

Meeting of the Planning Board of the Town of Lewisboro held at the Commons / Courtroom at 79 Bouton Road, South Salem, New York on Tuesday, November 21, 2023 at 7:30 p.m. The audio recording of this meeting is Lewisboro Planning Board 231121\_001.MP3

Present: Janet Andersen, Chair  
Susan Gerry  
John Gusmano  
Charlene Indelicato  
Bruce Thompson  
Jud Siebert, Esq., Keane & Beane P.C., Planning Board Counsel  
Jan Johannessen, AICP, KSCJ Consulting  
Kevin Kelly, Building Inspector  
John Wolff, Conservation Advisory Council (CAC)

Absent: None.

Ms. Andersen opened the meeting at 7:30 p.m. and noted the exits.

## I. DECISION

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

(1:40 – 4:56)

**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 Subdivision Plan Approval associated with a private nature preserve.

Spencer Wilhelm, Wolf Conservation Center; Janet Giris, DelBello Donnellan Weingarten Wise and Wiederkehr; Matt Gironda, Bibbo Associates; and Travis Schnell, AIA; were present.

Ms. Andersen stated the board had previously agreed to waive the public hearing for this matter.

Mr. Johannessen reviewed the draft resolution for the proposed lot-line change noting that the plat will remain unsigned until the Site Development Plan and Special Use Permit Approvals have been granted.

On a motion made by Ms. Indelicato, seconded by Mr. Thompson, the Board granted preliminary and final subdivision approval to the Wolf Conservation Center, Buck Run, South Salem. In favor: Ms. Andersen, Ms. Gerry, Mr. Gusmano, Ms. Indelicato and Mr. Thompson. Absent: None. A copy of the Resolution is attached to these minutes.

## II. PUBLIC HEARINGS

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

(4:57 – 22:44)

**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 Site Development Plan, Special Use Permit, Wetland Activity Permit and Stormwater Permit Approvals associated with a private nature preserve.

Spencer Wilhelm, Wolf Conservation Center (WCC); Janet Giris, DelBello Donnellan Weingarten Wise and Wiederkehr; Matt Gironda, Bibbo Associates; and Travis Schnell, AIA; were present.

Prior to the start of the meeting, Ms. Giris submitted the receipt for mailing the public hearing notice, affidavit of mailing, green cards from the certified mailings and affidavit of sign posting to Ms. Conran.

The public hearing was opened at 7:35 p.m.

Ms. Giris stated this application includes demolition of buildings and the construction of an education building for the WCC's various programs. She noted that they will be resubmitting for the next meeting.

Mr. Gironda reviewed the main features of the site improvements: education pavilion, outdoor classroom, widening / repairing Buck Run (a private way to be renamed Atka's Way), 25-car parking lot, freezer building, twelve (4-person) sleeping pods, and new stormwater practices.

Mr. Schnell stated the proposal is for a WCC visitor center where guests will follow bluestone pathways from the parking lot to the 4,400 sf one-story education pavilion (reception area / classroom / gift shop) with solar on roof; connected by a pergola to the conference building, with a grass roof; amphitheater (outdoor classroom); and comfort station (composting toilets). He noted that there will be bird-friendly glass to minimize bird strikes.

The following member of the public addressed the Board:

Stephen Murray (18 Pamela Lane) commented that the WCC are good neighbors.

Ms. Giris stated the WCC received notice of a complete application from the DEP and expect comments at the end of the month. She noted that the enclosures' fence height in the setback requires a variance and the ZBA application will be submitted shortly. Ms. Giris stated the proposal was approved by ACARC on October 11, 2023 and she requested inclusion on the next agenda.

Ms. Andersen stated this public hearing will continue December 19, 2023.

**Cal #03-23PB, Cal #05-23SW**

(22:45 – 50:22)

**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.

Antonio Abbate and Antonio Coppola, owners; Joseph Riina, P.E., Site Design Consultants; and Michael Sirignano, Esq. were present.

Ms. Andersen stated this is a continuation of the public hearing which opened October 17, 2023

Ms. Andersen reported on the site visit held on November 10, 2023 at 5 p.m.

