

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



Planning Board  
PO Box 725  
Cross River, New York 10518

Tel: (914) 763-5592  
Fax: (914) 763-3637  
Email: [planning@lewisborogov.com](mailto:planning@lewisborogov.com)

**AGENDA**

**Tuesday, October 18, 2016**

**Cross River Plaza, Cross River**

Note: Meeting will start at 7:30 p.m. and end at or before 11:30 P.M.

**I. PUBLIC HEARING, CONTINUED**

**Cal #1-16 SW, Cal#1-16 WP**

**Lichtman Residence, 192 Kitchawan Road, South Salem, NY 10590, Sheet 45, Block 10300, Lot 012 (Aaron Lichtman, owners of record)** - Application for demolition and removal of existing five-bedroom house and cottage. Application for Wetland Activity Permit and Stormwater Permit for the construction of a new five-bedroom house, garage, courtyard and modified driveway.

**II. PROJECT REVIEW**

**Cal# 3-13PB, 03-16WP**

**“Silvermine Preserve,” Silvermine Drive & Lockwood Road, South Salem, NY, 10590 Sheet 48, Block 10057, Lot 15 (Ridgeview Designer Builders, Inc. & Daniel Higgins, owners of record)**- Applications for Subdivision, Wetland Activity and Stormwater Permits for the construction of a 12-lot subdivision.

**Cal# 32-16WP**

**Martini Residence, 152 Elmwood Road, South Salem NY 10590, Sheet 47, Block 10056, Lot 44 (Anthony and Mari Martini, owners of record)** – Application to install an in ground pool

**Cal #43-16 WP**

**Wallach Residence, 49 Lake Shore Drive, South Salem, NY 10590, Sheet 36G, Block 11174, Lot 10 (Clifford Wallach, owner of record)** - Application for Wetland Activity Permit for installation of lake wall.

**III. SKETCH PLAN REVIEW**

**Cal #10-15 PB**

**Wilder Balter Partners, NY State Route 22, Goldens Bridge, NY 10526, Sheet 5, Block 10776, Lots 19, 20 & 21 (Property Group Partners, LLC, owner of record)** – Application for a 46 unit MF development on a ±35.4 acre parcel

**IV. WETLAND VIOLATIONS**

**Cal #4-14 WV, Cal #04-16 WP (demolition) and Cal#25-16WP (construction), Cal #12-16SW**

**Sandler Residence, 28 Lake Street, Goldens Bridge, NY 10526, Sheet 7F, Block 12663, Lot 5 (James Sandler – owner of record)** - Application for Wetland Activity Permit and Stormwater Permit for the construction of a new residence.

**Cal# 5-14WV, Cal# 6-16WP**

**Caban Residence, 31 South Shore Road, South Salem, NY 10590, Sheet 33D, Block CAMP, Lot 13, (Ryan and Patricia Caban, owners of record)**

**Cal #1-15WV**

**Woodstead Residence, 18 Birch Spring Road, South Salem, NY 10590, Sheet 42A, Block 10545, Lot 22 (Steven and Kim Woodstead, owners of record)**

**Cal#1-16WV**

**Mogil Residence, 92 Waccabuc Road, Goldens Bridge, NY 10526, Sheet 10, Block 11152, Lot 6 (Arthur Mogil and Mary McCarty Mogil, owners of record)**

**Cal#2-16WV**

**Palomino Residence, 292 Waccabuc Road, Goldens Bridge, NY 10526, Sheet 7C, Block 12668, Lot 20 (Gustavo Palomino, owner of record)**

**V. EXTENSION OF TIME REQUEST**

**Cal# 8-14PB, 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)** Application for Site Plan, Wetland Activity and Stormwater Permits in connection with the construction of new building, parking lot and modifications to the existing shopping center.

**Cal# 8-12PB**

**Rudolph Petruccelli, Oscaleta Road, South Salem, Sheet 33B, Block 11157, Lot 46 (Rudolph Petruccelli, owner of record)** - Request for a 90-day Extension of Time to resolution granting Preliminary/Final Subdivision Plat, Negative Declaration Under SEQRA, dated October 21, 2014.

**VI. CORRESPONDENCE AND GENERAL BUSINESS**

**Cal #6-02PB**

**Oakridge Gardens (aka Laurel Ridge), 450 Oakridge Common, South Salem, NY 10590, Sheet 49L, Block 9830, Lots 279 - 314 (Smith Ridge Housing, LLC, owner of record)** – Request for bond reduction

**Cal #pending**

**T Mobile, 377 Smith Ridge Road, South Salem, NY, Sheet 50A, Block 9834, Lots 84, 88, and 94 (Vista Fire District, owner of record)** – proposed collocation of nine antennas on existing monopole and installations of three equipment cabinets within existing fenced compound

**Cal #N/A**

**Town of New Canaan, CT** - Zoning Regulation Changes Related To Telecommunication Facilities

**Cal #N/A**

**Town of North Salem, NY** - Preliminary Subdivision Plat Approval and Lead Agency SEQR Negative Declaration for Hawley Woods Subdivision

**Cal# 12-10PB**

**Hayes/Stein Subdivision, 124 North Salem Road, South Salem, NY, Sheet 15, Block 10533, Lots 7, 8 & 9 (Jocelyn Hayes and Janet Stein, owners of record)** – Application for Preliminary and Final Subdivision Plat in connection with a three-lot subdivision.

**Cal #N/A**

**US Dept. Of Justice Request for Information on Town Of Lewisboro's Zoning Code and Affordable Housing Opportunities**

**Wetland Violations Update**

**VII. MINUTES OF March 15, 2016; MINUTES OF April 19, 2016; MINUTES OF May 4, 2016; MINUTES OF May 17, 2016; MINUTES OF June 21, 2016; MINUTES OF August 16, 2016; MINUTES OF September 13, 2016 and MINUTES OF September 20, 2016**