

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

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AGENDA

Tuesday, June 20, 2023

Courtroom at 79 Bouton Road

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

I. WETLAND VIOLATIONS

Cal #01-23WV

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

Cal #02-23WV

II. DECISION

Cal#04-23PB

Green deck, 114 Willow Court, Cross River, NY 10518; Sheet 17B, Block 10533, Lot 314 (Wendy & Josh Green, owners of record) – Application for enlarging an existing deck in a multi-family zone.

III. EXTENSION OF TIME REQUEST

Cal #66-17WP, Cal #12-17SW

Dedvukaj vacant land, 170 Elmwood Road, South Salem, NY 10590, Sheet 47, Block 10056, Lot 38 (Yuliya and Zef Dedvukaj, owners of record) – Application for a single-family residence, driveway, septic system and well; the Wetland and Stormwater Permits expire on Monday, June 19, 2023.

IV. SITE DEVELOPMENT PLAN REVIEW

Cal #02-23PB

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 #06-17PB

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

Cal #03-23PB, Cal #05-23SW

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 #05-23PB

Moran Deck, 119 Willow Court, Cross River, NY 10518; Sheet 17B, Block 10533, Lot 319 (Kristie Moran, owner of record) - Application for a deck in a multi-family zone.

V. WETLAND PERMIT REVIEW

Cal #34-22WP, Cal #01-21WV

Maple Tree Farm, 400 Smith Ridge Road, South Salem, NY 10590; Sheet 24, Block 9831, Lot 49B (Maple Tree Farm, LLC, owner of record) - Application for remediation of wetlands.

Cal#17-23WP

Catalano dock, 34 Twin Lakes Road, South Salem, NY 10590; Sheet 34A, Block 11831, Lot 17 (Dominick & Josephine Catalano, owners of record) – Application for a dock and shed.

Cal #22-23WP

Samberg Residence, 6 Cove Road, South Salem, NY 10590; Sheet 33B, Block 11157, Lot 29 (Mitchell & Lynn Samberg, owners of record) – Application for a garage renovation and installation of a driveway, walkway and steps.

VI. CORRESPONDENCE

Referral from Town Board - Notice of Intent to be Lead Agency in a coordinated SEQR Review - For a feasibility study to develop a sewer and wastewater treatment plant for parts of these lakes: Waccabuc, Rippowam, Oscaleta and Truesdale.

Referral from Wilton, CT Inland Wetlands Commission – Zitterman Residence, 24 Silver Spring Road, Wilton, CT – Application for an “after-the-fact,” underground propane tank within a regulated area.

VII. MINUTES OF May 16, 2023.

VIII. NEXT MEETING DATE: July 18, 2023.

IX. ADJOURN MEETING.