

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

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AGENDA

Tuesday, March 19, 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 HEARING

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

II. EXTENSION OF TIME REQUEST

Cal #08-14PB, Cal# 95-14WP, Cal# 20-14SW

Goldens Bridge Village Center, NYS Route 22, Goldens Bridge, NY 10526; Sheet 4, Block 11126, Lot 07 (Stephen Cipes, owner of record) – The Planning Board Resolution for Site Development Plan Approval, Wetland Activity Permit Approval and Town Stormwater Permit granted on January 21, 2020 for modifications to the existing shopping center; the current expiration date was January 22, 2024.

III. CORRESPONDENCE

Cal #02-20PB

Mandia Residences, 65 Old Bedford Road, Goldens Bridge, NY 10526 Sheet 4A, Block 11112, Lot 2 (Town of Lewisboro, owner of record) - Request for final release of the apartments' construction performance bond.

IV. SPECIAL USE PERMIT RENEWAL

Cal #6-01PB

T-Mobile Wireless Telecommunications at Leon Levy Preserve, NYS Route 35 AND NYS Route 123, South Salem, NY 10590; Sheet 40, Block 10263, Lot 62 (American Towers, Inc., owner of record) – Application for a Special Use Permit Approval renewal for T-Mobile facility at an existing cell tower.

V. SITE DEVELOPMENT PLAN REVIEWS

Cal #18-22PB

Bichon LLC, 876 Route 35, Cross River, NY 10518; Sheet 20, Block 10801, Lot 2 (Bichon LLC – owner of record) – Application for a change of use from residential to commercial (professional offices and outdoor storage of flatbed trucks).

Cal #02-24PB

Taconah Cantina at Goldens Bridge Village Center, NYS Route 22, Goldens Bridge, NY 10526, Sheet 4, Block 11126, Lot 07 (Stephen Cipes, owner of record) – Application for a change of use from retail to restaurant.

Cal #06-23PB

Double H Farm/Reid Subdivision, 20 Boutonville Road - South, Cross River, NY 10518; Sheet 18, Block 10526, Lot 10 (Double H Farm LLC, owner of record) and 45 Route 121 - South, Cross River, NY 10518; Sheet 18, Block 10526, Lot 4 (Felicia & Kevin Reid, owners of record) – Application for a subdivision and private riding academy.

VI. 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 #01-24PB, Cal#06-24WP, Cal #02-24SW

Mayer and Raiffe Residence, 29 Todd Road, Katonah, NY 10536; Sheet 5, Block 10776, Lot 37 (Jaime Mayer & Daniel Raiffe, owners of record) - Application for septic expansion.

VII. DISCUSSION

Schedule a special meeting to review the zoning changes to the Town Code as drafted by the Comprehensive Plan consultants.

Public Hearing Notice process

VIII. MINUTES OF February 20, 2024.

IX. NEXT MEETING DATE: April 16, 2024.

X. ADJOURN MEETING.