consecutively numbered flagging (WL-A-1, WL-A-2, etc. and plotted onto the enclosed *Wetland and Soils Map*. Two wetland areas have been delineated in the study areas: wetland area WL-"A" is on the site; wetland area WL-"B" is to the east of Gideon Reynolds Road. These two wetland areas were likely contiguous prior to the construction of Gideon Reynolds Road.

Wetland Area WL-"A" Description

Wetland WL-"A" covers the northern and western portions of the site, as well as, many central portions of the site, and the southern edge of the site. Wetlands consist of: gently sloped swampland; gently sloped to nearly level wet meadow; gently sloped wetland lawn. Wetland WL-"A" extends to the north, west, and south of the site.

Gently sloped swampland covers the western and northern portions of the site, as well as, the southern edge of the site (see *photo 5* in Appendix I).

Swamplands are poorly drained and very poorly drained. Those very poorly drained areas are along the northern portion of the site. Micro-topography is weakly developed across many of the portion of the swampland, and well developed on the northern portion of the site. Diffuse seeps and springs are noted in the swampland. Surface drainage is to the north. Swamplands have a vegetative cover of: a tree canopy of red maple and ash trees with shallow roots; thin shrub understory of barberry and clusters of multiflora rose, as well as, viburnum; and herbaceous growth of skunk cabbage sprouts, Japanese stilt grass, tussock sedge, sensitive fern, cinnamon fern, and few wool grass. Indian poke herbaceous growth is noted along the southern edge of the site, just into the edge of woodlands, during the growing season. A few cattails grow in the central portion of the swampland. Twig and leaf litter, as well as, matted leaves cover many un-vegetated portions of the wetland floor. To the north of the site the swampland is nearly, very poorly drained, and has well developed micro-topography. A brook flows easterly through the swampland area to the north of the site. The brook flows to Gideon Reynolds Road, is piped under the road and into wetland WL-"B".

Wet meadow areas are on the central and northern portions of the site. Wet meadow areas are poorly drained and very poorly drained. The micro-topography is well developed. The vegetative cover consists of tussock sedge, sensitive fern, local cattail, cinnamon fern, wool grass, and phragmites. A dense stand of phragmites grows and adjacent lush cover of tussock sedges grow along the northern edge along the path of the subsurface utility line (see *photo* 6 in Appendix I).

Wetland lawn covers a narrow strip, approx. 100 ft. long north to south, and 20 to 30 ft. wide east to west, along the western edge of the non-wetland backyard lawn area (see *photo 3* in Appendix I). The wetland lawn is poorly drained and is generally featureless. Seeps and spring flow from the wetland lawn in places. Natural soil profiles have been mixed by past man-made disturbance carried-out during the development of the site. The vegetative cover is closely-cropped fescue and rye grasses.

A landscape plant bed of grasses has been constructed on wetlands, in an area along the west edge of wetland lawn (see *photo 3* in Appendix I). The plant bed is approx. 90 ft. long north to south, and 10 to 15 ft. wide east to west. The plant bed is along the western edge of the wetland lawn. Swampland is to the west of the plant bed. The plant bed has been raised slightly with potting soil and bark mulch in order to stabilize installed plantings.

Wetland Area WL-"B" Description

Wetland Area WL-"B" is an off-site wetland located to the east of Gideon Reynolds Road. Wetland WL-"A" consists of: a watercourse with narrow flanking hillside wetlands; a level marshland with associated wet meadow and watercourse.

A brook, located to the east of Gideon Reynolds Road, flows north and northeast, meanders down through a steep sloped woodland valley, and then flows into a level marshland area (see *photo* 7 in Appendix I) The brook has a channel approx. 2 to 3 ft. wide and 2 ft. deep. The brook carries approx. 2 to 4 inches deep flowing water. The brook channel is gravelly and rocky and has a generally steep gradient, interrupted periodically with small terraces and small plunge pools. The side slopes of the brook channel are steep; they are commonly subject to erosion and slump. The remains of a fieldstone and earthen berm, located toward the lower end of the brook, was likely used in farming operations some time ago. The dam structure has been bypassed by the course of the brook, and as a result the dam no longer functions to impound drainage.

The hydrology of the brook is supported by associated hillside wetlands (see *photo* 8 in Appendix I). These wetlands have diffuse seeps and springs flowing into the brook. The hillside wetlands have a sparse vegetative cover of: red maple tree canopy; shrub understory of spicebush, barberry, multiflora rose, and high-bush blueberry; sparse herbaceous growth of cinnamon fern, sensitive fern, Christmas fern, and sprouts of skunk cabbage. Sphagnum moss covers some of the wetland floor.

A nearly level marsh, approx. 200 to 300 ft. across, is located to the north of the brook (see *photo 8* in Appendix I). The marshland has a vegetative cover of cattails, tussock sedge, wool grass, and phragmites. The marsh is very poorly drained. Micro-topography is well developed. The marsh may be subject to inundation at many times during the year. A brook, which flows from wetland WL-"A", is piped easterly under Gideon Reynolds Road and into the marsh. The brook has a channel approx. 3 to 6 ft. wide and 2.5 to 3 ft. deep. The brook carries approx. 6 inches deep water at this time. The brook has a flat gradient. The brook meanders east through the marshland for a few hundred feet before turning more northeasterly as it enters a large and level swampland located to the northeast of the study area.

The southwest portion of wetland WL-"B" transitions from level marshland to gently sloped wet meadow. The wet meadow vegetative cover consists of soft rush, tussock sedge, Japanese stilt grass, and goldenrod.

Wetland Functions

Wetlands in the study area provide a number of wetland functions to varying degrees.

Wetland WL-"A"

The gently sloped portion of swampland in wetland WL-"A" functions as a groundwater discharge area, supporting the hydrology of the nearly level swampland areas, as well as, the associated brook, both located to the north of the site. The swampland has a well-developed and diverse vegetative, which provides water quality function to the associated water course by trapping and filtering out pollutants load carried in run-off from adjacent upland sources. The diverse vegetative cover and large area of the swampland provides an important wildlife corridor to support deer, coyote, raccoon, turkey, squirrel, and chipmunks. Small songbirds nest in the tree canopy of the swampland. More level portions of the swampland, particularly in close proximity to the brook, provide both groundwater recharge and flood control function. Areas of level swampland in close proximity to the brook provide habitat area for spring peepers, green frogs, and leopard frogs. Wet meadow areas provide potential habitat for butterfly and dragonflies. Phragmites stands may provide protective cover for deer and coyote.

The wetland lawn is not considered a valuable wetland area with regards to performance of wetland functions. The wetland lawn area provides only both minor groundwater discharge function because of its small area. Past man-made disturbances carried-out during the development of the site have modified the hydrology in the wetland lawn and resulted in a more discontinuous shallow groundwater flow and spring discharge. The exposure of the wetland lawn to residential land, and poor diversification of vegetative cover, significantly limits the value of the wetland lawn for potential wildlife habitat opportunities.

Wetland WL-"B"

The brook flowing north through a steep woodland valley serves a conduit to convey drainage to lower elevation points in its watershed. The flanking hillside wetlands primarily provide diffuse seeps and springs to support the brook hydrology.

The level marshlands provide both water quality and flood control function associated for the brook. The marshland's lush vegetative cover traps sediment and other pollutants carried in overland flow directed toward the brook. The large area and level profile of the marshland provide storage of drainage should the brook overtop its banks.

The brook flowing through the marshland functions to convey drainage to lower elevation points and wetland systems in the watershed.

NYS Dept. of Environmental Conservation (NYSDEC) Wetlands Jurisdiction

The wetlands on the site are a portion of NYSDEC regulated wetland "*L-17*" according to a review of their published maps (see *NYSDEC Wetland Map* in Appendix II). This office delineated the NYSDEC wetlands and the delineation was inspected and validated by NYSDEC staff January 22, 2021 as depicted on the enclosed *Wetland and Soils Map*.

Regional Drainage

Surface drainage in wetland WL-"A" is concentrated in the brook located to the north of the site. The brook flows easterly into wetland WL-"B", continues east and northeast into another swampland system. Drainage from this swampland continues northeast and then south along a defined watercourse ultimately flowing into the Cross River Reservoir, located approx. 0.6 mile to the south of the site (see *Regional Drainage Map* in Appendix III).

Soils

Shallow soil borings were taken using a spade and Dutch auger at selected locations throughout the site in order to identify wetland soils. Soil boring locations (SS-1, SS-2, etc.) were plotted approx. on the enclosed *Wetland and Soils Map*. Soil borings were logged noting soil profile color, texture, redoximorphic (wetland soil) indicators, and water table. Detailed descriptions of soil borings are provided in Appendix IV.

Soils encountered in the study area include: non-wetland, well drained Paxton fine sandy loam (PnC), slopes 8 to 15 %, in the undisturbed, gently sloped woodland area to the east of Gideon Reynolds Road; non-wetland, well drained Udorthents soils (Ud1), slopes varied, to describe areas around the residence, yard, and along the driveway, where there has been past soil, cut, fill, and grading carried-out by man; non-wetland, moderately well drained Udorthents (Ud2), slopes varied, to describe areas disturbed by past manmade activities adjacent to wetlands; non-wetland, moderately well drained Woodbridge loam (WdB), slopes 3 to 8 %, in the undisturbed, gently sloped woodlands on the western portion of the site; wetland, poorly drained Aquents soils (Aq), slopes 0 to 3 %, to describe wetland areas with natural soil profiles mixed or disturbed by man; wetland, very poorly drained Fluvaquents (Ff), slopes 0 to 1 %, in the undisturbed wetlands adjacent to the watercourses to the east of Gideon Reynolds Road; wetland, poorly drained Ridgebury loam (RdB), slopes 3 to 8%, in the undisturbed, gently sloping wetland areas; wetland, very poorly drained Sun silt loam (Sh), slopes 0 to 2 %, in the undisturbed, nearly level wetland areas; and wetland, poorly drained Udorthents, wet substratum (Uc), slopes 0 to 3 %, to describe the wetland area having a landscape plant bed located along the west end of the wetland lawn. The distribution of these soil-types is depicted on the enclosed Wetland and Soils Map.

