

AGENDA PACKET

MAY 17, 2016 MEETING

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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, May 17, 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. DECISION

Cal# 3-09PB

Homeland Towers - 377 Smith Ridge Road, South Salem, NY, Sheet 50A, Block 9834, Lots 84, 88, and 94 (Vista Fire District, owner of record) – Release of Wetland Mitigation Bond.

II. PROJECT REVIEW

Cal# 3-13PB, 03-16WP

“Silvermine Preserve,” Silvermine Drive & Lockwood Road, South Salem, NY, Sheet 48, Block 10057, Lot 15 (Ridgeview Designer Builders, Inc & Daniel Higgins, owners of record)- Applications for Subdivision, Wetland Activity and Stormwater Permits for the construction of a 12-lot subdivision.

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.

Cal#1-15PB, Cal# 25-15WP, Cal# 6-15SW

Copia Home and Garden Center, 469 & 475 Smith Ridge Road and 5 East Street, South Salem, NY 10590, Sheet 0053, Block 09834, Lots 35, 36 and 48 (Organic Choice, Inc., owner of record) - Application for Waiver of Site Development Plan; proposed Site Development Plan Amendment.

Cal #03-16 PB

Oakridge Commons (outdoor seating and bank drive through), 450 Oakridge Common, South Salem, NY 10590, Sheet 49D, Block 9829, Lot 10 (Smith Ridge Associates, owner of record) - Application for Site Plan Review for outdoor seating at Teatro’s Café and the Willows plus bank drive through.

Cal# 6-02PB

Oakridge Gardens aka Laurel Ridge, 450 Oakridge Common, South Salem, NY 10590, Sheet 49D, Block 9830, Lots 279 & 325 (Smith Ridge Housing, LLC, owner of record) – Proposed Amendment to the resolution dated October 12, 2010, last amended July 15, 2012.

IV. CORRESPONDENCE AND GENERAL BUSINESS

Trail at Falcon Ridge

Site Visit Reports – Elegant Banquets and Lichtman residence

Wetland Violations

V. MINUTES OF March 15, 2016, MINUTES OF April 19, 2016 and MINUTES OF May 4, 2016

MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP 
Joseph M. Cermele, P.E., CFM
David J. Sessions, RLA, AICP
Town Consulting Professionals

DATE: May 11, 2016

RE: Waiver of Site Development Plan Procedures – Site Plan Amendment
Jennifer & Pietro Cipriano, Jr. – Copia Home and Garden
469 & 475 Smith Ridge Road & 5 East Street
Sheet 53, Block 9834, Lots 33, 35, 36 & 48

The Planning Board issued a Negative Declaration of Significance and granted Site Development Plan Approval, a Wetland Activity Permit and a Town Stormwater Permit via Resolution dated July 21, 2015, subject to conditions. The Site Development Plans were signed by the Planning Board Chairman on August 25, 2015 and construction is currently underway.

The applicant has submitted an application to amend the approved Site Development Plan and is proposing to increase the width of the roof connection between the existing building and the proposed greenhouses; the previously approved connector measured $\pm 10' \times 8'$ and the proposed roof will measure $\pm 10' \times 60'$, an increase of ± 520 s.f. The area below the proposed roof will continue to be used as storage and overhead doors are proposed at each end of the connector.

The applicant has demonstrated that the proposed amendment will not result in a zoning nonconformity and runoff from the roof area will be directed to the approved stormwater facility. As such, this office has no objection to the amendment as proposed. However, the proposed action may require the review of the ACARC.