**Attendees:**

- Applicant: Antonio Coppola and Joe Riina
- Planning Board: Janet Andersen, Sue Gerry, John Gusmano, Charlene Indelicato, Bruce Thompson

Planning Board members arrived and walked up to Mark Mead Street and looked at the vegetation on both sides of the street. The group discussed that the plan included adding plantings near the proposed parking areas. They identified where the proposed residential parking would enter and be on the side of the house. The group then walked down to the proposed parking area, which would start slightly north of the existing driveway. They noted the dilapidated condition of the

garage but the otherwise well-kept areas. The group saw that the existing and proposed contours would be lower than the adjacent properties to the east and south.

The group observed that the area was generally busy with a commercial, not bucolic ambiance. They noted that lights were visible on the lot from commercial businesses along Route 35, and the existing intrusion of vehicle lights and traffic noise.

Mr. Sirignano stated that parking is an as-of-right use of the northern portion of the lot. He noted the next submission will feature 12 restaurant employee spaces plus four residential spaces.

Mr. Riina stated at the restaurant (12 North Salem Road) there will be an additional ADA accessible parking space and at the subject property there will be 12 dedicated staff spaces and the four dedicated tenant parking spaces will be on the east side of the gravel parking lot; there will not be any parking directly on Mark Mead Road.

The following members of the public addressed the Board:

Lisa Miller (23 Mark Mead) commented that the revised parking scheme will maintain green areas on Mark Mead and with the 12 spaces for staff only there will be less noise from cars driving on the gravel.

Andrew Cullen (30 Mark Mead) commented that the house is 150 years old and cautioned about the septic system health and distance from well.

Ms. Andersen stated the Board did view the subject parcel from 34 Mark Mead but not 23 Mark Mead. She noted that the site visit is informational only not a discussion.

Mr. Johannessen reviewed the KSCJ memo that was prepared prior to the November 21, 2023 submission.

The Board discussed if a parking count study was warranted and agreed it was not necessary with the revised plan. .

Ms. Andersen stated this public hearing will continue January 16, 2024.

### III. EXTENSION OF TIME REQUEST

#### **Cal #08-21PB**

(50:23 – 52:07)

**Oakridge Apartments, 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 date is November 16, 2023.

Phil Pine, owner, was present.

Mr. Pine requested a six-month extension stating that the check set has been submitted and the next step is to print the mylars.

On a motion made by Ms. Gerry, seconded by Mr. Gusmano, the Board granted a six-month extension of time to the Amended Site Development Plan Approval dated May 16, 2023 for Oakridge Common, 920 Oakridge

Common, South Salem; the new expiration date is May 16, 2024. In favor: Ms. Andersen, Ms. Gerry, Mr. Gusmano, Ms. Indelicato and Mr. Thompson. Absent: None.

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

(52:08 - 1:04:23)

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

William McArthur, owner, was present.

Mr. McArthur requested a six-month extension stating there are two outstanding conditions to be satisfied: the floodplain permit and planting bond. He noted that he submitted the floodplain permit application in January 2022 and the Building Inspector issues that permit. Mr. McArthur stated that it is difficult to secure financing for plantings and he requested that that condition be moved to just before the CO is issued so construction could begin and he can apply for financing.

Ms. Andersen stated the planting bond is put in place to ensure the project is completed and the vegetation is viable. Mr. Johannessen stated that this type of bond usually covers the cost of the plant material, installation, and guarantee which in this case tallies to \$50,000. He recommended revising the approval to require the planting bond six months after the building permit is issued. Mr. McArthur indicated that condition would allow him to secure a planting bond and agreed with the recommendation.

On a motion made by Ms. Indelicato, seconded by Ms. Gerry, the Board granted a six-month extension of time to the Wetland Permit Approval and Town Stormwater Permit Approval dated November 17, 2020 for the McArthur and Salazar Residence, 40 Old Pond Road, South Salem; the new expiration date is May 17, 2024. In favor: Ms. Andersen, Ms. Gerry, Mr. Gusmano, Ms. Indelicato and Mr. Thompson. Absent: None.

Mr. Kelly recommended that he meet with the applicant to discuss the project. Mr. McArthur agreed.