Appendix I

Selected Site Photos



Photo 1 Looking southwest from edge of the road and towards the front of the residence.



Photo 2 Looking southeast and across the side and back yard lawn and toward the residence.

Jan. 2021- The Ritacco Site, 37 Gideon Reynolds Road, Lewisboro, NY



Photo 3 Looking north and downslope across very gently sloped backyard lawn. Note residence in right edge of photo; wetland lawn in left side of photo; landscape plant bed along far edge of wetland lawn.



Photo 4 Looking southwest and upslope across lawn and toward residence.

Jan. 2021- The Ritacco Site, 37 Gideon Reynolds Road, Lewisboro, NY



Photo 5 Looking easterly across gently sloped swampland in wetland WL-"A". Note residence in the background of photo.



Photo 6 Looking northeasterly across nearly level swampland in wetland WL-A'' along northern edge if the site. Note tussock sedge plants in foreground of photo.

Jan. 2021- The Ritacco Site, 37 Gideon Reynolds Road, Lewisboro, NY



Photo 7 Looking northeast and downstream along brook and associated hillside wetlands in wetland WL-"B".

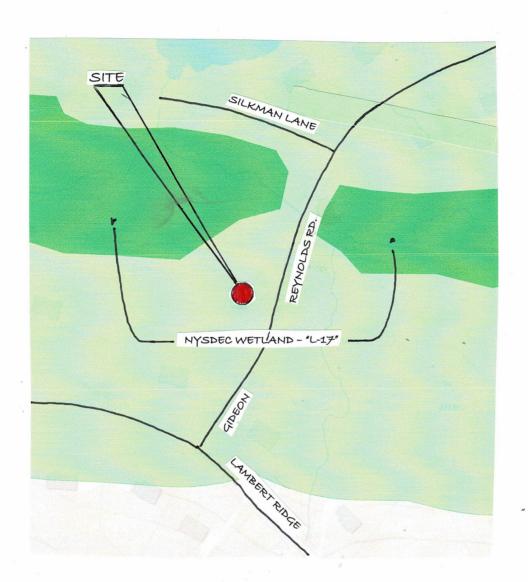


Photo 8 Looking westerly and upstream toward pipe going under Gideon Reynolds Road in marshland in wetland WL-"B".

Jan. 2021 – The Ritacco Site, 37 Gideon Reynolds Road, Lewisboro, NY

Appendix II

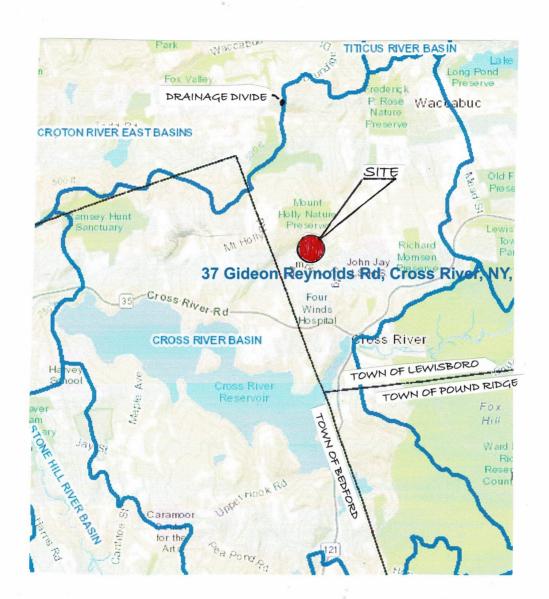
NYS DEC Wetland Map



NYSDEC WETLAND MAP N.T.S.

Appendix III

Regional Drainage Map



REGIONAL DRAINAGE MAP N.T.S.

Appendix IV

Soil Boring Logs

KEY TO BORING LOGS

SS-1 SOIL BORING

0-4'' DEPTH IN INCHES FROM

THE GROUND SURFACE

COLOR MUNSELL COLOR NOTATION

VERY DARK GRAY HUE VALUE/ CHROMA

10YR 3 / 1

<u>SS-1</u>

SITE: GENTLY SLOPED WETLAND LAWN.

- 0-6" VERY DARK GRAY 10YR 3/1 LOAM.
- 6-20" MIXED GRAY 10YR 5/1 LOAM AND GRAY BROWN 2.5Y 5/2 LOAM WITH INCLUSIONS OF DARK GRAY BROWN 10YR 4/2 LOAM.

WATER TABLE AT 8".

<u>SS-2</u>

SITE: GENTLY SLOPED WETLAND LAWN.

0-21" MIXED VERY DARK GRAY 10YR 3/1 SILT LOAM WITH GRAY BROWN 10YR 5/2 AND LIGHT OLIVE BROWN 2.5Y 5/4 LOAM INCLUSIONS.

WATER TABLE AT 10".

SS-3

SITE: GENTLY SLOPED LAWN.

- 0-3" VERY DARK GRAY 10YR 3/1 LOAM.
- 3-23" MIXED LIGHT OLIVE BROWN 2.5Y 5/4 SANDY LOAM WITH INCLUSIONS OF GRAY BROWN 10YR 5/2 LOAM AND VERY DARK GRAY 10YR 3/1 SILT LOAM.

WATER TABLE NOT ENCOUNTERED.

<u>SS-4</u>

SITE: GENTLY SLOPED LAWN.

- 0-2" VERY DARK GRAY 10YR 3/1 LOAM.
- 2-24" MIXED LIGHT OLIVE BROWN 2.5Y 5/4 FINE SANDY LOAM AND LOAM WITH GRAVEL AND INCLUSIONS OF GRAY BROWN 2.5Y 5/2 LOAM.

WATER TABLE NOT ENCOUNTERED.

SITE: GENTLY SLOPED WOODLANDS; TREE CANOPY OF RED MAPLES WITH SHALLOW ROOTS; SHRUB UNDERSTORY OF BARBERRY; FEW CHRISTMAS AND CINNAMON FERNS; JAPANESE STILT GRASS; TWIG AND LEAF LITTER COVERS WOODLAND FLOOR.

0-1/2" LEAF LITTER; VERY DARK GRAY 10YR 3/1 LOAM.

1/2-6" DARK GRAY BROWN 2.5Y 4/2 LOAM WITH GRAVEL.

6-10" LIGHT OLIVE BROWN 2.5Y 5/3 LOAM.

10-20" LIGHT OLIVE BROWN 2.5Y 5/4 LOAM.

20-25" LIGHT OLIVE BROWN 2.5Y 5/4 LOAM WITH 2 % DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE NOT ENCOUNTERED.

SS-6

SITE: GENTLY SLOPED SWAMPLAND; POORLY DRAINED; WEAKLY DEVELOPED MICRO-TOPOGRAPHY; THIN TREE CANOPY OF RED MAPLES AND FEW IRONWOOD WITH SHALLOW AND EXPOSED ROOTS; SKUNK CABBAGE SPROUTS AND JAPANESE STILT GRASS.

- 0-6" VERY DARK GRAY 10YR 3/1 LOAM.
- 6-25" GRAY BROWN 2.5Y 5/2 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 6".

<u>SS-7</u>

SITE: GENTLY SLOPED WOODLANDS; SIMILAR TO SS-5.

0-1/2" LEAF LITTER; VERY DARK GRAY 10YR 3/1 LOAM.

1/2-6" DARK BROWN 10YR 3/3 LOAM.

