

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

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AGENDA

Tuesday, November 21, 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 #06-17PB, Cal #43-23WP, Cal #18-23SW

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 associated with a private nature preserve.

II. PUBLIC HEARINGS

Cal #06-17PB, Cal #43-23WP, Cal #18-23SW

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 Plan Approval, Site Development Plan Approval and Special Use Permit Approval, Wetland Activity Permit Approval and Stormwater Activity Permit associated with 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 and site visit report.

III. EXTENSION OF TIME REQUESTS

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; current expiration dates are November 16, 2023.

Cal #91-19WP, Cal #10-19SW

McArthur and Salazar Residence, 40 Old Pond Road, South Salem, NY 10590, Sheet 33C, Block 11155, Lots 16, 17 & 44 (William McArthur, owner of record) - Extension of time for Wetland Permit Approval and Stormwater Permit Approval in connection with the reconstruction of a lakeside residence and cottage; current expiration dates are November 17, 2023.

IV. 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 #41-23WP

28 Fairmount Road pocket park, 28 Fairmount Road, Goldens Bridge, NY 10526; Sheet 7, Block 11137, Lot 25 (Town of Lewisboro, owner of record) – Application for a new pavilion.

V. SITE VISIT REPORT

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 and site visit report.

VI. DISCUSSIONS

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.

2024 Meeting Dates

VII. CORRESPONDENCE

Ridgefield, CT Planning and Zoning Commission to amend its Town Code §9.1 and 9.2 as related to how to obtain a license for dealing in or repairing motor vehicles.

VIII. MINUTES OF October 17, 2023.

IX. NEXT MEETING DATE: December 19, 2023.

X. ADJOURN MEETING.