

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

Tuesday, April 21, 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. DECISION

Cal# 3-14WV

Michael Bocklet, 15 South Shore Drive, South Salem Sheet 33D, Block CAMP, Lot 16 – Wetland Violation for construction within the Town of Lewisboro 150-foot wetland buffer without benefit of a Wetland Permit

II. PUBLIC HEARING

Cal# 2-15PB

NY SMSA Limited Partnership d/b/a Verizon Wireless, Lewisboro Town Park, 1065 Route 35, South Salem, Sheet 0021, Block 10541, Lots 005 & 025, (Town of Lewisboro, owner of record), – Application for Special Use Permit Approval for work associated with antenna upgrade

Cal# 39-14WP and Cal# 15-14SW

J2 Boniello Builders – Property fronting Bouton Road, South Salem, Sheet 0026, Block 10803, Lot 018 – Applications for Wetland Activity Permit Approval and Stormwater Permit Approval to construct a single family residence serviced by a septic system and drilled well - Continuation of Public Hearing

III. PROJECT REVIEW

Cal# 1-15PB

Copia Garden Center, 475 Smith Ridge Road, South Salem, Sheet 0053, Block 09834, Lots 035 & 048, (Organic Choice, Inc., owner of record) & Peter and Jennifer Cipriano, 5 East Street Sheet 0053, Block 09834, Lot 036, - 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# 12-13PB and Cal# 13-14SW

Guillermo Arias, 411 Smith Ridge Road, South Salem, Sheet 0050, Block 09834, Lot 28, & Lexus Holding Company, LTD, Smith Ridge Road, South Salem, Sheet 0050, Block 09834, Lot 162 – Application for Final Subdivision Plat Approval and Stormwater Permit Approval for a two (2) lot subdivision

Cal# 3-09PB

InSite Wireless Group, LLC (InSite), 377 Smith Ridge Road, South Salem, Sheet 050A, Block 09834, Lots 84, 88, 94, (Vista Fire Department, owner of record) – Application for Special Use Permit renewal

Cal# 11-13PB and Cal# 12-15WP

O-2 Living Realty Group, LLC (Yellow Monkey Village), 792 Route 35, Cross River, New York – Applications for Waiver of Site Development Plan Procedures and Wetland Activity Permit Approval for proposed change of use and certain site modifications, all of which require a site plan approval

IV. WETLAND VIOLATION

Cal#4-14WV and Cal# 69-14WP

James Sandler, 28 Lake Street, Goldens Bridge, Sheet 007F, Block 12663, Lot 005 – Application for Wetland Activity Permit Approval for a residential addition, removal of asphalt driveway, and installation of gravel driveway/walkway

V. TOWN BOARD REFERRALS

Proposed Bed and Breakfast Ordinance – proposed change to zoning code

Proposed Hotel/Inn Ordinance – proposed change to zoning code

Multi-family Housing – proposed change of zoning to allow multi-family housing in all non-residential zoning districts

VI. DISCUSSION

Septic Compliance Administration

Stormwater Management and Erosion and Sediment Control

VII. MINUTES OF March 17, 2015