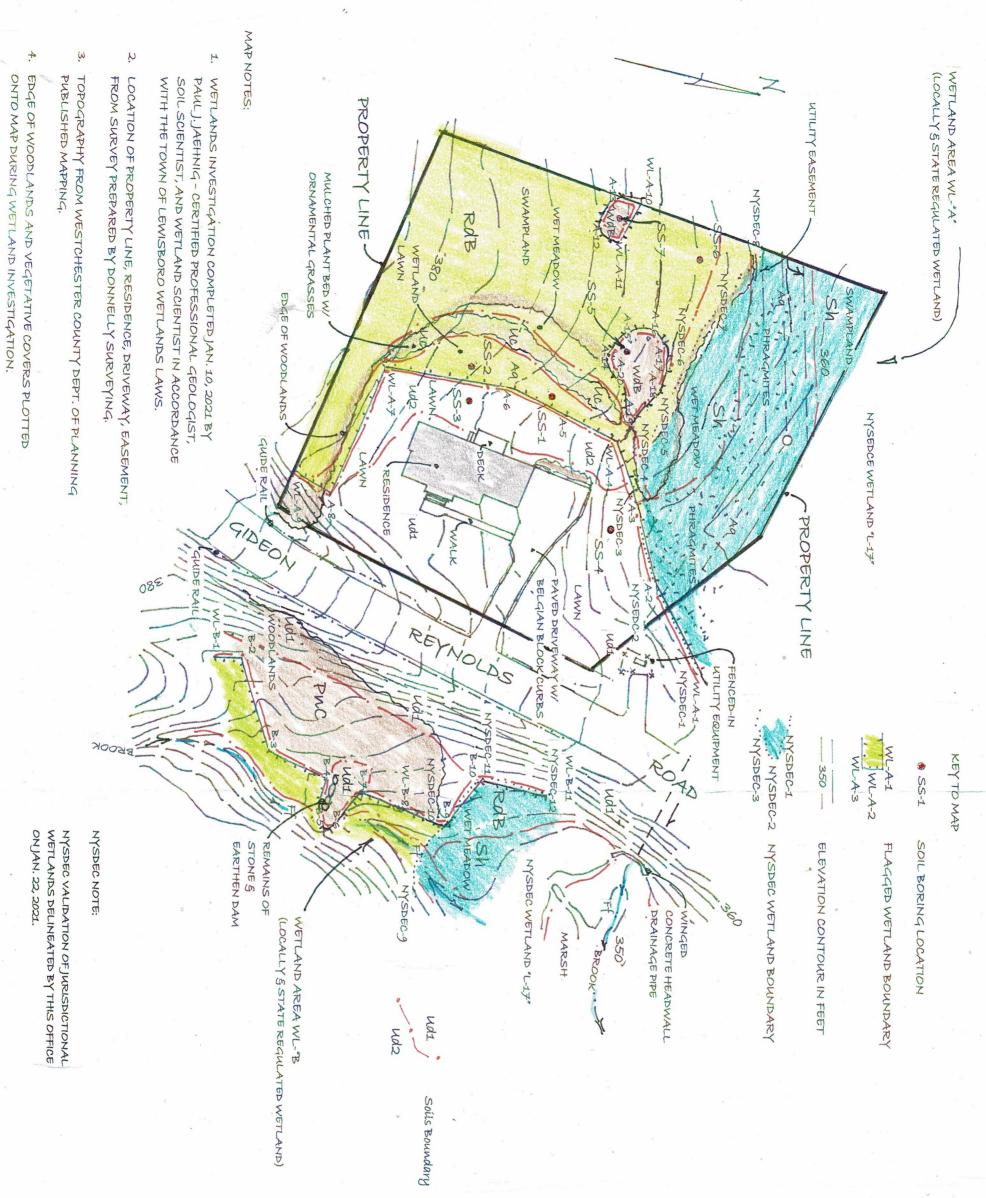
6-10" LIGHT OLIVE BROWN 2.5Y 5/3 LOAM.

10-19" LIGHT OLIVE BROWN 2.5Y 5/4 LOAM.

(SS-7 cont.)

19-25" LIGHT OLIVE BROWN 2.5Y 5/4 LOAM WITH 2% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE NOT ENCOUNTERED.



SOILS INFORMATION

NON-WETLAND SOILS

PMC Paxton fine sandy loam well drained, slopes 8 to 15 %

ud1 udorthents soils
well drained, slopes varied

uda udorthents moderately well drained, slopes varied

B woodlbridge loam moderately well drained, slopes 3 to 8 %

WETLAND SOILS

Aquents soils

poorly drained, slopes 0 to 3 %

Ff Fluvaquents soils

very poorly drained, slopes 0 to 2 %

Rate Ridgebury Loam

poorly drained, slopes 3 to 8 % slopes

Sh Sun silt loam

very poorly drained, slopes 0 to 2 %

ue udorthents, wet substratum

poorly drained, slopes 0 to 3 %

Wetland & Soils Map

The Ritacco Site

37 Gideon Reynolds Road

Tax ID 42.3-1-128

Lewisboro, NY

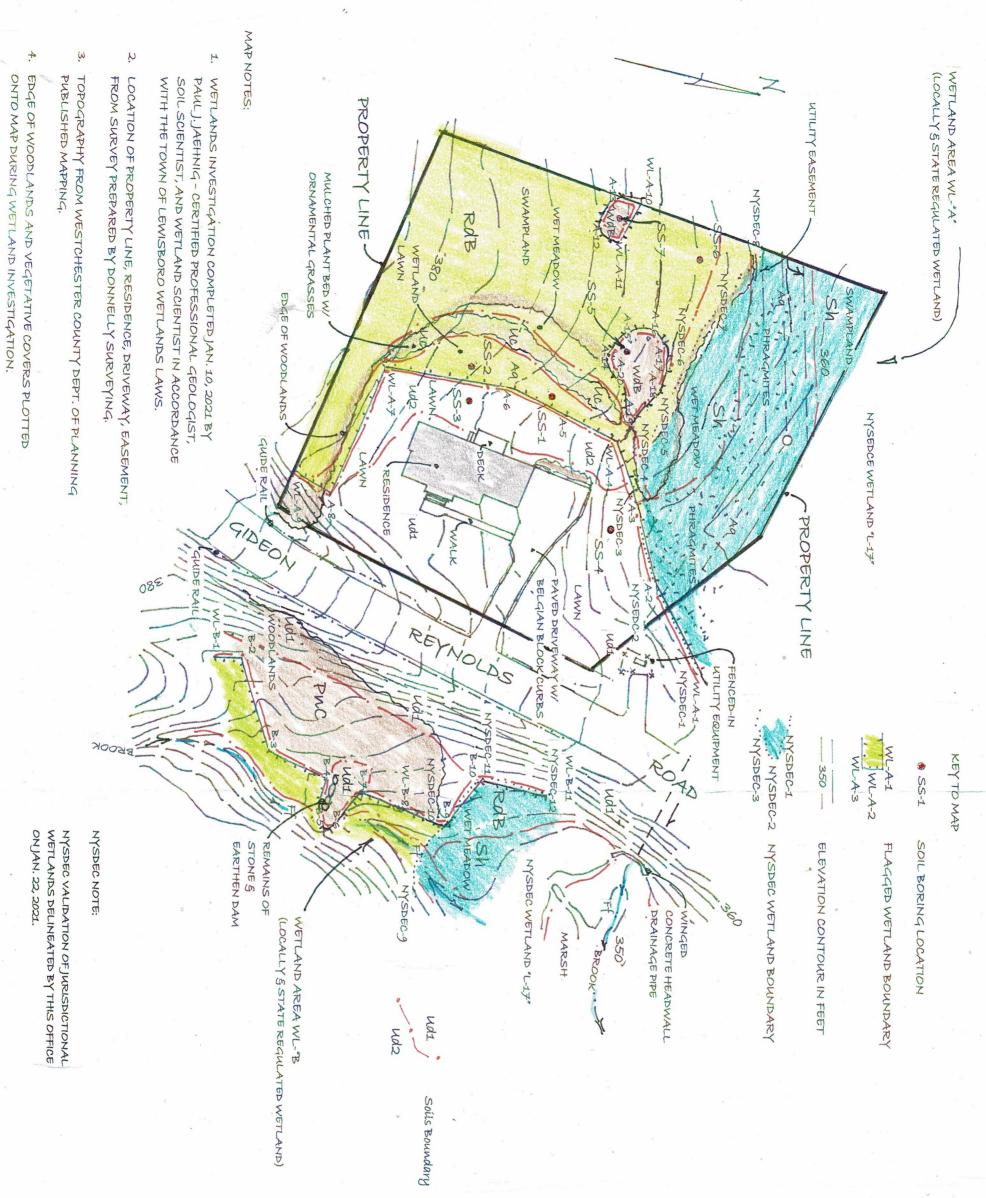
Approx. 1.135 Acres Area Total

Prepared for George and Eileen Ritacco

Jan. 10, 2021

Prepared By Paul J. Jaehmig- Wetlands and Soils Consulting P.O. Box 1071 Ridgefield, CT 06877

Map Scale: 1 inch = 50 ft.



