

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
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AGENDA

Tuesday, September 20, 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 #6-01PB

T Mobile at Leon Levy Preserve, Sheet 40, Block 10263, Lot 62A (American Tower, owner of record) - Proposed antenna upgrade and renewal

II. PUBLIC HEARINGS

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

Lichtman Residence, 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 #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.

III. PROJECT REVIEW

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) – Proposed modifications to the Site Plan including curbing, fencing and number of bedrooms.

Cal #04-16PB, #16-16SW

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.

Cal #91-08WP

Curra Residence, Main Street, South Salem, NY 10590, Sheet 36G, Block 10807, Lot 32 (Francis and Lisa Curra, LLC, owners of record) – Application for Wetland Activity Permit Approval to construct single family residence

Cal #36-16WP

Domoto Residence, 183 Journey's End, South Salem NY 10590, Sheet 52, Block 09837, Lot 8 (Jeffrey and Kathryn Domoto, owners of record) - Application to pave an existing gravel driveway within the regulated wetland buffer

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 # 5-16PB

Sapientia Association, 111 Smith Ridge Road, South Salem NY 10590, Sheet 43 Block 10551, Lot 4 (Sapientia Association, Inc., owner of record) - Application for a Special Use Permit and Waiver of Site Development Plan Procedures in connection with a proposed house of worship

V. WETLAND VIOLATIONS

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)

VI. EXTENSION OF TIME REQUEST

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.

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; and MINUTES OF August 16, 2016