The Board reached consensus to have Mr. Johannessen draft a resolution for the December 19, 2023 meeting.

#### **IV. WETLAND PERMIT REVIEWS**

**Cal #22-23WP, Cal #02-23WV**

(1:04:24 - 1:05:09)

**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.

No one was present on behalf of the owners.

Ms. Andersen stated today was a control date for this matter and the Board is waiting for plans to be submitted.

The Board reached consensus to have this matter return for its January 16, 2024 meeting.

**Cal #41-23WP**

(1:05:10 - 1:08:24)

**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.

Jonathan Monti and Jodi Shearer, trustees of the Goldens Bridge Hamlet Organization, were present on behalf of the owners.

Mr. Monti stated the proposal is to install a 12' by 20' pavilion on gravel at 28 Fairmount Road. He noted that this is to be a public gathering space and the Board recently heard the application for a pollinator garden at the site.

On a motion made by Ms. Gerry, seconded by Mr. Gusmano, the Board determined that the review of the 28 Fairmount Road pocket park pavilion, 28 Fairmount Road, Goldens Bridge, will be handled administratively by a permit issued by the Wetlands Inspector. In favor: Ms. Andersen, Ms. Gerry, Mr. Gusmano, Ms. Indelicato and Mr. Thompson. Absent: None.

## V. SITE VISIT REPORT

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

(1:08:25 - 1:15:50)

**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.

Xhafer Gecaj, owner and Michael Sirignano, Esq. were present.

Ms. Andersen reported on the site visit held on November 10, 2023 at 4:15 p.m.

#### Attendees:

- Applicant: Jeff Gecaj and Steve Marino
- Planning Board: Janet Andersen, Susan Gerry, John Gusmano, and Charlene Indelicato.
- CAC: John Wolff

The group started at the front of the vacant flag lot and saw where the proposed driveway would enter; it will take up most of the “pole” area. As one moves north to the main part of the lot, the driveway will curve around close to the back of the front parcel at 930 Route 35. The group saw a stake that indicated the start of the garage and house footprint. The house will be within the 150' town wetland buffer. The group was shown the approximate 100' NYS buffer and could see that trees had been felled within the buffer on both lots, beyond where the house and driveway would go. The area cleared of trees appeared to be a significant open space with an opportunity to replace some canopy.

Mr. Sirignano stated the drawings are being revised and he asked the Board if the applicant can start to take out the felled timber before the winter. The Board reached consensus to review the resubmission before authorizing any work at the site. Mr. Johannessen stated that no ground disturbance, such as use of motorized vehicles to remove the felled trees, should be authorized before the town stormwater permit is issued and NYS SPDES coverage granted. He noted the stormwater permit could be phased to have this clearing followed by the construction site work. Mr. Sirignano agreed to resubmit for the December 19, 2023 meeting.

## VI. DISCUSSIONS

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

(1:15:50 – 1:41:59)

**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.

Alex and Faus Bernabo and Peder Scott, AIA were present.

Ms. Andersen stated that although a resubmission was received it was after the deadline so there was not enough time for the standard review and memo to be drafted. She noted that the current wetland code requires proposals to be the least impactful on the wetlands and to that end alternative proposals, such as a smaller footprint, to protect the wetlands should be explored and she is not comfortable with the current plan.

Ms. Gerry stated the house site is landlocked by the wetlands such that compromising the wetlands cannot be avoided during construction. She noted that this Board and the outside agencies have different jurisdictions and areas of concern.

Mr. Scott stated they have approvals from the Department of Health and the DEP. He noted that the wetlands have been flagged and except for the stormwater planter and well, the proposed house site is out of the wetlands; that planter could be moved to the south side (away from the wetlands). Mr. Scott stated the porches will have Sonotubes which can be augured into place and the proposed mitigation is currently at 1:1.6. Mr. Johannessen reminded the applicant that there is also the 150' wetland buffer to consider.

Mr. Siebert stated that the Board is required to analyze projects to the standards of the Town Code's wetland chapter as well as its SEQR review obligation.

Mr. Bernabo stated that the house site has been moved 15' to preserve a large oak and the single level is to decrease the visual impact on the neighbors.