SOILS INFORMATION

NON-WETLAND SOILS

PMC Paxton fine sandy loam well drained, slopes 8 to 15 %

ud1 udorthents soils
well drained, slopes varied

uda udorthents moderately well drained, slopes varied

B woodlbridge loam moderately well drained, slopes 3 to 8 %

WETLAND SOILS

Aquents soils

poorly drained, slopes 0 to 3 %

Ff Fluvaquents soils

very poorly drained, slopes 0 to 2 %

Rate Ridgebury Loam

poorly drained, slopes 3 to 8 % slopes

Sh Sun silt loam

very poorly drained, slopes 0 to 2 %

ue udorthents, wet substratum

poorly drained, slopes 0 to 3 %

Wetland & Soils Map

The Ritacco Site

37 Gideon Reynolds Road

Tax ID 42.3-1-128

Lewisboro, NY

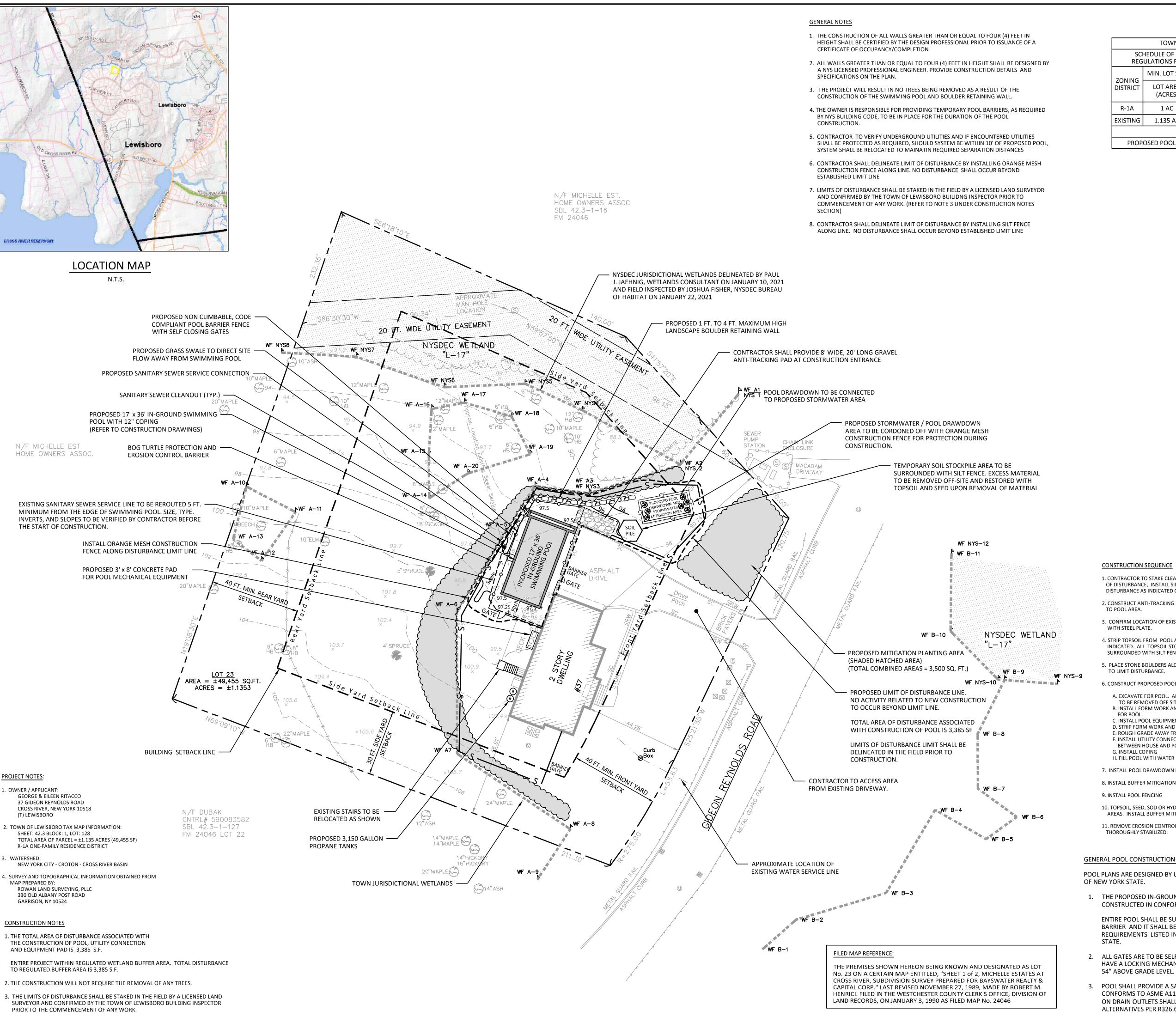
Approx. 1.135 Acres Area Total

Prepared for George and Eileen Ritacco

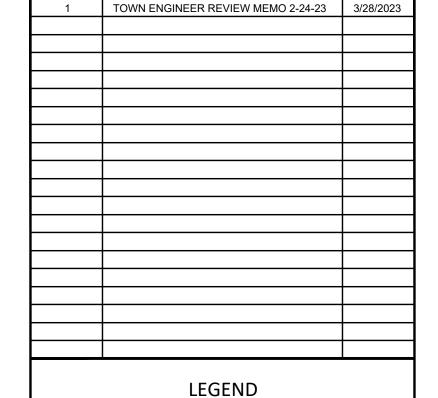
Jan. 10, 2021

Prepared By Paul J. Jaehmig- Wetlands and Soils Consulting P.O. Box 1071 Ridgefield, CT 06877

Map Scale: 1 inch = 50 ft.



	TOWN OF LEWISBORO					
	SCHEDULE OF DIMENSIONAL AND BULK REGULATIONS FOR RESIDENTIAL DISTRICT					
	ZONING DISTRICT	MIN. LOT SIZE	MINIMUM YARDS			
		LOT AREA (ACRES)	FRONT (FEET)	SIDE (FEET)	REAR (FEET)	
	R-1A	1 AC	40	30	40	
	EXISTING	1.135 AC	44.28	46.91	134.64	
	PROPOSED POOL		85.01	78.44	125.23	



— — PROPERTY LINE

LIMITS OF DISTURBANCE

REVISION



CONSTRUCTION SEQUENCE

- 1. CONTRACTOR TO STAKE CLEARING AND GRADING LINE AS LIMIT OF DISTURBANCE, INSTALL SILT FENCES ALONG LIMIT OF DISTURBANCE AS INDICATED ON SITE PLAN.
- 2. CONSTRUCT ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE TO POOL AREA.
- 3. CONFIRM LOCATION OF EXISTING HOUSE SEWER LINE AND PROTECT LINE WITH STEEL PLATE.
- 4. STRIP TOPSOIL FROM POOL AREA AND STOCKPILE WHERE INDICATED. ALL TOPSOIL STORAGE SITES ARE TO BE SURROUNDED WITH SILT FENCE DURING CONSTRUCTION.
- 5. PLACE STONE BOULDERS ALONG EDGE OF DISTURBANCE LIMIT TO LIMIT DISTURBANCE.

6. CONSTRUCT PROPOSED POOL.

- A. EXCAVATE FOR POOL. ALL EXCESS MATERIAL TO BE REMOVED OFF SITE. NO MATERIAL TO BE STORED ON SITE. B. INSTALL FORM WORK AND REINFORCING, POUR CONCRETE
- FOR POOL.
- C. INSTALL POOL EQUIPMENT PAD. D. STRIP FORM WORK AND BACK FILL.
- E. ROUGH GRADE AWAY FROM POOL AREA. F. INSTALL UTILITY CONNECTIONS; AND ELECTRIC FEED BETWEEN HOUSE AND POOL EQUIPMENT AREA.
- G. INSTALL COPING H. FILL POOL WITH WATER
- 7. INSTALL POOL DRAWDOWN MITIGATION SYSTEM.
- 8. INSTALL BUFFER MITIGATION PLANTING
- 9. INSTALL POOL FENCING
- 10. TOPSOIL, SEED, SOD OR HYDROSEED, AND MULCH ALL DISTURBED AREAS. INSTALL BUFFER MITIGATION LANDSCAPING.
- 11. REMOVE EROSION CONTROLS ONLY AFTER ALL AREAS HAVE BEEN THOROUGHLY STABILIZED.

GENERAL POOL CONSTRUCTION NOTES:

POOL PLANS ARE DESIGNED BY USING THE 2020 RESIDENTIAL CODE

1. THE PROPOSED IN-GROUND POOL, SHALL BE DESIGNED AND

CONSTRUCTED IN CONFORMANCE WITH ANSI / APSP / ICC5. ENTIRE POOL SHALL BE SURROUNDED BY A PERMANENT POOL

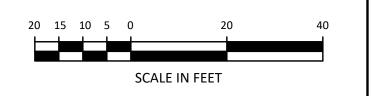
BARRIER AND IT SHALL BE INSTALLED AS PER ALL APPLICABLE REQUIREMENTS LISTED IN THE 2020 RESIDENTIAL CODE OF NEW YORK

- 2. ALL GATES ARE TO BE SELF CLOSING, SWING AWAY FROM POOL AND HAVE A LOCKING MECHANISM SUCH AS A MAGNA LATCH AT LEAST
- POOL SHALL PROVIDE A SAFETY VACUUM RELEASE SYSTEM THAT CONFORMS TO ASME A112.19.17 PER SECTION R326. SUCTION COVERS ON DRAIN OUTLETS SHALL CONFORM TO ANSI / ASME 112.19.8M OR ALTERNATIVES PER R326.6.2

	EXISTING CONTOUR LINE
96	PROPOSED CONTOUR LINE
+ 97.5	PROPOSED SPOT ELEVATION
> WF NYS	NYSDEC FLAGGED WETLAND LINE
> WF A	LOCAL FLAGGED WETLAND LINE
\(\sigma \)	TOPSOIL STOCKPILE
———S——	EROSION CONTROL BARRIER
——CF——	CONSTRUCTION FENCE BARRIER
STP-1	DEEP TEST PIT LOCATION & ID
-	PROPOSED STORM PIPE
<u> </u>	PROPOSED FENCE LINE

SAN — — PROPOSED SANITARY SEWER

PROPOSED CLEAN OUT



Rowan Land Surveying LS, PLLC

330 Old Albany Post Road Garrison, NY 10524 Tel: 914-815-3986 Email: rowanlandsurveying@outlook.com

George & Eileen Ritacco 37 Gideon Reynolds Road

Cross River, NY 10518

DTS • PROVIDENT **Intelligent Land Use**

F: 914.428.0017

DTS Provident Design Engineering, LLP One North Broadway White Plains, NY 10601 P: 914.428.0010

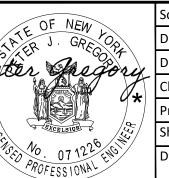
Under New York State Education Law Article 145 (Engineering), Section 7209 (2), It Is A Violation Of This Law For Any Person, Unless Acting Under The Direction Of A **Licensed Professional Engineer, To Alter This Document**

