

**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](mailto:planning@lewisborogov.com)**

**AGENDA**

**Tuesday, May 16, 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 REQUESTS**

**Cal #07-21PB**

**Cross River Pharmacy, 890 Route 35, Cross River, NY 10518; Sheet 20, Block 10801, Lot 30 (Central Ave., White Plains, LLC., owner of record) - Extension of time request for a Change of Use Permit Approval and Waiver of Site Development Plan Procedures granted in the above-referenced application on October 19, 2021; current expiration date was April 19, 2023.**

**Cal #03-22PB**

**Arbor Hills Water System, 0 Brundige Drive, Goldens Bridge, NY 10526; Sheet 12, Block 11152, Lot 200 (Arbor Hill Waterworks, Inc, owner of record) - Extension of time request for the Site Development Plan Approval granted in the above-referenced application on May 17, 2022; current expiration was May 17, 2023.**

**Cal #09-22PB**

**Indian Hills Water System, 0 Apache Circle, Katonah, NY 10536; Sheet 10, Block 11152, Lot 189 (Waccabuc Water Works, Inc, owner of record) - Extension of time request for the Site Development Plan Approval granted in the above-referenced application on June 21, 2022; current expiration is June 21, 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 #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. DECISION**

**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. 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 #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.**

**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.**

**V. WETLAND PERMIT REVIEW**

**Cal #41-22WP, Cal #20-22SW**

**Nelson Residence, 30 Gideon Reynolds Road, Cross River, NY 10518; Sheet 16, Block 10533, Lot 515 (John & Christina Nelson, owners of record) – Application for a pool, patio and plantings.**

**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#15-23PB**

**Rose patio, 15 Truesdale Lake Drive, South Salem, NY 10590; Sheet 36L, Block 10815, Lot 30 (Ellen & Robert Rose, owners of record) – Application for a patio.**

**Cal#18-23WP, Cal#07-23SW**

**Altholz driveway, 327 Waccabuc Road, Goldens Bridge, NY 10526; Sheet 7, Block 11137, Lot 30 (Michelle & Michael Altholz, owners of record) – Application for a driveway.**

**Cal#16-23WP**

**Catalano dock, 30 Twin Lakes Road, South Salem, NY 10590; Sheet 34A, Block 11831, Lot 15 (Agnes Catalano and Teresa Martens, owners of record) – Application for a dock.**

**Cal #19-23WP, Cal#08-23SW**

**Berk and Silvan Residence, 80 Ridgefield Ave, South Salem, NY 10590; Sheet 29, Block 10553, Lot 118 (Marnie Berk & Jon Silvan, owners of record) – Application for a patio and walkway.**

**VI. 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)**

**VII. SITE VISIT REPORT**

**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.**

**VIII. CORRESPONDENCE**

**Ridgefield, CT Planning and Zoning Commission to amend its Town Code §2.2 and §7.3.D.4 related to electric vehicles charging stations.**

**IX. MINUTES OF April 18, 2023.**

**X. NEXT MEETING DATE: June 20, 2023.**

**XI. ADJOURN MEETING.**