Mr. Kelly stated that a two-story house could cut the footprint in half. Mr. Scott agreed to resubmit some alternatives.

Mr. Thompson stated he would like to make a site visit. The applicant agreed.

#### **2024 Meeting Dates**

(1:42:00 – 1:43:14)

Ms. Andersen stated the draft 2024 calendar has the meeting dates on the third Tuesday of the month with standard initial and resubmission deadlines.

On a motion made by Mr. Gusmano, seconded by Ms. Gerry, the Board approved the meeting and submission dates for 2024, as submitted. In favor: Ms. Andersen, Ms. Gerry, Mr. Gusmano, Ms. Indelicato and Mr. Thompson. Absent: None. A copy of those dates is attached and is part of these minutes.

#### **Cal #07-23PB**

(1:45:03 - 1:48:25)

**Rings End of Lewisboro solar, 382 Smith Ridge Road, South Salem, NY 10590; Sheet 49B, Block 9827, Lots 23 & 79 (Lewisboro Supply Co Inc, owner of record) - Application for roof-mounted solar panels.**

Morgan Kennedy, Sync Renewables, was present on behalf of the owners.

Mr. Johannessen stated Rings End is proposing the installation of a solar array on its existing building. He noted the application was received after the deadline, the improvements do not create any ground disturbance and a resolution could be prepared for the next meeting.

Mr. Kennedy stated the applicant is applying for a 2023 investment tax credit.

The Board reached consensus to have Mr. Johannessen draft a resolution for the December 19, 2023 meeting.

**VII. CORRESPONDENCE**

(1:43:15 – 1:44:04)

**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.**

Ms. Andersen stated this matter is a referral from Ridgefield, Connecticut's Planning and Zoning Commission. She noted that Ridgefield is proposing changes to how one obtains a license for dealing in or repairing motor vehicles.

On a motion made by Mr. Thompson, seconded by Ms. Indelicato, the Board authorized the Chair to sign a letter to the Town Board stating that the Planning Board has 'no comment,' with regard to recent changes to Ridgefield, Connecticut's Town Code. In favor: Ms. Andersen, Ms. Gerry, Mr. Gusmano, Ms. Indelicato and Mr. Thompson. Absent: None.

**VIII. MINUTES OF October 17, 2023.**

(1:44:05- 1:44:51)

On a motion made by Ms. Geirry, seconded by Mr. Thompson, the Board approved the minutes of the October 17, 2023 meeting, as submitted. In favor: Ms. Andersen, Ms. Gerry, Ms. Indelicato and Mr. Thompson. Abstain: Mr. Gusmano. Absent: None.

**IX. NEXT MEETING DATE: December 19, 2023.**

(1:44:52 - 1:44:56)

Ms. Andersen stated the next meeting date is December 19, 2023.

**X. ADJOURN MEETING.**

(1:44:57 - 1:45:02 and 1:48:26 - 1:48:41)

On a motion made by Ms. Gerry, seconded by Mr. Thompson, the meeting was adjourned at 9:18 p.m. In favor: Ms. Andersen, Ms. Gerry, Mr. Gusmano, Ms. Indelicato and Mr. Thompson. Absent: None.

Respectfully submitted,



Ciorsdan Conran  
Planning Board Administrator

**RESOLUTION  
LEWISBORO PLANNING BOARD**

**WOLF CONSERVATION CENTER, INC.  
PRELIMINARY AND FINAL SUBDIVISION APPROVAL**

**Sheet 21, Block 10803, Lots 3, 65, 67, 81, 82, 83, 86, 88  
Cal. #06-17PB**

**November 21, 2023**

**WHEREAS**, Wolf Conservation Center, Inc. ("WCC") has applied for subdivision approval, which application entails property consisting of approximately 118.9 acres of land located on Mead Street and Buck Run within the R-2A and R-4A Zoning Districts (the "subject property"); and

**WHEREAS**, the subject property encompasses and includes the following tax parcels: Sheet 21, Block 10803, Lots 3, 65, 67, 81, 82, 83, 86, and 88; and