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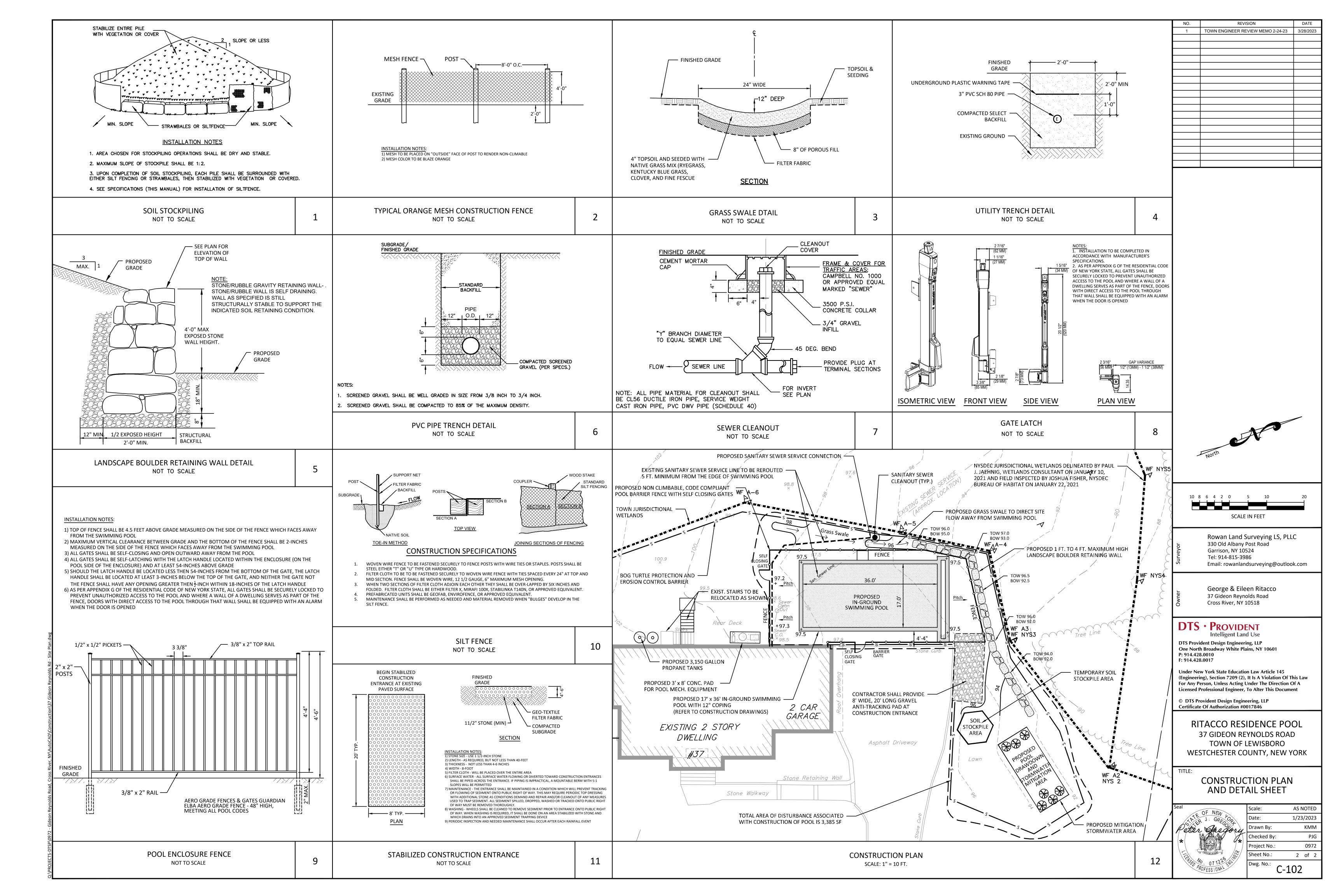
RITACCO RESIDENCE POOL 37 GIDEON REYNOLDS ROAD

TOWN OF LEWISBORO WESTCHESTER COUNTY, NEW YORK

SITE PLAN



1" = 20' 1/23/2023 Drawn By: Checked By: Project No.: 0972 Sheet No.: 1 of 2 Dwg. No.: C-101



72 Chapel Rd.

Planning Board Meeting

March 21st, 2023

Thank You For The Opportunity to Tell Our Story

The "WHY" Behind The Turf

Build Community

- We've had the amazing opportunity to meet & share our passion with the families of close neighbors such as:
 - Brian & Elizabeth Vieselmeyer (84 Chapel Rd)
 - Scott & Megan Vaccaro (7 Chapel Ct)
 - Errol & Deb Antzis (25 Five Ponds)
 - Tracy Kraft & Arsallan Akram (11 Five Ponds)
 - Stew & Sally Mann (67 Chapel Rd)

Save Lives

 Rescue dogs like Lovely Luna & her amazing Pet Parent & neighbor Mary Fasciana





^{*}Please see supplementary slides for the stories from our community*

Our Story

The "WHY" Behind The Turf

Serve

- We've had the opportunity to meet, be inspired by and serve those less fortunate than us. People such as:
- Ali Parisi & Her Pack

Who faced one of the most difficult challenges there is with her pack. Her resiliency in dealing with life's challenge's, positive outlook no matter the circumstance, & passion and commitment to her dogs – far outweighed any lack of means

Educate

- We've been fortunate enough to educate members of the community, who share our passion for animals. People such as:
- Dr. Jeff Hubsher (South Salem Animal Hospital) & Wife Lauren Who wanted to learn more about how they could train their dog Finn
- Long Time Friends Andrew, Caitlin & Kelsey Collins
 Who wanted to have an amazing day learning how to train their dog and hang out with the animals





^{*}Please see supplementary slides for the stories from our community

Tracy Kraft

11 Five Ponds Drive, Waccabuc, NY 10597

2/27/2023

To Whom it May Concern,

I am writing on behalf of Michael Malan, my neighbor on Chapel Road in Waccabuc, NY. I am grateful to have been introduced to Michael (Mike) recently when I was facing a significant challenge with my most recent rescue dog Lenny Bruce. As background, my dogs were locally rehomed from other two local families that could no longer care for the dogs dues to financial challenges. As a community we need to make every effort to rehome our animals locally before turning to shelters, or other towns to provide services to address animals in need of rehabilitation, foster or adoption. But creating a happy ending when changing the home of an animal often requires expert guidance. We are extremely fortunate to have the skillset and expertise in Mike Malan.

My situation escalated quickly when Lenny was becoming aggressive with visitors. With 3 small children having a stream of friends over and a very busy household, the situation was dangerous, and I was overwhelmed not knowing what to do. I tried working with another local trainer, and she was wonderful, but her approach was unsuccessful, I spoke with multiple other locals who had limited ability to help. My extended family told me "I know it's going to be heartbreaking for the kids, but you can't handle this situation and the dog has to go". The moment I connected with Mike and explained my challenge (and budget constraints) he was instantly eager to help, explaining that I shouldn't worry, we could solve this, and budget wouldn't be a factor for him in helping a neighbor.

Animal welfare is crucial to our community, Mike's goals for rehabilitation and training programs will spare many families and animals from unnecessarily sad/ dangerous scenarios. As a member of the Board of The Wolf Conservation Center here in South Salem, my local contribution is to uphold and promote the values the WCC holds Respect, Passion, and Community. Mike Malan exemplifies these values that we hold core to our role as stewards of the environment. Mike has a unique expertise, incredible character, and tremendous heart. I consider myself very fortunate to know Mike as a community member and neighbor.

Warm regards,

Tracy Kraft

917 886 6865 tracykraft@gmail.com

Stories From Our Community

Megan Vaccaro

7 Chapel Court

Waccabuc, NY 10597

2/13/23

To whom it may concern,

I am writing on behalf of Mike and Ashley Malan. We met Mike and his family when they moved to Chapel Rd. and would walk their beautiful horse to the hiking path behind our house. They have always been so friendly, kind, and warm.

I heard through another neighbor that Mike was helping dogs in our community. We had just gotten our first puppy and to say that we needed help in training him was an understatement. Mike has gone above and beyond for our family. He graciously invited my husband and our three children onto his amazing property to enjoy his animals as well. We recently were in a jam with having a planned weekend away and our previously planned dog care falling through, Mike stepped up and took care of our dog last minute!

I think having Mike and his services in this community is a huge asset and something that does not really exist. We hope that Mike and his family can continue to grow and succeed here.

Happy to answer any questions or discuss further 😊

Megan Vaccaro

All the best.

1

Stories From Our Community

March 15, 2023

To Whom it May Concern,

I am writing on behalf of our wonderful neighbors, Mike and Ashley Malan, who moved next door in fall 2020. Since that time, they have been a welcomed addition to the Waccabuc community.

Mike and Ashley have worked hard to renovate their property and are always warm and friendly. Both our girls ride horses and they have encouraged them to visit and learn about their horses and other pets. They also regularly offer guidance on training our dog Dottie, and even cared for her overnight during a last-minute trip. When I reached out, the response was an immediate and enthusiastic yes!

Please do not hesitate to reach out if you have any questions.

Sincerely, Elisabeth & Brian Vieselmeyer

84 Chapel Road Waccabuc, NY 10597 emvieselmeyer@gmail.com

2/28/23

To Whom it May Concern,

I am writing in support of my neighbors Michael and Ashley Malan. As both President of the Waccabuc Landowner's Council and head of its Membership Committee, I had the pleasure of welcoming the Malan's to Waccabuc shortly after they moved into their home on Chapel Road.

Since that time, our families have become very good friends, and Mike has been particularly kind to my twelve-year-old daughter, providing her with dog training instruction for her puppy, as well as allowing her to visit with the animals that <u>Mike</u> and Ashley take excellent care of on their property.

