

**TOWN OF LEWISBORO**  
**Westchester County, New York**



**Planning Board**  
**79 Bouton Road**  
**South Salem, New York 10590**

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**AGENDA**

**Tuesday, January 16, 2024**

**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. CONTINUATION OF PUBLIC HEARINGS**

**Cal #06-17PB, Cal #43-23WP, Cal #18-23SW - Adjourned to February 20, 2024**

**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 Site Development Plan Approval, Special Use Permit Approval, Wetland Activity Permit Approval and Stormwater Permit Approval for a private nature preserve.**

**Cal #03-23PB, Cal #05-23SW - Adjourned to February 20, 2024**

**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 12 parking spaces for Bacio restaurant employees and four residential spaces.**

**II. WETLAND PERMIT REVIEW**

**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.**

**III. DISCUSSION**

**Supervisor's response to Planning Board's inquiry about capacity and additional connections at the Oakridge Water District and Oakridge Sewer District facilities relating to this proposal:**

**Cal #12-22PB, Cal #36-22WP**

**Villas at Vista, 920 Oakridge Common, South Salem, NY 10590 Sheet 49D, Block 9829, Lot 10 (Smith Ridge Associates, owner of record) - Application for construction of 14 additional housing units.**

**Discussion of the Lewisboro Comprehensive Plan 2024 Timeline**

- January 29, 2024 final public workshop (in-person at Town House and over Zoom)
- Nelson Pope Voorhis (NPV) to conduct office hours for residents' specific concerns – date TBD
- Town Board to conduct public hearing(s) regarding Comprehensive Plan and zoning amendments to the Town Code; drafts can be found at: <https://www.lewisborogov.com/cmpsc>

**IV. MINUTES OF December 19, 2023.**

**V. NEXT MEETING DATE: February 20, 2024.**

**VI. ADJOURN MEETING.**