

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
PO Box 725
Cross River, New York 10518

Tel: (914) 763-5592
Fax: (914) 763-3637
Email: planning@lewisborogov.com

AGENDA – Amended

Tuesday, February 17, 2015

Cross River Plaza, Cross River

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

I. PUBLIC HEARING

Oakridge Gardens (Smith Ridge Housing, LLC, owner of record), NYS Route 123, Vista – Request for partial release of bond submitted in accordance with Smith Ridge Housing, LLC, Security Agreement for Construction of Water and Sewer Improvements to be Conveyed to Oakridge Water and Sewer Districts - Cal# 6-02PB

Bacio Trattoria, 12 North Salem Road, Cross River, applicants - Owner of Record: K&K Rea Estate Inc., Applications for Site Development Plan Approval, Wetland Activity Permit Approval, and Stormwater Permit Approval, Cal # 9-10PB, Cal # 84-14 WP, Cal # 14-14SW

II. SKETCH PLAN REVIEW

Waccabuc Country Club, Perch Bay Road, Waccabuc, - Applications for Site Development Plan Approval, Wetland Activity Permit Approval and Stormwater Permit Approval – Relocation of snack shack, providing additional gravel parking area with retaining wall, providing a handicap parking space; relocation of BBQ pits – Cal# 6-13PB, Cal# 93-14WP, Cal# 17-14SW

Goldens Bridge Village Center, NYS Route 22, Goldens Bridge – owner of record: Stephen Cipes, Applications for Sketch Plan Review/Site Development Plan Approval, Wetland Activity Permit Approval and Stormwater Permit Approval for the construction of proposed 2-story multi-use building – Cal# 8-14PB, Cal# 95-14WP, Cal# 20-14SW

Copia Garden Center, 475 Smith Ridge Road - owner of record: Organic Choice, Inc. (Block 0 9834, Lots 035 & 048, Sheet 0053) & Peter and Jennifer Cipriano, 5 East Street (Block 09834, Lot 036, Sheet 0053) - Application for Sketch Plan Review/Site Development Plan for improvements to the existing Copia Garden Center including modification to curb cuts along East Street and expansion of the existing use onto adjacent tax parcel 09834-036-0053 – Cal# 1-15PB

III. PROJECT REVIEW

Michael Bocklet, 15 South Shore Drive, South Salem – Application for Wetland Activity Permit Approval for drainage improvements and replacement of existing terrace – Cal# 38-14WP, Cal# 3-14WV

J2 Boniello Builders – Property fronting Bouton Road – Applications for Wetland Activity Permit Approval and Stormwater Permit Approval to construct a single family residence serviced by a septic system and drilled well – Cal# 39-14WP

George and Susan Lasota, 120 Boway Road, South Salem – Application for Wetland Activity Permit Approval for construction of proposed 1-story kitchen addition, Cal# 1-15WP

Roger Davidson, 128 Deer Track Lane, Goldens Bridge – Applications for Wetland Activity Permit Approval, and Stormwater Permit Approval for the construction of proposed addition consisting of new garage, bedroom and music studio, Cal# 96-14WP and 21-14SW

IV. WETLAND VIOLATION

Cal # 5-14WV

V. DISCUSSION

Popoli Subdivision – owners of record: Pasquale Popoli & Angelo Sicuranza, 1437 Route 35, South Salem – Cal# 8-02 PB

Estate Motors Mercedes Benz, (Charisma Holding, Inc., owner of record), 321 Main Street (NYS Rte. 22), Goldens Bridge – Request for refund of bond deposit

Septic Compliance Administration

Stormwater Management and Erosion and Sediment Control

VI. CORRESPONDENCE AND GENERAL BUSINESS

VII. MINUTES OF December 16, 2014