In the nearly eight years that my family has lived in Waccabuc, and in my position on the WLC Board, I've met many, if not most, of the residents in our community, and have found the Malan's to be among the most welcoming, considerate and responsible. I also serve on the Board of Lewisboro's Wolf Conservation Center, and as such am always mindful of the way our community treats animals, and the Malan's are extremely mindful of not only those in their care, but the way in which their own actions reflect on their neighbors and the community.

Mike's passion, which encompasses educational programs for dogs and their owners, is not only important for residents of Lewisboro, but for all who find warmth and comfort from other species. By helping people to better understand their pets, as well as animals in general, Mike provides a critical service, and does so in a caring and sensible way. My family and I are thrilled to have the Malan's as friends and neighbors, and we are happy to support them in all of their personal and business endeavors.

Sincerely, Errol Antzis 25 Five Ponds Drive, Waccabuc (914) 977-3371

Stories from Our Community



SOUTH SALEM ANIMAL HOSPITAL, LLP

1310 ROUTE 35 SOUTH SALEM, NEW YORK 10590 www.southsalemanimalhospital.com 914-763-3123

March 6, 2023

To Whom it may concern,

I am writing a letter in support of Mike Malan. My name is Dr. Jeffrey Hubsher, I am veterinarian at South Salem Animal Hospital. I have been taking care of dogs in our community for almost 40 years. The town of Lewisboro, is one of the most beautiful areas I have ever been to. It is truly a special place. Here we have nice people, the great outdoors, lots of wildlife and an abundance of pets. Most of the people in South Salem, from what I can tell have pets. There are cats, and many dogs who live here with us. There was a significant spike in dog ownership during Covid, now, even more of us, living in this area, have dogs.

Dog ownership is multi-faceted. Responsible dog ownership includes paying attention to their well-being and health, and insuring that our dogs are good friends, good housemates, good family members and good neighbors.

I have advocated for the training of dogs for the last 40 years. It just makes the bond that we have with our pets stronger and makes them better family members and better neighbors.

One of the reasons that people decline going to trainers is because of the hassle. There is a time commitment involved, going back and forth to the training sessions as well as the reinforcement at home. There certainly is a shortage of qualified dog trainers these days, because of the influx of dogs during Covid. It has always been my theory that the better trained the dogs are in our community, the happier the residence are going to be. In addition, we will all benefit from a competently trained dog, because not only will they be better family members, but they will be better neighbors as well.

Sincerely,

Dr. Jeffrey Hubsher, D.V.M.

Where We Went Wrong!





We put up Lights that were... Too High, Too Bright & Just TOO MUCH

Not only shouldn't I have put them up...
I left them on all night one night by accident. This was the 3rd of a total of 3 times the lights were used.

What we should have done differently

Not put them up in the first place!

What we've done to make it right
After the 3rd time, we never used them again.
Apologized to neighbors



We put up privacy screening for the benefit of our neighbors

What we should have done differently

We should have spoken with neighbor's, explained the "WHY" behind the screening, and asked for their feedback before putting it up

What we've done to make it right

We spoke with various neighbors – received their recommendations & moved the screening to accommodate

Spent over <u>1000 hours</u> manually performing property maintenance & enhancements

Which we believed were allowed under our understanding town code

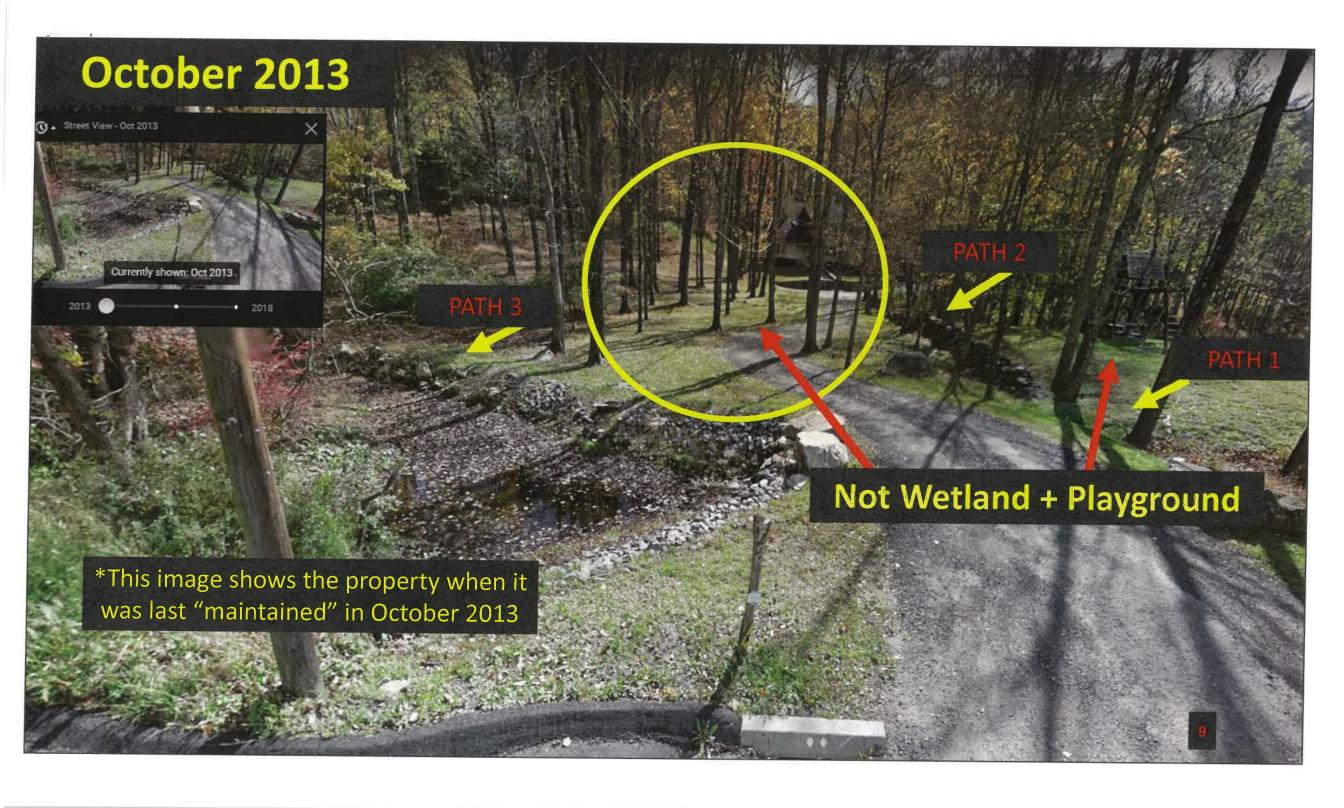
What we should have done differently

We should have reached out to the town planning board to verify our understanding of the code was correct

What we've done to make it right

- -- Relocated plastic playground
- --Removed over ½ turf
- --Removed over ½ staked in fencing
- -- Fixed screening
- Already had plan in place with
 Landscape Architect for native planting
 for spring before violation

