

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

AGENDA

Tuesday, July 19, 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. DECISION

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)

II. PUBLIC HEARINGS

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 #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.

III. 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 #11-15PB, Cal#04-16 SW, Cal#09-16 WP

Elegant Banquets, 1410 Route 35, South Salem, NY 10590, Sheet 39, Block 10549, Lot 17 (South Salem Owners, LLC, owner of record) – Application for Site Plan Review, Wetland Activity Permit and Stormwater Permit in connection with an addition to the existing building and modification to the existing site.

Cal #28-16 WP

Jackson Residence, 39 Truesdale Lake Drive, South Salem, NY 10590, Sheet 36J, Block 10815, Lot 17 (Michael Jackson and Richard Lachey, owners of record) - Application for Wetland Activity Permit for installation of a floating dock.

IV. 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.

V. WETLAND VIOLATIONS

Cal#1-16WV

Mogil Residence, 92 Waccabuc Road, Goldens Bridge, NY 10526, Sheet 10, Block11152, Lot 6 (Arthur Mogil and Mary McCarty Mogil, owners of record)

VI. DISCUSSION

AT&T at Leon Levy Preserve

AT &T request for relief from special permit application requirements in order to install an antenna upgrade.

VII. EXTENSION OF TIME REQUEST

Cal# 8-12PB

Rudolph Petruccelli, Oscaleta Road, South Salem, NY 10590, 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.

VIII. CORRESPONDENCE AND GENERAL BUSINESS

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)

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) – withdrawal of application for rear addition to existing house and expansion of front porch.

Cal# 50-14WP and Cal# 7-14SW

Oakridge Pool and Recreation, 400 Oakridge Drive, South Salem, NY 10590, Sheet 049D, Block 09829, Lot 6.2 (Oakridge Condominium Association, owner of record) - Request to review landscaping bond for remaining landscaping and recommendation to Building Department for temporary CO for the pool.

IX. MINUTES OF March 15, 2016; MINUTES OF April 19, 2016; MINUTES OF May 4, 2016; MINUTES OF May 17, 2016 and MINUTES OF June 21, 2016