Chairman Jerome Kerner, AIA
May 11, 2016
Page 2 of 2

Plan Reviewed, prepared by David W. Coffin, Jr., Architect and dated (last revised) April 2, 2016:

- Step 2: Site Development Plan Submission (Dr. No. G.1)

Documents Reviewed:

- Waiver of Site Development Plan Procedures Narrative
- Waiver of Site Development Plan Procedures Application

JKJ/JMC/DJS/dc

T:\Lewisboro\Correspondence\LW2091JJ-LWPB-Cipriano(Copia)-Review-Memo-5-11-16.docx

TOWN OF LEWISBORO PLANNING BOARD

PO Box 725, 20 North Salem Road, Cross River, NY 10518

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

Site Development Plan/Subdivision Plat Application - Check all that apply:

Waiver of Site Development Plan Procedures	<input checked="" type="checkbox"/>		
Site Development Plan Approval	Step I <input type="checkbox"/>	Step II <input type="checkbox"/>	
Special Use Permit Approval	Step I <input type="checkbox"/>	Step II <input type="checkbox"/>	
Subdivision Plat Approval	Step I <input type="checkbox"/>	Step II <input type="checkbox"/>	Step III <input type="checkbox"/>

Project Information

Project Name: Construct 10' x 60' Connector between Retail Building and Greenhouse

Project Address: 469 & 475 Smith Ridge Road and 5 East Street, South Salem

Gross Parcel Area: 1.884 A 82,067 SF Zoning District: GB Sheet(s): 0053 Block (s): 09834 Lot(s): 33,35,36,48

Project Description: Construct 10' x 60' Connector between Retail Building and Greenhouse in lieu of 10' x 8' Connector; it is structurally independent of Retail Building and Greenhouse. Flashing is provided where roof of Connector abuts Retail Building and Greenhouse for drainage and allowing movement.

Is the site located within 500 feet of any Town boundary?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is the site located within the New York City Watershed?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is the site located on a State or County Highway?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Does the proposed action require any other permits/approvals from other agencies/departments?

Town Board <input type="checkbox"/>	ZBA <input type="checkbox"/>	Building Dept. <input checked="" type="checkbox"/>	Town Highway WCDH <input type="checkbox"/>
ACARC <input type="checkbox"/>	NYSDEC <input type="checkbox"/>	NYCDEP <input type="checkbox"/>	
NYSDOT <input type="checkbox"/>	Town Wetland <input type="checkbox"/>	Town Stormwater <input type="checkbox"/>	

Other _____

Owner's Information

Name: Jennifer & Pietro Cipriano Jr. Email: pplants@optonline.net

Address: 475 Smith Ridge Road, Vista NY 10509 Phone: 914-533-7242

Applicant's Information (if different)

Name: _____ Email: _____

Address: _____ Phone: _____

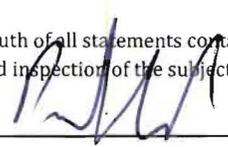
Authorized Agent's Information

Name: David W. Coffin, AIA Architect Email: dcoffin110@optonline.net

Address: 110 Wood Road, Bedford Hills, NY 10507 Phone: 914-844-5004

THE APPLICANT understands that any application is considered complete only when all information and documents required have been submitted and received by the Planning Board. The applicant further understands that the applicant is responsible for the payment of all application and review fees incurred by the Planning Board.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief, and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

APPLICANT'S SIGNATURE  DATE 7/15/16

OWNER'S SIGNATURE _____ DATE _____

**WAIVER OF SITE DEVELOPMENT PLAN PROCEDURES NARRATIVE
FOR COPIA HOME & GARDEN CONNECTOR BETWEEN RETAIL BUILDING AND GREENHOUSE**

BACKGROUND:

Copia Home & Garden received Site Development Plan Approval (Cal# 1-15PB), a Wetland Permit (Cal# 25-15WP) and a Town Storm Water Permit (Cal# 6-15SW) from the Lewisboro Planning Board adopted under the Resolution, dated July 21, 2015.

Copia Home & Garden obtained a Building Permit and proceeded with the work as depicted on the drawings approved by the Planning Board and the Greenhouse construction drawings prepared by Westbrook Greenhouse Systems, Inc., dated June 2015.

MV Weiss and Associates Drawing L.4, Layout Plan, dated May 15, 2015 indicates a 10'x8' Connector between the Retail Building and the Greenhouse; a similar layout is indicated on David W. Coffin, AIA, Architect, Step 2: Site Development Plan Drawing G.1, dated June 16, 2015.