**WHEREAS**, the subject property is comprised of two (2) lots, known as Parcels 1 and 2; and

**WHEREAS**, Parcel 1 (Tax Lot 3) is comprised of  $\pm 96.9$  acres,  $\pm 85.9$  acres of which is owned by the Town of Lewisboro and Westchester County and is a conservation parcel known as the Old Field Preserve. The remaining  $\pm 11$  acres within Parcel 1 are owned by WCC; and

**WHEREAS**, Parcel 1 ( $\pm 96.9$  acres) was acquired by the Westchester Land Trust ("WLT") in 2003. Immediately thereafter, on July 23, 2003, the WLT conveyed  $\pm 85.9$  acres of this parcel to the County of Westchester and the Town of Lewisboro (Old Field Preserve), and the remaining 11 acres to WCC; and

**WHEREAS**, this transfer of land by WLT in 2003 was affected by deed and not accompanied by formal subdivision of Parcel 1; and

**WHEREAS**, WCC's pending subdivision application seeks to formally divide Parcel 1 to reflect the deed conveyance that occurred in 2003; and

**WHEREAS**, the proposed lot line dividing Parcel 1 will have the same metes and bounds as the division line created by deed in 2003; and



**WHEREAS**, the proposed subdivision also include the merger of all lots owned by WCC (Tax Lots 65, 67, 81, 82, 83, 86, 88), including the merger of the ±11 acres associated with Parcel 1; and

**WHEREAS**, as a result of the proposed subdivision, Parcel 1 will consist of ±85.903 acres of land and Parcel 2 will consist of ±32.372 acres of land, not including the private road parcel associated with present day Buck Run which will consist of 0.633 acre; and

**WHEREAS**, Parcel 1 will continue to be owned by the Town of Lewisboro and Westchester County and will remain in conservation. Parcel 2 will continue to be owned by WCC and is the subject of Site Development Plan, Special Use Permit, Wetland Permit, and Stormwater Permit applications before the Planning Board for the purposes of expanding WCC and officially establishing the WCC premises as a Private Nature Preserve under Section 220-43.2 of the Zoning Code; and

**WHEREAS**, the application before the Planning Board also includes the abandonment of an existing access and utility easement located at the terminus of Buck Run; and

**WHEREAS**, Parcel 2 contains several easements (Easements A through C) which are associated with an off-site Federal Aviation Administration (FAA) facility and will be unaffected by the subdivision (and those activities to be undertaken under the Site Development Plan, Special Use Permit, Wetland Permit, and Stormwater Permit sought by WCC); and

**WHEREAS**, WCC is proposing to change the name of the private road serving its facility from Buck Run to Atka's Way; and

**WHEREAS**, on June 20, 2023, the Planning Board, as Lead Agency, adopted a Negative Declaration of Significance pursuant to the State Environmental Quality Review Act (SEQRA) for purposes of the action proposed by WCC on the subject property; and

**WHEREAS**, the proposed subdivision is considered a lot line realignment and will not result in the creation of any new lot or a zoning nonconformity; and

**WHEREAS**, the Planning Board has considered the submitted application, other materials submitted by WCC in support of its proposal, the written and verbal comments from the Board's professional consultants and the Conservation Advisory Council, and the verbal commentary made during Planning Board meetings.

**BE IT FURTHER RESOLVED THAT**, in accordance with Section 195-13 of the Subdivision Regulations, the Planning Board hereby waives submission of the Step II Application and the preparation of a Preliminary Subdivision Plat; and

**BE IT FURTHER RESOLVED THAT**, in accordance with Section 195-13 of the Subdivision

Regulations, the Planning Board hereby waives the public hearing on the subdivision plat; and

**BE IT FURTHER RESOLVED THAT,** the Planning Board hereby grants Final Subdivision Approval, subject to the below conditions; and

**BE IT FURTHER RESOLVED THAT,** the Planning Board hereby approves the following plan, subject to the below conditions:

Subdivision Plat, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., last revised September 25, 2023:

- “Lot Line Change Map Prepared for Town of Lewisboro/County of Westchester and The Wolf Conservation Center”

**BE IT FURTHER RESOLVED THAT,** Conditions #1 through #7, outlined below, must be completed within 180 days of the date of this Resolution (May 15, 2024). Should said conditions not be completed within the allotted time frame, this Resolution shall become null and void unless a 90-day extension is requested, in writing, by the applicants within said 180-day period and granted by the Planning Board.

