

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

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AGENDA

Tuesday, August 15, 2023

Courtroom at 79 Bouton Road

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

I. PUBLIC HEARING

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.

II. SITE DEVELOPMENT PLAN REVIEW

Cal #01-23PB, Cal #11-23SW

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.

III. WETLAND PERMIT REVIEWS

Cal #22-23WP, 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)

Cal #29-23WP, Cal #09-23SW

Bernabo vacant land, 96 Post Office Road, Waccabuc, NY 10597; Sheet 25, Block 10812, Lot 3; (Alex Bernabo, owner of record) – Application for a new well, septic and house.

Cal #30-23WP

Bisset Residence, 65 Lake Shore Drive, South Salem, NY 10590; Sheet 36G, Block 11174, Lot 3 (Patricia & Paul Bisset, owners of record) – Application for a new patio and walls, walkways

Cal #31-23WP

Long Pond Preserve channel, 0 Tarry-A-Bit Drive, Waccabuc, NY 10597; Sheet 22, Block 11155, Lots 143 & 145 and Sheet 25, Block 11155 Lot 139 (Three Lakes Council, owner of record) – Application for an East of Hudson Watershed Corporation stormwater retrofit/channel stabilization project on Long Pond Preserve.

IV. SPECIAL USE PERMIT

Cal #02-10PB

Bedford Audubon Society, 35 Todd Road, Katonah, NY 10536; Sheet 5, Block 10776, Lots 7 & 30 and Sheet 5, Block 10777, Lot 3 (Bedford Audubon Society, owner of record)– Application for the renewal of a Special Use Permit or a private nature preserve.

V. SITE VISIT REPORT

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.

VI. CORRESPONDENCE

Delaware County Department of Planning and Watershed Affairs – Lead Agency Notification for land acquisition in the EOH and WOH water sheds.

Ridgefield, CT Planning and Zoning Commission to amend its Town Code § 2.2 - renewable energy systems.

VII. MINUTES OF July 18, 2023.

VIII. NEXT MEETING DATE: September 19, 2023.

IX. ADJOURN MEETING.