WAIVER OF SITE DEVELOPMENT PROCEDURES:

Under a Waiver of Site Development Procedures, Copia Home & Garden is requesting approval to revise the size of the Connector from 10' x 8' to 10' x 60', as depicted on the revised Step 2: Site Development Plan Drawing G.1, Revision # 8, dated April 2, 2016.

Revision # 8 includes Notes, the proposed Connector Layout and an updated Site Zoning Analysis. The construction of the Connector will be wood frame with a metal roof and will be self-supporting to account for snow drift loading. There will be a construction joint between the Connector and Greenhouse with flashing to divert water and allow for movement. A similar construction joint will be installed between the Connector roof and retail building roof. The roof will be designed for low slope condition and drain into gutters at each end of the connector. The North end gutter will be connected to an existing downspout. The South end gutter and downspout will drain into the new Catch Basin #4. The new Catch Basin #3 will be maintained within the connector and provide drainage for the interior when the connector floor is hosed down. Overhead doors will be installed at each end of the connector for through access by customers, staff and nursery equipment and for security.

SITE ZONING ANALYSIS:

The increased Connector size results in an additional 520 SF of building coverage. This additional square footage does not exceed the maximum allowable for Building Coverage, Site Coverage or the Floor Area Ratio (FAR).

Justification:

This area was always intended to be utilized for storage and retail goods. The enclosed Connector will provide protection from inclement weather conditions and additional security from vandalism and/or theft.

GENERAL NOTES AND SCOPE OF WORK:

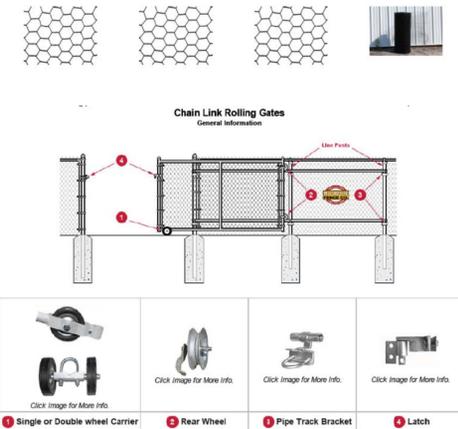
- FOR REAL PROPERTY KNOWN AS 475 SMITH RIDGE ROAD AND 5 EAST STREET ON TAX ASSESSMENT MAP OF TOWN OF LEWISBORO SHEET 53, BLOCK 9834, LOTS 35 AND 48 AND LOT 36 RESPECTIVELY:
- TOWN OF LEWISBORO RESOLUTION, DATED NOVEMBER 3, 2014, APPROVED REZONING AS GB (GENERAL BUSINESS).
 - COMBINE LOTS 35/48 AND 36 INTO A SINGLE LOT.
 - REMOVE AND RELOCATE EXISTING EAST STREET CURB-CUT AS INDICATED.
 - RELOCATE AND INCREASE EXISTING PARKING ALONG SOUTH PROPERTY.
 - INSTALL NEW INTERNAL GRAVEL ROAD WAY FOR TRUCK TRAFFIC AS INDICATED.
 - REMOVE CHAIN LINK FENCE ALONG SOUTH PROPERTY AND INSTALL NEW 6 FOOT HIGH "HEXWEB" FENCE WITH ROLLING GATES AS SHOWN.
 - PROVIDE GRASS STRIP AND PLANT SCREEN BETWEEN EDGE OF EAST ST. PAVEMENT AND LOT DRIVEWAYS.
 - FIREWOOD STORAGE ADJACENT TO EXISTING GARAGE.
 - EXISTING GARAGE TO BE DEMOLISHED WHEN FUTURE STORAGE BUILDING IS CONSTRUCTED.
 - MAINTAIN AND EXTEND PLANT SCREEN ALONG EAST SIDE PROPERTY.
 - USABLE EXCAVATED MATERIAL TO BE DISTRIBUTED ON SITE FOR PLANT STORAGE, UNUSABLE TO BE TAKEN OFF-SITE. APPROXIMATELY 30,000± SF OF SITE IS DISTURBED FOR NEW GREENHOUSE, RELOCATING CURB-CUT, REGRADING, INSTALLING GRAVEL ROADWAY, PAVED APRON/DRIVEWAY/EXPANDED PARKING, AND LANDSCAPING DIVIDING STRIP.
 - REFER TO DRAWINGS L.1, L.2, L.2A, L.3, L.3A, L.3B, L.4, L.5 FOR DETAILED DEMOLITION, LAYOUT, STORMWATER POLLUTION PREVENTION, GRADING AND STORM DRAINAGE, DETAILS AND SPECIFICATIONS.
 - DRAWING G.1 IS LAYOUT INFORMATIONAL, SCOPE OF WORK, LANDSCAPING, SITE ZONING ANALYSIS, SITE LOCATION.