Property History Pre-Purchase

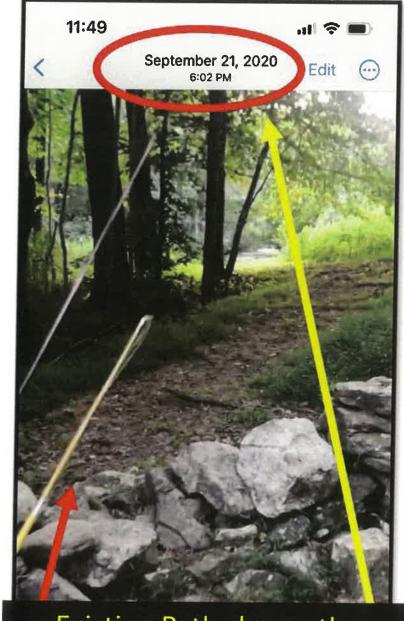




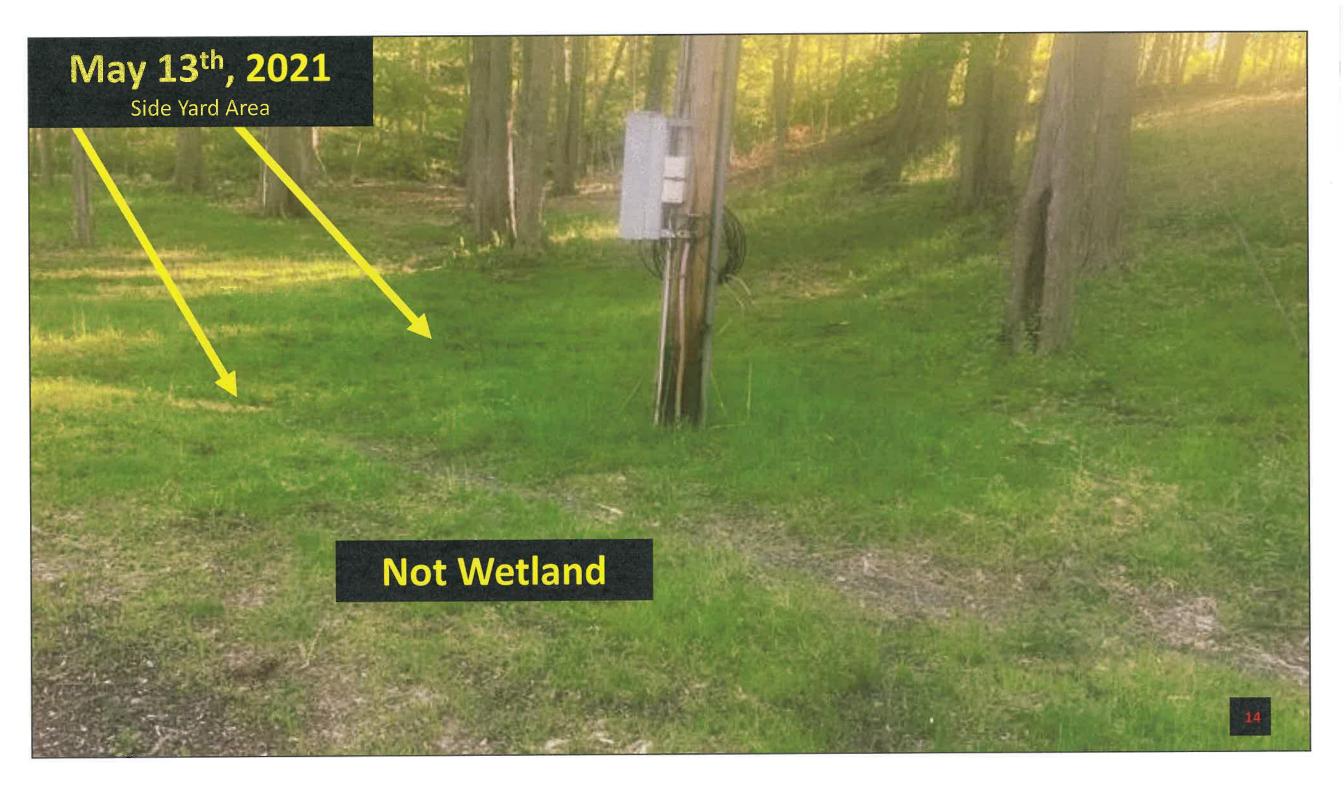


Property History Post-Purchase

Path To Pond Area September 2020



Existing Path shown the DAY we purchased the home



Not Wetland



August 27th, 2021 Side Yard Area



Weather 2 Days Before Inspection January 1st, 2023

Precipitation

Total Precipitation

Rain and/or melted snow reported during the day.

0.42 IN

Weather 1 Day Before Inspection January 2nd, 2023

Precipitation

Total Precipitation

Rain and/or melted snow reported during the day.

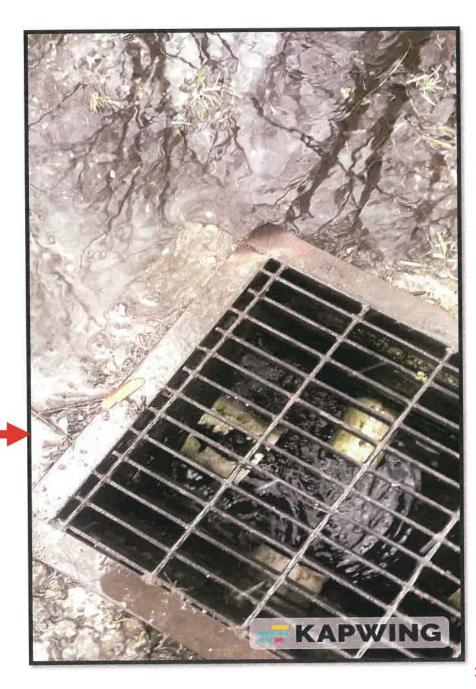
0.03 IN



January 2023 Side Yard Area

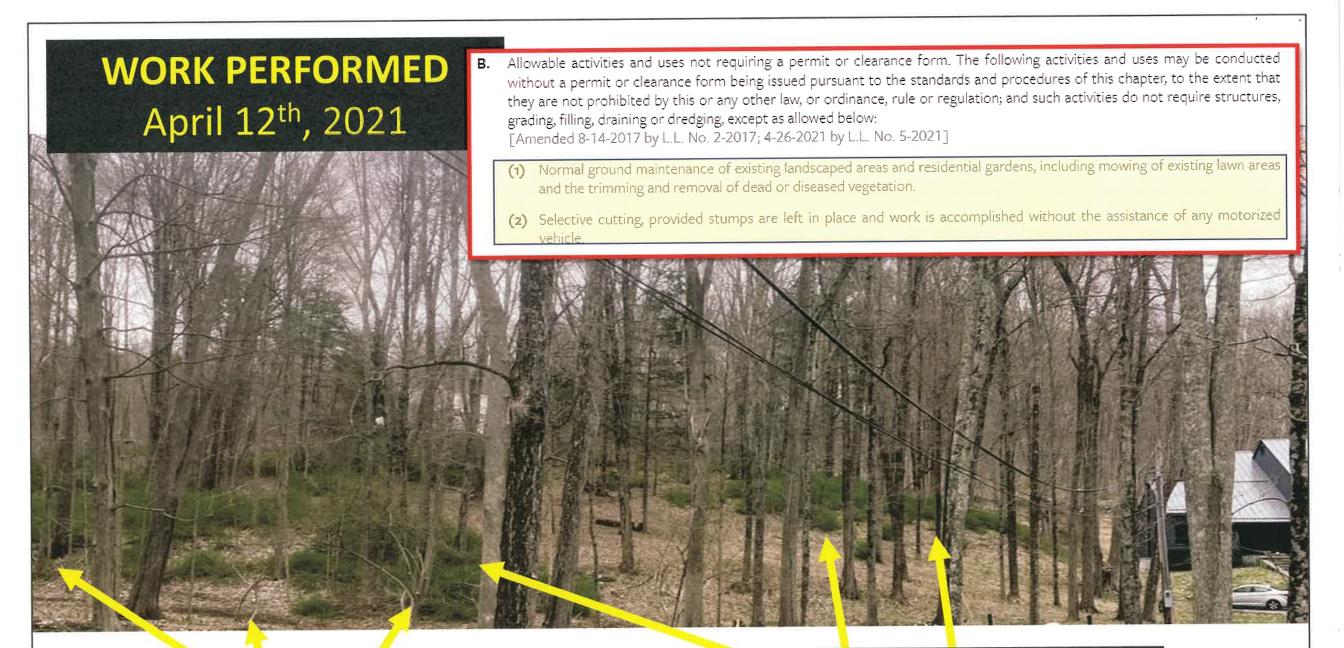
<u>Video</u>

Video shows that existing drainage system is not working properly



Work Performed

Work Performed Since Purchase of Property



Burning Bush

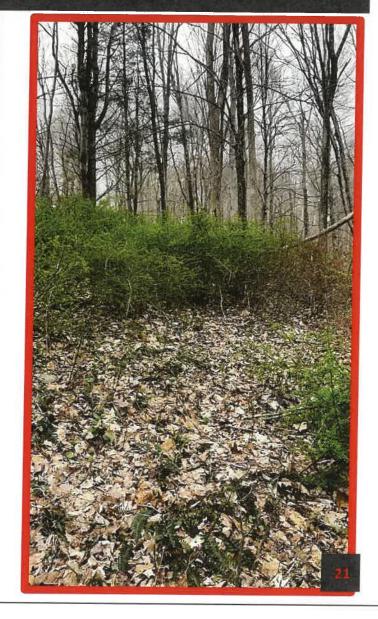
Japanese Barberry

Work Performed April 16th, 2021



Invasive Japanese Barberry Removal Videos





April 29th, 2021 – Native Planting











Planting of over

15+ Native Trees on our

property

Planting of natives during the Annual Triangle Beautification as a part of the Lewisboro Garden Club



January 14th, 2022





Several trees <u>fell on</u> & near neighbor's fence





September 1st 2021

Invasive Burning Bush removal

Processing of several large downed trees that had been clearly rotting on the property for many years







June 9th 2022



Processing of one tree, set to fall on neighbor's fence



which fell on neighbor's fence

April – June 2022

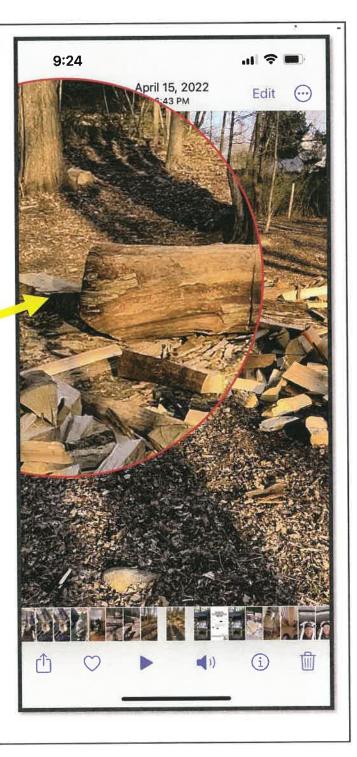


**3 Dead, Diseased & Dangerous trees felled by neighbor's Landscaping team. Each dead tree ran the risk of falling on neighbor's fence

*Processing of these **3 trees** was performed **by hand**. **It took 2 months**, and then resulted in a stop work order from the town on 5/9/2022. Stumps are still intact.

We spoke with, provided evidence and were given permission to continue, by the **Building**Inspector (Joe) on 5/9/2022

As a courtesy to our neighbors, we hung privacy screening so they would not have to see us hand chopping wood.





