

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

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AGENDA

Tuesday, October 16, 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. DECISION

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

Elegant Banquets – Le Chateau, 1410 Route 35, South Salem, NY 10590, Sheet 39, Block 10549, Lot 17 (1410 Rte. 35 LLC, owner of record) – Application for amendment of site development plan for shed installation.

II. PUBLIC HEARINGS

Cal #08-17PB, 16-17SW

Oakridge Commons, 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 installation of a car wash.

Cal# 8-02PB

JVG Estates (formerly Popoli Subdivision), 1437 Route 35, South Salem, NY 10590 Sheet 0040, Block 10552, Lot 003 (John Luciano, owner of record) - Request for subdivision bond reduction and referral to the Town Board.

Cal #06-18PB

King Lumber, Meadow Street, Goldens Bridge, NY 10526, Sheet 4A, Block 11111, Lot 2, Sheet 4A, Block 11113, Lots 7 & 9, Sheet 4A, Block 12035, Lot 5 (King Lumber Realty and King Meadow Street Realty – owners of record) - Application for Site Plan Review for lumber yard and U-Haul rental facility.

III. WETLAND PERMIT REVIEWS

Cal# 78-18WP

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.

Cal #56-18WP, #09-18SW

Hidden Point Farms, 153 Silver Springs Road, South Salem, NY 10590, Sheet 48, Block 10057, Lot 46 (Hidden Point Farms, LLC, owner of record) – Application for a pool, related structures, utilities and construction access road.

IV. SKETCH PLAN REVIEWS

Cal #06-17PB

Wolf Conservation Center, Buck Run, South Salem, NY 10590, Sheet 21, Block 10803, Lots 3, 65, 67, 81, 82, 83, 86 & 88 (Wolf Conservation Center, owner of record) - Application for a Subdivision and Special Use Permit associated with a private nature preserve.

Cal #10-17PB

Mercedes Benz of Goldens Bridge, 321 Main Street, Goldens Bridge, NY 10526, Sheet 4E, Block 11135, Lots 1, 2, 3, 4, 5, 6, 7 & Block 11137, Lot 42 (Charisma Holding Corp., owner of record) – Application for Site Plan Review for additions to existing auto showroom and service buildings, additional parking spaces and construction of a parking garage.

V. 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.

VI. WETLAND VIOLATIONS

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 #02-18WV, Cal# 79-18WP

Lupiensi Residence, 23 Elmwood Road, South Salem, NY 10590, Sheet 43, Block 10067, Lot 23 and 24 (Jeffrey Lupiensi, owner of record)

Cal #04-18WV

Lordi Residence, 2 Cheyenne Court, Katonah, NY 10536, Sheet 10, Block 11152, Lot 140 (William and Marieanne Lordi, owners of record)

VII. REQUESTS FOR RELAXATION ON SEPTIC REQUIREMENTS PER PLANNING BOARD RESOLUTIONS AND WETLAND PERMITS

VIII. DISCUSSION

Press Requests

Distribution of late materials to the Planning Board and its consultants

Adjournments and Wetland Violations

Hardcopies of Materials

IX. EXTENSION OF TIME REQUEST

Cal# 3-13PB, 03-16WP

“Silvermine Preserve,” Silvermine Drive & Lockwood Road, South Salem, NY, 10590 Sheet 48, Block 10057, Lot 15 and Sheet 51, Block 10057, Lot 104 (Ridgeview Designer Builders, Inc. & Daniel Higgins, owners of record)- Applications for Subdivision, Wetland Activity and Stormwater Permits for the construction of a 13-lot subdivision.

Cal #8-12PB

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

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

Lichtman Residence, 192 Kitchawan Road, South Salem, NY 10590, Sheet 45, Block 10300, Lot 012 (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.

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, MINUTES OF June 19, 2018, MINUTES OF July 21, 2018 MINUTES OF August 14, 2018; MINUTES OF August 21, 2018 and MINUTES OF September 11, 2018.