

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



**Planning Board**  
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**AGENDA**

**Tuesday, November 15, 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 #6-02PB**

**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 Amendment of the resolution dated October 12, 2010 (last amended June 21, 2016) for 18 additional bedrooms, the installation of Belgian block curbing and a white, vinyl fence**

**II. PUBLIC HEARINGS**

**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 #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 #6-16PB**

**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 an existing monopole and the installations of three equipment cabinets within an existing fenced compound**

**III. PROJECT REVIEW**

**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 #53-16 WP**

**Hoyt Street floating dock, South Salem NY 10590, Sheet 36A, Block 11172, Lot 24 (Truesdale Lake Property Owners Association, owners of record) - Application to replace 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**

**V. SPECIAL DISCUSSION**

**Cal# 4-15PB, Cal# 51-15WP**

**Wild Oaks Water System, Nash Road, Goldens Bridge, NY, Sheet 8, Block 11137, Lot 123 (New York American Water, owner of record) – Emergency request for extension of time to meet requirements of the Approving Resolution dated June 16, 2015**

**VI. WETLAND VIOLATIONS**

**Cal #3-15WV**

**Jacobson Residence, 1208 Route 35, South Salem, NY 10590 Sheet 31, Block 10805, Lot 42 (Kenneth Jacobson, owner 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)**

**Cal#3-16WV**

**VII. EXTENSION OF TIME REQUEST**

**Cal # 1-14PB , Cal# 7-14WP, Cal# 1-14SW**

**Pinheiro Subdivision, 930 Old Post Road (Route 35), Cross River, NY, Sheet 20, Block 10801, Lot 13 – Applications for Preliminary Subdivision Plat Approval, Final Subdivision Plat Approval, Wetland Activity Permit Approval and Stormwater Permit Approval**

**Cal# 8-02PB**

**Popoli Subdivision, 1437 Route 35, South Salem, NY 10590 Sheet 0040, Block 10552, Lot 003 (Pasquale Popoli & Angelo Sicuranza, owners of record) - Request for extension of time to meet requirements of the Approving Resolution dated September 28, 2010.**

**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.**

**VIII. 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; MINUTES OF September 20, 2016; MINUTES OF October 18, 2016; and MINUTES OF October 25, 2016**