Summer 2022 Privacy Screens Installed

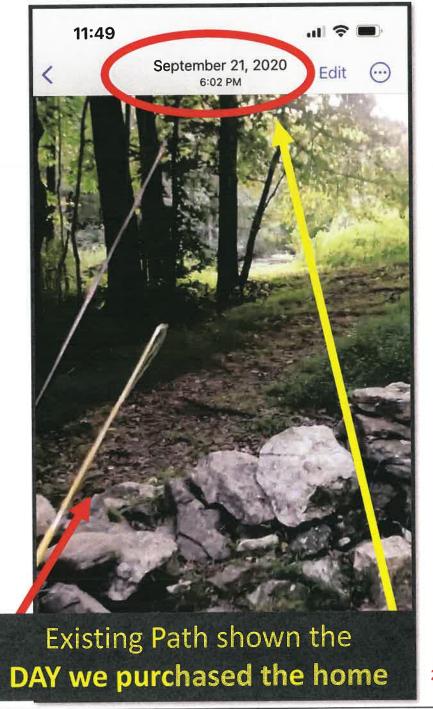
- Originally put up as a courtesy for the neighbors
- Sections severely damaged during storm on 12/23/2022
- Fully taken down and moved completed 01/23/2023
 - (30 Days Later)

Rock Path



Woodchips added to existing path to preserve tree roots and make it so wife can walk baby in stroller to pond area.

Rocks added to stop woodchips from migrating into wetland area



Fall 2022

We blew the leaves in the upper left part of the property for the first time in over 10 years.

Unfortunately, I do not have any images of me blowing the leaves...

It took an incredibly long time,
and the leaf piles can still be seen throughout the area.

I never quite finished blowing them.

FencingMaterials Used

Town of Lewisboro, NY / Part II: General Legislation
Chapter 217 Wetlands and Watercourses

B. Allowable activities and uses not requiring a permit or clearance form. The following activities and uses may be conducted without a permit or clearance form being issued pursuant to the standards and procedures of this chapter, to the extent that they are not prohibited by this or any other law, or ordinance, rule or regulation; and such activities do not require structures, grading, filling, draining or dredging, except as allowed below:

[Amended 8-14-2017 by L.L. No. 2-2017; 4-26-2021 by L.L. No. 5-2021]

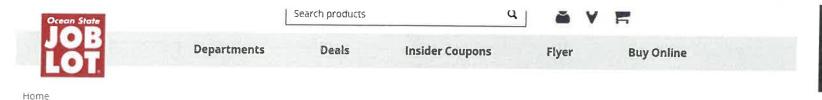
[Amended 5-24-2021 by L.L. No. 6-2021]

(16) Construction of a fence which is accessory to a single-family residence provided that hand-dug support posts are utilized for the fence.

[Added 5-24-2021 by L.L. No. 6-2021]





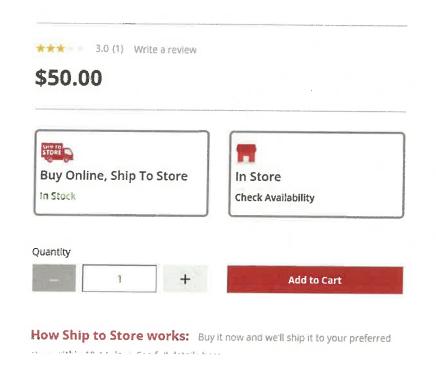


PlayscapeMaterials Used

All-Weather Green Artificial Grass, 8'x10'

SKU: 262480





- All-Weather Green Artificial Grass
- Moisture-resistant marine backing with drainage holes
- Perfect for patios, porches, balconies, decks & more
- Indoor/outdoor use
- Easy to clean
- · Stain & fade resistant
- 100% Polypropylene face
- · Polypropylene & latex backing
- Dimensions: 8' W x 10' L

Product Description

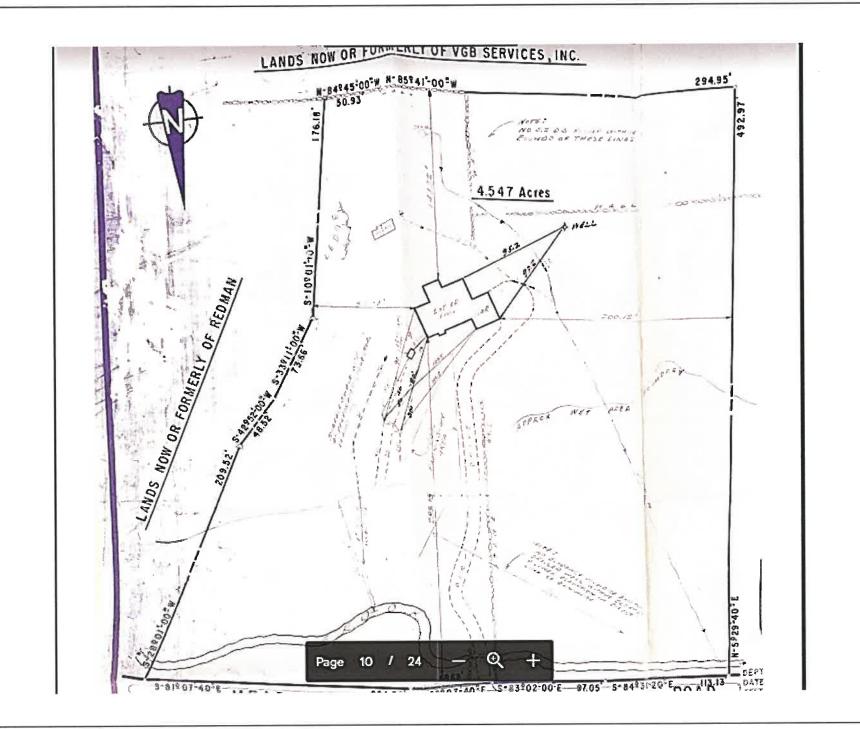
This all-weather artificial grass measures eight feet wide by 10 feet long. It's designed for indoor/outdoor use, making it perfect for sunrooms, play areas, porches, patios, decks, or even a homemade putting green in the backyard! It's stain- and fade-resistant and comes on a moisture-resistant marine backing complete with <u>drainage holes</u> to prevent mold, mildew, and rot.

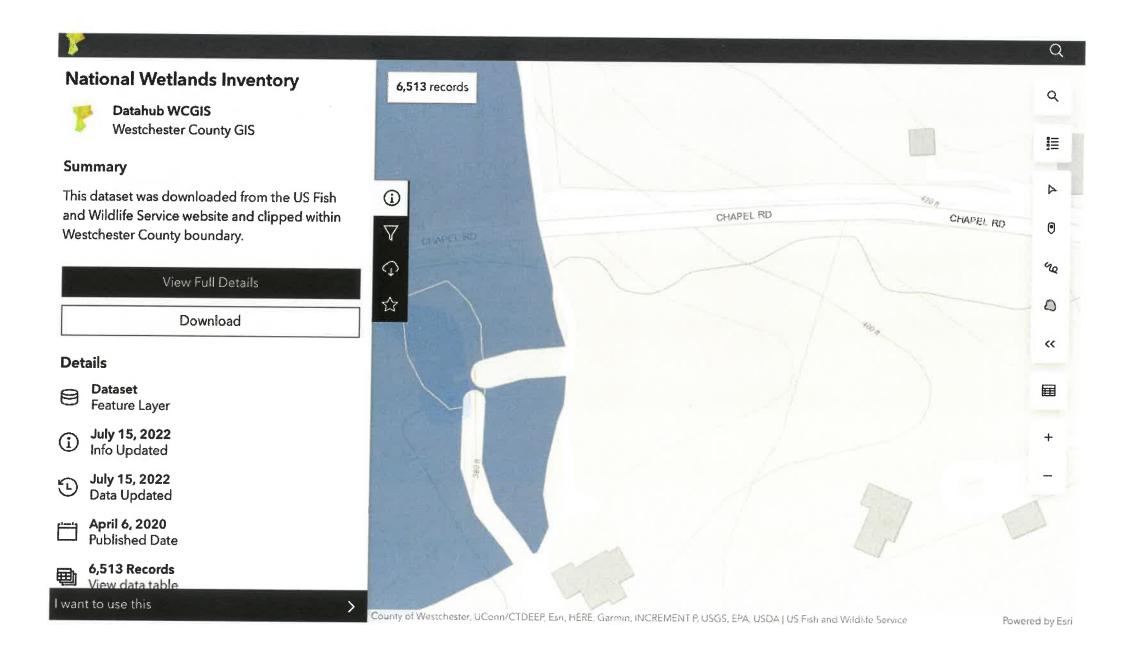
PlayscapeMaterials Used



1000 Landscape Fabric Staples Garden Stakes Galvanized Sod Staples 6 " 11 Gauge Condition: New 8 available Quantity: 80 sold / See feedback Price: US \$68.99 **Buy another** Add to cart Best Offer: Make offer ♥ Watching Additional service available 2-year protection plan from Allstate - \$4.99

Supporting Documentation





MALAN LANDSCAPE PLANT LIST AND IMAGES



Pre-planned List of Plantings for Spring 2023





Clethra- Sweetshrub Gray Dogwood Gray Dogwood Witch Hazel Witch Hazel Flower





Pre-planned List of Plantings for Spring 2023

Winterberry Winterberry-Follage Red Twig Dogwood Red Twig Dogwood-Follage











Arrawwood Viburnum

Viburnum - Arrawwood - Blue Muffin

Viburnum Nachyberry

Viburnum-Nannyberry

Viburnum- American Cranberrybush

MALAN LANDSCAPE PLANT LIST AND IMAGES



Pennsylvania Sedge Turtlehead Goatsbeard Fern Varieties