

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

AGENDA

Tuesday, October 17, 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. DECISION

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.**

II. PUBLIC HEARINGS

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 for 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 25 parking spaces for Bacio restaurant and four residential spaces.

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 #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 collocator on an existing cell tower.

III. EXTENSION OF TIME REQUESTS

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) - Request for an extension of time to the Resolution granting Site Development Plan Approval and Town Stormwater Permit Approval dated May 17, 2022, for the construction of a water treatment facility. The current expiration date is November 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) - Request for an extension of time to the Resolution granting Site Development Plan Approval, Town Wetland Permit Approval and Town Stormwater Permit Approval dated June 21, 2022, for construction of a water treatment facility. The current expiration date is December 21, 2023.

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) - Request for an extension of time to the Resolution granting Change of Use Permit Approval and Waiver of Site Development Plan Procedures dated October 19, 2021, for a change of use from physical training studio to pharmacy use. The current expiration date is October 19, 2023.

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) – Request for an extension of time to the Resolution granting Site Development Plan Approval, Town Wetland Permit Approval and Town Stormwater Permit Approval Dated May 16, 2023, for beachfront improvements including renovation of the boathouse, construction of a pavilion, replacement of the snack bar, and installation of accessible parking and walkways. Conditions #1-16 of that Resolution are to be completed by November 16, 2023.

IV. SITE DEVELOPMENT PLAN REVIEW

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, Site Plan and Special Use Permit associated with a private nature preserve.

V. WETLAND PERMIT REVIEWS

Cal #39-23WP

Richeda Residence, 15 Wakeman Road, South Salem, NY 10590; Sheet 47C, Block 10065, Lot 5 (Marilyn Richeda, owner of record) – Application to rebuild a single-family residence.

Cal #32-23WP, Cal #10-23SW

Gecaj Residence, 926 Route 35, South Salem, NY 10590; Sheet 20, Block 10801, Lot 156 (Xhafer Gecaj, owner of record) – Application for a new well, septic and house.

VI. SITE VISIT REPORTS

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

Bernabo Residence, 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.

VII. MINUTES OF September 19, 2023.

VIII. NEXT MEETING DATE: November 21, 2023.

IX. ADJOURN MEETING.