

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

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AGENDA

Tuesday, July 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. DECISIONS

Cal #01-23WV, Cal #27-23WP

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

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.

II. EXTENSION OF TIME REQUEST

Cal #03-13PB, Cal #03-16WP, Cal #19-21SW

“Silvermine Preserve,” Silvermine Drive & Lockwood Road, South Salem, NY, 10590 Sheet 48, Block 10057, Lot 15 and Sheet 51, Block 10057, Lot 104 (Ridgeview Designer Builders, Inc. & Daniel Higgins, owners of record) – Request for two 90-day extensions of time to the Resolution granting Final Subdivision Plat Approval, Wetland Activity and Stormwater Permits, dated August 16, 2022 for the construction of a 13 single-family houses; the current expiration date is August 14, 2023.

III. SITE DEVELOPMENT PLAN REVIEWS

Cal #06-17PB

Wolf Conservation Center, Buck Run, South Salem, NY 10590; Sheet 21, Block 10803, Lots 3, 65, 67, 77, 81, 82 & 83 plus roadbeds (Sheet 21, Block 10803, Lots 81(po), 84, 86 & 88) (Wolf Conservation Center, owner of record) - Application for a Subdivision, Site Plan and Special Use Permit associated with a private nature preserve.

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.

IV. WETLAND PERMIT REVIEWS

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 #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.

Cal #26-23WP

Scott's Dam Reservoir Rehabilitation, 0 Wakeman Road, South Salem, NY 10590; Sheet 47, Block 10057, Lot 11 (Norwalk City First Taxing District, owner of record) - Application for dam improvements and a temporary accessway.

V. WETLAND VIOLATION

Cal #02-23WV

Merchan and Valencia Residence, 1324 Route 35, South Salem, NY 10590; Sheet 39, Block 10543, Lot 22 (Lina Merchan and Fabio Valencia, owners of record)

VI. CORRESPONDENCE

Cal #10-15 PB, Cal #20-17WP, Cal #5-17SW

Lewisboro Commons (Wilder Balter), 100 Beekman Lane, Goldens Bridge, NY 10526; Sheet 5, Block 10776, Lots 19, 20 & 21 (Lewisboro Commons Housing Development Fund Co., Inc., owner of record) - Request for a partial release of the apartments' construction performance bond.

Ridgefield, CT Planning and Zoning Commission to amend its Town Code §2.2; 7.3.C; 7.3.E; 7.3.G (related to digital signage) and §2.2;8.8 (related to outdoor eating).

VII. MINUTES OF June 12, 2023 and June 20, 2023.

VIII. NEXT MEETING DATE: August 15, 2023.

IX. ADJOURN MEETING.