

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
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AGENDA

Tuesday, April 19, 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. DECISIONS

Cal# 8-14PB, 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) Application for Site Plan, Wetland Activity and Stormwater Permits in connection with the construction of new building, parking lot and modifications to the existing shopping center.

Cal #01-16PB

Oakridge Commons (additional seating), 450 Oakridge Common, South Salem, NY 10590, Sheet 49D, Block 9829, Lot 10 (Smith Ridge Assoc – owner of record) - Application for Site Plan Review for additional seating at Teatro's Café (40 additional seats indoor/outdoor).

II. PROJECT REVIEW

Cal #07-15PB, Cal# 31-15WP and Cal# 06-16SW

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 and Stormwater Permit for the construction of a single-family residence on an undeveloped lot.

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.

Cal #11-15PB, Cal#04-16 SW, Cal#09-16 WP

Elegant Banquets, 1410 Route 35, South Salem, NY 10590, Sheet 39, Block 10549, Lot 17 (South Salem Owners, LLC, owner of record) – Application for Site Plan Review, Wetland Activity Permit and Stormwater Permit in connection with an addition to the existing building and modification to the existing site.

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

IV. WETLAND VIOLATION

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.

V. EXTENSION OF TIME REQUESTS

Cal#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.

Cal# 8-12PB

Rudolph Petruccelli, Oscaleta Road, South Salem, Sheet 33B, Block 11157, Lot 46 (Rudolph Petruccelli, owner of record) - Request for a 90-day Extension of Time to resolution granting Preliminary/Final Subdivision Plat, Negative Declaration Under SEQRA, dated October 21, 2014.

VI. CORRESPONDENCE AND GENERAL BUSINESS

Wetland Violation Reports

VII. MINUTES OF March 15, 2016