

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
79 Bouton Road
South Salem, New York 10590

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AGENDA

Tuesday, February 20, 2024

The Commons / Courtroom at 79 Bouton Road

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

I. CONTINUATION OF PUBLIC HEARINGS

Cal #06-17PB, Cal #43-23WP, Cal #18-23SW

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 Site Development Plan Approval, Special Use Permit Approval, Wetland Activity Permit Approval and Stormwater Permit Approval for a private nature preserve.

Cal #03-23PB, Cal #05-23SW

19 Mark Mead Road LLC parking, 19 Mark Mead Road, Cross River, NY 10518; Sheet 20, Block 10800 Lot 1 (19 Mark Mead Road LLC, owner of record) – Application for construction of 12 parking spaces for Bacio restaurant employees and four residential spaces.

II. EXTENSION OF TIME REQUESTS

Cal #03-13PB, Cal #03-16WP, Cal #19-21SW

“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) – Request for two 90-day extensions of time to the Resolution granting Final Subdivision Plat Approval, Wetland Activity and Stormwater Permits, dated August 16, 2022 for the construction of a 13 single-family houses; the current expiration date is February 14, 2024.

Cal #08-14PB, Cal# 95-14WP, Cal# 20-14SW

Goldens Bridge Village Center, NYS Route 22, Goldens Bridge, NY 10526; Sheet 4, Block 11126, Lot 07 (Stephen Cipes, owner of record) – The Planning Board Resolution for Site Development Plan Approval, Wetland Activity Permit Approval and Town Stormwater Permit granted on January 21, 2020 for modifications to the existing shopping center; the current expiration date was January 22, 2024

III. SITE DEVELOPMENT PLAN REVIEW

Cal #18-22PB

Bichon LLC, 876 Route 35, Cross River, NY 10518; Sheet 20, Block 10801, Lot 2 (Bichon LLC – owner of record) – Application for a change of use from residential to commercial (professional office).

IV. WETLAND PERMIT REVIEW

Cal #22-23WP, Cal #02-23WV

Merchan and Valencia Residence, 1324 Route 35, South Salem, NY 10590; Sheet 39, Block 10543, Lot 22 (Lina Merchan and Fabio Valencia, owners of record) - Application for remediation of wetlands.

Cal #29-23WP, Cal #09-23SW

Bernabo Residence, 96 Post Office Road, Waccabuc, NY 10597; Sheet 25, Block 10812, Lot 3 (Alex Bernabo, owner of record) – Application for a new well, septic and house.

Cal #32-23WP, Cal #10-23SW

Gecaj Residence, 926 Route 35, South Salem, NY 10590; Sheet 20, Block 10801, Lot 156 (Xhafer Gecaj, owner of record) – Application for a new well, septic and house.

Cal #01-24WP

Wilson Residence, 55 Benedict Road, South Salem, NY 10590; Sheet 33, Block 11155, Lot 87 (Susan and Christopher Wilson, owners of record) – Application for an addition and rain garden.

V. DISCUSSION

Cal #12-22PB, Cal #36-22WP

Villas at Vista, 920 Oakridge Common, South Salem, NY 10590; Sheet 49D, Block 9829, Lot 10 (Smith Ridge Associates, owner of record) - Application for construction of 14 additional housing units.

Cal #05-22PB

The Boro Café, 873 Route 35, Cross River, NY 10518, Sheet 20, Block 10800, Lots 2 & 8 (Swertfager Realty, LLC & Gecaj Associates Holding, LLC; owners of record) - Application for a liquor license.

Discussion of the Lewisboro Comprehensive Plan 2024 Timeline

- Nelson Pope Voorhis (NPV) to conduct office hours for residents' specific concerns – date TBD
- Town Board to conduct public hearing(s) regarding Comprehensive Plan and zoning amendments to the Town Code; drafts can be found at: <https://www.lewisborogov.com/cmpsc>

VI. CORRESPONDENCE

Referral from North Salem, NY Planning Board - Application for a two-lot subdivision at 234 Hawley Road, North Salem, NY.

VII. MINUTES OF December 19, 2023.

VIII. NEXT MEETING DATE: March 19, 2024.

IX. ADJOURN MEETING.