

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



Planning Board  
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**AGENDA**

**Tuesday, June 21, 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. DECISIONS**

**Cal#1-15PB, Cal# 25-15WP, Cal# 6-15SW**

**Copia Home and Garden Center, 469 & 475 Smith Ridge Road and 5 East Street, South Salem, NY 10590, Sheet 0053, Block 09834, Lots 35, 36 and 48 (Organic Choice, Inc., owner of record) - Application for Waiver of Site Development Plan; proposed Site Development Plan Amendment.**

**Cal #03-16 PB**

**Oakridge Commons (outdoor seating and bank drive through), 450 Oakridge Common, South Salem, NY 10590, Sheet 49D, Block 9829, Lot 10 (Smith Ridge Associates, owner of record) - Application for Site Plan Review for outdoor seating at Teatro's Café and the Willows plus bank drive through and infill of walkway at Building 4.**

**Cal #6-02PB**

**Oakridge Gardens aka Laurel Ridge, 450 Oakridge Common, South Salem, NY 10590, Sheet 49D, Block 9830, Lots 279 & 325 (Smith Ridge Housing, LLC, owner of record) – Proposed Amendment to the resolution dated October 12, 2010, last amended July 15, 2012.**

**Cal #4-15WV, 68-15WP**

**Childs, Ted, 19-11, Lost Nations Road, Pound Ridge, NY 10567, Sheet 45A & 46, Block 9825, Lot 21 (Ted Childs, owner of record)**

**II. PROJECT REVIEW**

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

**“Silvermine Preserve,” Silvermine Drive & Lockwood Road, South Salem, NY, 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 #1-16 SW, Cal#1-16 WP**

**Lichtman, 192 Kitchawan Road, South Salem, NY 10590, Sheet 45, Block 10300, Lot 012 (Cheryl Chess and 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.**

**Cal #24-16 WP**

**Viggiano, 5 Duffy's Bridge Road, Katonah, NY 10536, Sheet 2, Block 10773, Lot 2 (Mark and Jill Viggiano – owner of record) - Application for rear addition to existing house and expansion of front porch.**

**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.**

**Cal #04-16PB**

**SSEL Corp., Boway/Woodway, South Salem, NY 10590, Sheet 38, Block 10808, Lot 1 (SSEL Corp – owner of record) – Proposed two-lot subdivision on an approx. 9 acre lot.**

**IV. WETLAND VIOLATIONS**

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

**James Sandler, 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 #1-15WV

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

Cal #2-15WV, Cal #56-15WP

Zaia, Christopher, 30 Benedict Road, South Salem, NY 10590, Sheet 0032, Block 10804, Lot 17 (Zaia, Christopher, owner of record)

Cal#1-16WV

**V. DISCUSSION**

AT&T at Leon Levy Preserve

Md7, LLC request for relief from special permit application requirements in order to install a 50 kW diesel generator.

AT&T at Vista Fire Department

Md7, LLC request for relief from special permit application requirements in order to install a 50 kW diesel generator.

**VI. CORRESPONDENCE AND GENERAL BUSINESS**

Town Board authorizes Judson Siebert, Esq. of Keane & Beane P.C. to represent the Town regarding the Article 78 related to the Hayes/Stein Planning Board matter.

**VII. MINUTES OF March 15, 2016; MINUTES OF April 19, 2016; MINUTES OF May 4, 2016 and MINUTES OF May 17, 2016**