

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

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AGENDA

Tuesday, January 15, 2019

79 Bouton Road, South Salem
Justice Court

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

I. PUBLIC HEARING

Cal #08-17PB

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 bay and day care center.

II. SKETCH PLAN REVIEWS

Cal #10-17PB

Mercedes Benz of Goldens Bridge, 321 Main Street, Goldens Bridge, NY 10526, Sheet 4E, Block 11135, Lots 1, 2, 3, 4, 6 & 7 (Charisma Holding Corp., owner of record); Sheet 4E, Block 11135, Lot 5 (Spencemorg, LLC., owner of record) and Sheet 4E, Block 11137, Lot 42 (Robert Castelli, 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.

Cal#10-18PB

Sanz Residence, 15 Sullivan Road, Waccabuc, NY 10597, Sheet 12, Block 11137, Lot 31 (Stephanie and Parris Sanz, owner of record) and Sheet 12, Block 11137, Lot 117 (North Salem Open Land Foundation, owner of record) - Application for lot line change.

III. WETLAND PERMIT REVIEWS

Cal# 92-18WP, Cal# 12-18SW

Groff Residence, 5 Schoolhouse Road, Waccabuc, NY 10597, Sheet 22, Block 10802, Lot 69 (Christine Groff, owner of record) – Application for Wetland Activity Permit and Stormwater Permit for the construction of a new 6-bedroom house, barn, garage, pool and patios.

Cal# 92-18WP

Lean to in Onatru Preserve, Elmwood Road, South Salem, NY 10590, Sheet 44, Block 10302, Lot 14 (Town of Lewisboro, owner of record) – Application from an Eagle Scout for a lean to.

IV. DISCUSSIONS OF TOWN BOARD PROPOSALS TO AMEND LEWISBORO TOWN CODE

Town Board to amend Sections 220-2, 220-23(A), 220-32(B) and to enact Section 220-43.6 - in order to allow accessory winery as a Special Use in residential districts.

V. WETLAND VIOLATIONS

Cal #01-18WV, #76-18WP

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

Cal #04-18WV

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

VI. EXTENSION OF TIME REQUESTS

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.

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.

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

VIII. DISCUSSION

2019 Meeting Dates and Memos

IX. 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; MINUTES OF September 11, 2018; MINUTES OF October 16, 2018; MINUTES OF November 20, 2018 and MINUTES OF December 18, 2018.