**Conditions to be Satisfied Prior to the Signing of the Plat:**

1. The applicant, WCC, shall obtain all necessary approvals from the Planning Board and outside agencies associated with its applications for Site Development Plan, Special Use Permit, Wetland Permit and Stormwater Permit as well as all outside agency approvals including the Town Architectural and Community Appearance Review Council (ACARC), the Zoning Board of Appeals, the New York State Department of Environmental Conservation, New York State Department of Transportation, and Westchester County Department of Health.
2. The final plat shall be signed simultaneously with the Site Development Plans.
3. The plat shall contain original signatures from all applicable owners, the Westchester County Department of Health, and the appropriate design professionals.
4. The applicants shall provide a letter to the Planning Board Administrator acknowledging that they have read and will abide by the Conditions of this Resolution.
5. All applicable application fees and escrow shall be submitted by the applicants to the Planning Board Administrator.

6. The applicant, WCC, shall submit a "check set" (two copies) of the plat prepared to address any outstanding written comments and the conditions of this resolution for final review by the Planning Board's consultants.
7. The applicant, WCC, shall submit two (2) original mylar copies of the final plat, complete with all required original signatures, for final review and endorsement by the Town Consulting Engineer, Planning Board Administrator, and the Planning Board Chair.

**Conditions to be Satisfied Subsequent to the Signing of the Plat by the Planning Board Chair:**

8. Following the endorsement of the Final Subdivision Plat by the Planning Board Chair and Administrator, one (1) mylar plat will be returned to the applicant for copying and the second mylar plat will be retained by the Planning Board as a record copy.
9. Within ten (10) days after endorsement of the Final Subdivision Plat by the Planning Board Chair and Administrator, the applicant shall deliver, to the Planning Board Administrator, nine (9) printed copies of same, collated and folded.
10. The applicants shall demonstrate proof of filing the Final Subdivision Plat with the Westchester County Clerk's Office. The applicant shall deliver to the Planning Board Administrator three (3), 18" x 14" copies of the Final Subdivision Plat, as filed, showing all signatures and acknowledgements of filing.

**ADOPTION OF RESOLUTION**

**WHEREUPON**, the Resolution herein was declared adopted by the Planning Board of the Town of Lewisboro as follows:

The motion was moved by: Charlene Indelicato

The motion was seconded by: Bruce Thompson

The vote was as follows:

JANET ANDERSEN

aye

CHARLENE INDELICATO

aye

BRUCE THOMPSON

aye

JOHN GUSMANO

aye

SUSAN GERRY

aye

Janet Andersen  
Janet Andersen, Chair

November 21, 2023

**2024 PLANNING BOARD  
MEETING DATES/  
SUBMISSION DEADLINES**

**Town of Lewisboro**

Planning Board meetings are typically held on the third Tuesday of the month.

<b>Meeting Date 7:30 p.m.</b>	<b>Initial Submission Deadline by 10:00 a.m. - 5 Tuesdays before meeting -</b>	<b>Re-submission Deadline by 10:00 a.m. - 3 Tuesdays before meeting -</b>
<b>January 16</b>	<b>December 12</b>	<b>December 26</b>
<b>February 20</b>	<b>January 16</b>	<b>January 30</b>
<b>March 19</b>	<b>February 13</b>	<b>February 27</b>
<b>April 16</b>	<b>March 13</b>	<b>March 26</b>
<b>May 21</b>	<b>April 16</b>	<b>April 30</b>
<b>June 18</b>	<b>May 14</b>	<b>May 28</b>
<b>July 16</b>	<b>June 11</b>	<b>June 25</b>
<b>August 20</b>	<b>July 16</b>	<b>July 30</b>
<b>September 17</b>	<b>August 13</b>	<b>August 27</b>
<b>October 15</b>	<b>September 10</b>	<b>September 24</b>
<b>November 19</b>	<b>October 15</b>	<b>October 29</b>
<b>December 17</b>	<b>November 12</b>	<b>November 26</b>

**Special meeting(s): TBD**

11/22/2023