

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
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AGENDA

Tuesday, February 23, 2016

Cross River Plaza, Cross River

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

I. WETLAND VIOLATIONS

Cal# 5-14WV, Cal# 6-16WP

Caban, 31 South Shore Road, South Salem, NY 10590, Sheet 33D, Block CAMP, Lot 13, (Ryan and Patricia Caban, owners of record) Application for Wetland Activity Permit and property restoration.

II. PUBLIC HEARING

Cal #8-15PB

Wild Oaks Storage Tank Replacement, Fairmount Road, Goldens Bridge, NY 10526, Sheet 7H, Block 11139, Lot 23 (New York American Water, 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# 50-09WP

Falcon Ridge, Waccabuc Road, Goldens Bridge, NY 10526, Sheet 00008, Block 11137, Lot 018 (Boniello Land & Realty, owner of record) - Request for bond reduction.

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. DECISION

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 in connection with a three-lot subdivision.

IV. PROJECT REVIEW

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) - Application for Wetland Activity Permit for the construction of a single-family residence on an undeveloped lot.

V. 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 (Property Group Partners, LLC, owner of record) - Application for a 46 unit MF development on a ±35.4 acre parcel.

Cal#1-16 SW, Cal#1-16 WP

Lichtman, 192 Kitchawan Road, South Salem, NY 10590, Sheet 45, Block 10300, Lot 012 (Cheryl Chess and Aaron Lichtman, owners of record) - Application for demolition and removal of existing five-bedroom house, cottage and pool house. Application for Wetland Activity Permit and Stormwater Permit for the construction of a new five-bedroom house, garage, pool house, courtyard and modified driveway.

VI. 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 the Approving 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 – 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.

VII. CORRESPONDENCE AND GENERAL BUSINESS

Reduced copies of plans to Planning Board members.

Attachments to Adopted Minutes on Town web site

VIII. MINUTES OF January 26, 2015