

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

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AGENDA

Tuesday, September 19, 2023

The Commons / Courtroom at 79 Bouton Road

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

I. SITE DEVELOPMENT PLAN REVIEW

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 25 parking spaces for Bacio restaurant and four residential spaces.

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 #04-19PB, Cal #17-19WP, Cal #06-19SW

Pound Ridge Stone, 2 West Road, South Salem, NY 10590; Sheet 49B, Block 9831, Lot 1 (Two West Road LLC, owner of record) – The Planning Board Resolution for a Negative Declaration of Significance, Site Development Plan Approval, Special Use Permit Approval, Town Wetland Activity Permit Approval and Town Stormwater Permit Approval granted on August 17, 2021 for site upgrades including additional parking and storage areas expired August 17, 2023. Reapproval resubmittal.

II. LOT-LINE CHANGE

Cal #02-22PB, Cal #03-22WP and Cal #02-22SW

Hollander/Audemard residences, 153 Post Office Road, South Salem, NY 10590; Sheet 32A, Block 10804, Lot 19 (Cassie & Seth Hollander, owners of record) and 151 Post Office Road Sheet 32A, Block 10804, Lot 91 (Olivier & Rebecca Audemard, owners of record) – Reapproval for lot-line change and driveway work; Planning Board approval expired March 20, 2023.

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) - Application for remediation of wetlands.

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.

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 #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 #24-23WP

Lindberg driveway, 74 Elmwood Road, South Salem, NY 10590; Sheet 55, Block 10302, Lot 11 (Kevin & Naomi Lindberg, owners of record) – Application for paving an existing gravel driveway.

Cal #37-23WP

Pollinator Garden, 28 Fairmount Road, Goldens Bridge, NY 10526; Sheet 7, Block 11137, Lot 25 (Town of Lewisboro, owner of record) – Application for the installation of a pollinator garden.

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.

Cal #01-13PB

Verizon Wireless, 117 Waccabuc Road, Goldens Bridge, NY 10526; Sheet 11, Block 11137, Lot 52 (Ash Tree Development, LLC, owner of record) - Application for the renewal of a Special Use Permit for a colocator on an existing cell tower.

V. CORRESPONDENCE

Cal #08-02PB

JVG Estates (formerly Popoli Subdivision / 1437 Route 35) Bluestone Lane, South Salem, NY 10590, Sheet 40, Block 10552, (formerly known as Lots 3, 4 & 5) current owners of record:

- **Monica & Vito Di Matteo, Sheet 40, Block 10552, Lot 3 (was Lot 3 on plat) 5 Bluestone Lane**
- **Adam & Julieann Giardina, Sheet 40, Block 10552, Lot 41 (was Lot 4 on plat) 6 Bluestone Lane**
- **Jennifer Bayley & Gavin Jones, Sheet 40, Block 10552, Lot 42 (was Lot 5 on plat) 4 Bluestone Lane - Request for wetland bond reduction.**

Referral from Wilton, CT Inland Wetlands Commission – Zitterman Residence, 24 Silver Spring Road, Wilton, CT – Application for a flagstone patio in gravel, plant above retaining wall and removal of a small shed within a regulated area.

Resident complaint regarding LED lighting at Wild Oaks Townhouses, Park Road, Goldens Bridge, NY 10526

VI. MINUTES OF August 15, 2023.

VII. NEXT MEETING DATE: October 17, 2023.

VIII. ADJOURN MEETING.