

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-5592
Fax: (914) 875-9148
Email: planning@lewisborogov.com

AGENDA

Tuesday, July 17, 2018

79 Bouton Road, South Salem

Note: Meeting will start at 7:30 p.m. and end at or before 11:00 p.m.

I. PUBLIC HEARING

Cal #01-13PB

Verizon Wireless at 117 Waccabuc Road, Goldens Bridge, NY 10526, Sheet 11, Block 11137, Lot 52 (Ashtree Development, owner of record) - Application for Special Use Permit renewal.

II. PRELIMINARY DISCUSSION

Septic requirements

Five of the requests for relaxation on septic requirements per Planning Board Resolutions and Wetland Permits

III. WETLAND PERMIT REVIEWS

Cal #66-17WP, Cal #12-17SW

Dedvukaj Residence, 170 Elmwood Road, South Salem, NY 10590, Sheet 47, Block 10056, Lot 38 (Yuliya and Zef Dedvukaj, owners of record) – Application for a single-family residence, driveway, septic system and well.

Cal# 36-18WP

Hunter Residence, 19 South Shore Drive, South Salem, NY 10590, Sheet 33D, Block Camp, Lot 15 (Graeme Hunter and Laurence Robin- Hunter, owners of record) – Application for a dock and weed harvesting.

Cal# 40-18WP

Mazella Residence, 25 East Street, South Salem, NY 10590, Sheet 53, Block 9834, Lot 38 (Jonathan Mazella and Vivecca Underwood, owners of record) – Application for an accessory building with one guestroom.

Cal# 41-18WP

Handler Residence, 25 Woodway Road, South Salem, NY 10590, Sheet 38, Block 10549, Lots 12 & 20 (Martha and Richard Handler, owners of record) – Application for habitat restoration and herbicide application.

IV. SITE DEVELOPMENT PLAN

Cal #10-15 PB, Cal #20-17WP, Cal #5-17SW

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 USE PERMITS

Cal #04-18PB

MKR Lab Inc., 79 Bouton Road, South Salem, NY 10590, Sheet 31, Block 10805, Lots 31, 50 & 78 (Katonah-Lewisboro School District, owner of record) – Application for a Special Use Permit.

Cal #02-10PB

Bedford Audubon Society, 35 Todd Road, Katonah, NY 10536, Sheet 5, Block 10776, Lots 7 & 30 Sheet 5, Block 10777, Lot 3 (Bedford Audubon Society, owner of record) – Application for a Special Use Permit.

VI. WETLAND VIOLATION

Cal #3-16WV, 06-17WP

McGuinness Residence, 17 Schoolhouse Road, South Salem, NY 10590, Sheet 22, Block 10802, Lot 35 (Annette and Peter McGuinness, 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 #01-18WV

Potz Residence, 1178 Route 35, South Salem, NY 10590, Sheet 27, Block 10805, Lot 29 (Siegfried and Karen Potz, owner of record)

VII. CONTINUED DISCUSSION

Proposed cell tower behind LVAC

VIII. CORRESPONDENCE

Educational Use (Local Law Number 6-2018)

IX. EXTENSION OF TIME REQUEST

Cal #8-12PB

Petrucelli/Badagliacca, Oscaleta Road, South Salem, NY 10590 Sheet 33B, Block 11157, Lot 46 (Steven Petrucelli and Teresa Badagliacca, owners 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.

X. MINUTES OF January 16, 2018; MINUTES OF February 27, 2018; MINUTES OF March 20, 2018; MINUTES OF March 27, 2018; MINUTES OF April 17, 2018 and MINUTES OF June 19, 2018.