

TOWN OF LEWISBORO  
Westchester County, New York



Planning Board  
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AGENDA

Tuesday, November 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

**Cal# 12-10PB**

Hayes/Stein Subdivision, 124 North Salem Road, South Salem, NY, Sheet 15, Block 10533, Lots 7, 8 & 9 (Jocelyn Hayes and Janet Stein, owners of record) - Application for Preliminary and Final Subdivision Plat Approval in connection with a three-lot subdivision.

II. PROJECT REVIEW

**Cal #8-15PB**

Wild Oaks Storage Tank Replacement, Fairmount Road, Goldens Bridge, NY 10526, Sheet 7H, Block 11139, Lot 23 (Wild Oaks Water Company, owner of record) - Application for Site Plan Review for the proposed construction of a new water storage for the Wild Oaks Water System. The replacement tank would be placed on the same site as the existing tank, on a Wild Oaks Water System property located on Fairmount Road.

**Cal# 9-15PB**

Kempo Academy of Martial Arts - 20 North Salem Road, Cross River, NY 10518, Sheet 17, Block 10533, Lot 89 (EK Cross River, LLC, owner of record) - Application for Change of Use/Waiver of Site Development Plan Procedures to convert existing space from office/retail to indoor recreation, specifically a martial arts academy.

**Cal#3-15PB**

Orchard Square Site Restoration Plan - 20 North Salem Road, Cross River, NY 10518, Sheet 17, Block 10533, Lot 89 (EK Cross River, LLC, owner of record) - Application for Waiver of Site Development Plan Procedures for the restoration of the plaza area, including tree plantings and new lighting.

III. SKETCH PLAN REVIEW

**Cal #10-15 PB**

Wilder Balter Partners, NY State Route 22, Goldens Bridge, NY 10526, Sheet 5, Block 10776, Lots 19, 20 & 21 (Wilder Balter Partners, Inc., owner of record) - Application for a 49 unit MF development on a ±35.4 acre parcel.

IV. WETLAND VIOLATION

**Cal #3-15WV**

**Cal #4-15WV, 68-15WP**

Childs, Ted - 19-11 Lost Nations Road, Pound Ridge, NY 10567, Sheet 45A & 46, Block 9825, Lot 21 (Ted Childs, owner of record)

V. EXTENSION OF TIME

**Cal # 39-14 WP and Cal#15-45SW**

J-2 Boniello Builders, property fronting Bouton Road, South Salem, NY 10590 Sheet 26, Block 10803, Lot 18 (Gus Boniello, owner of record) - Request for Extension of Time to resolution granting Wetland Activity Permit approval and Town Stormwater Permit dated May 19, 2015.

**Cal# 8-02PB**

Popoli Subdivision, 1437 Route 35, South Salem, NY 10590 Sheet 0040, Block 10552, Lot 003 (Pasquale Popoli & Angelo Sicuranza, owners of record) - Request for extension of time to meet requirements of Amended Approval Resolution dated September 28, 2010.

**Cal# 9-13PB**

JT Farm 1125 Route 35, South Salem, NY 10590 Sheet 26, Block 10541, Lots 27 & 28 (Peace & Carrots, LLC, owner of record) Request for extension of time granting Final Subdivision Plat Approval Subdivision - Lot Line Change - Resolution dated November 18, 2014.

**Cal# PB 12-13PB and Cal# 13-14SW**

Guillermo Arias, 411 Smith Ridge Road, South Salem, NY 10590 Sheet 0050, Block 09834, Lot 28, & Lexus Holding Company, LTD, Smith Ridge Road, South Salem, Sheet 0050, Block 09834, Lot 162 - Request for extension of time granting Final Subdivision Plat Approval and Stormwater Permit Approval for a two (2) lot subdivision. Applicant also requests amendment to Condition #24 of the approved Resolution.

**Cal# 115-12WP**

**397 Smith Ridge Road, LLC, 397 Smith Ridge Road, South Salem, NY 10590, Sheet 50A, Block 9848, Lot 2 (397 Smith Ridge Road, LLC, owner of record)** Request for extension of time to Wetland Activity Permit, dated November 16, 2012.

**Cal# 9-10PB, Cal #84-14WP, Cal # 14-14SW**

**Bacio Trattoria, 12 North Salem Road, Cross River, NY 10518 Sheet 0017, Block 10799, Lot 003 (K + K Real Estate, Inc., owner of record)** Request for extension of time to Resolution granting Site Development Plan approval, Wetland Activity Permit Approval and Town Stormwater Permit Approval, dated February 17, 2015.

**VI. SITE VISIT REPORTS**

**Cal# 31-15WP**

**Fortune Home Builders - Duffy's Bridge Road, Goldens Bridge, NY, Sheet 2, Block 10516, Lot 1 (Glickenhau Bedford Development, owner of record)**

**Cal# 8-14PB, Cal# 95-14WP, Cal# 20-14SW**

**Goldens Bridge Village Center, NYS Route 22, Goldens Bridge (Stephen Cipes, owner of record)**

**VII. CORRESPONDENCE AND GENERAL BUSINESS**

Local Law Amendment of Town Code to Chapter 220, Section 220-10, entitled "Building Lots."

**VIII. MINUTES OF October 20, 2015**