REVISION NO. 08-INCREASE SIZE OF CONNECTOR:

- CONNECTOR IS INCREASED FROM 10" X 8" TO 10" X 60" FOR INCREASE IN BUILDING COVERAGE OF APPROXIMATELY 520 SQUARE FEET. REFER TO REVISED SITE ZONING ANALYSIS ON THIS DRAWING.
- CONSTRUCTION IS WOOD FRAME WITH METAL ROOF AND WILL BE CONSTRUCTED AS SELF SUPPORTING.
- CONSTRUCTION JOINT WITH FLASHING AT FACE OF GREENHOUSE WALL.
- OVERHEAD DOORS WILL BE INSTALLED AT EACH END OF CONNECTOR.
- NEW GUTTER WILL BE CONNECTED TO EXISTING DOWNSPOUT AT NORTH END OF CONNECTOR.
- NEW GUTTER AND DOWNSPOUT WILL DRAIN INTO CB#4 2 SOUTH END OF CONNECTOR.
- CB#3 REMAINS AND WILL PROVIDE DRAINAGE FOR INTERIOR WHEN CONNECTOR FLOOR IS HOSED DOWN.

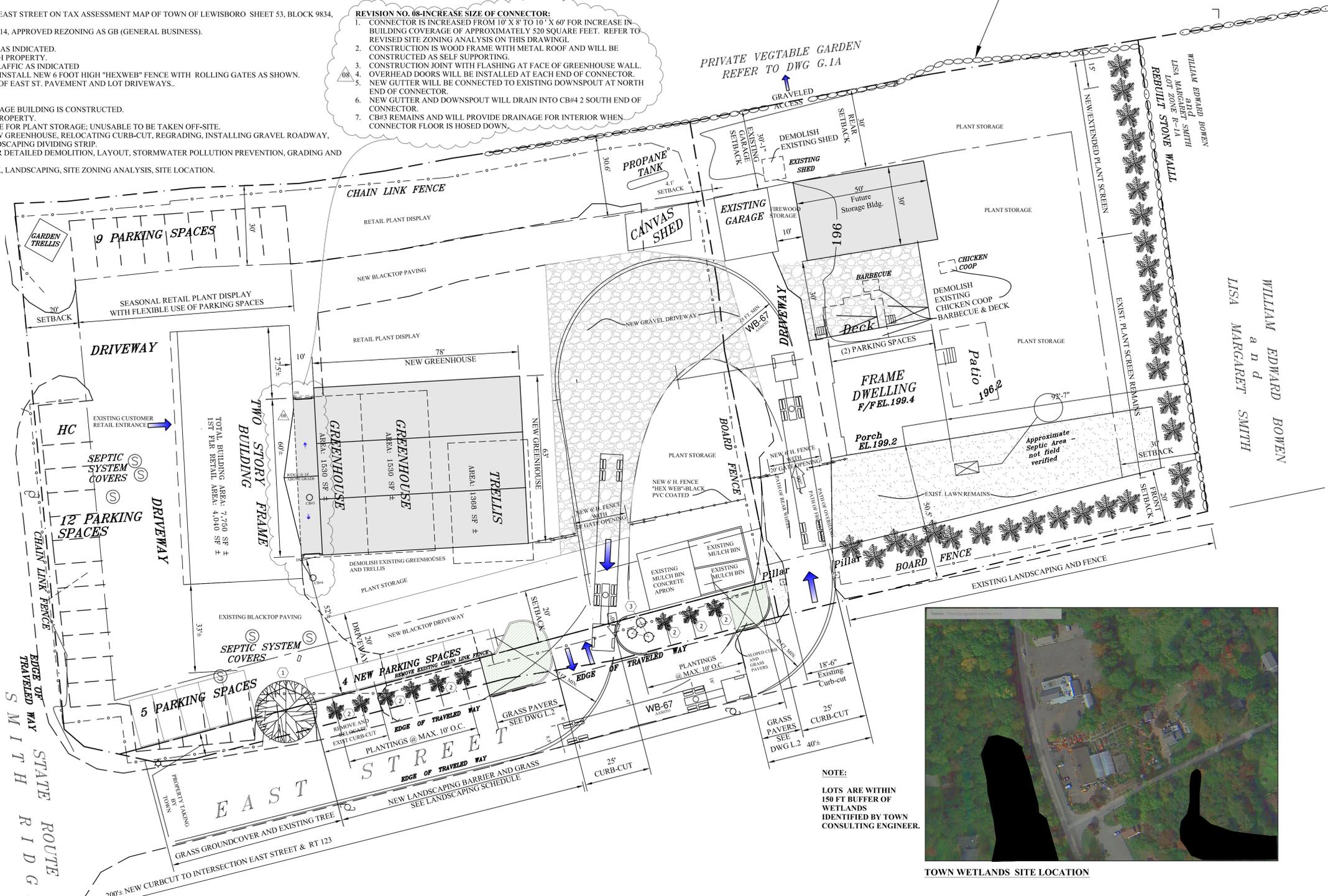
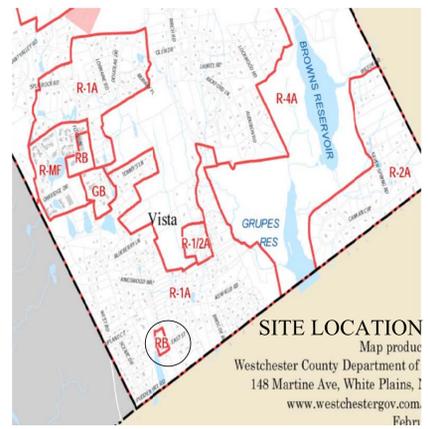
Steel Hex Web Fence
Deerbusters Steel Hex Web Deer Fence is made from strong 20 gauge galvanized wire then coated with a black PVC coating. Made in the U.S.A.

This fence is extremely tough and virtually invisible from a distance. Not only is it extremely strong, but it can be suited to a variety of uses around the lawn and garden. Use it to fence in your yard to provide a long term solution to your deer problem. Stake it around the base of trees or plants for individual protection. Place it around the garden to prevent the local pests from devouring your crop. With its tough pvc coating, this fencing material is fully equipped to stand up to the elements for years to come.



LANDSCAPING SCHEDULE				
KEY	COMMON NAME	BOTANICAL NAME	HEIGHT	DIAMETER
1	EXISTING JAPANESE MAPLE SHADE TREE			
2	GREEN GREAT ARBORVITAE	THUJA 'GREEN GIANT'	7-8 FT	
3	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'		

REMARKS: GRASS SHALL BE PLANTED AS ISLAND GROUND COVER.

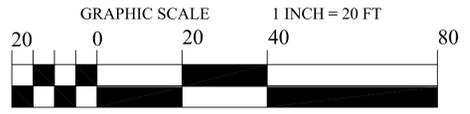


TOWN WETLANDS SITE LOCATION

ASSESSORS SECTION 53 BLOCK 9834 LOT 35
475 SMITH RIDGE ROAD

SITE PLAN

SITE PLAN LAYOUT TAKEN FROM RKW LAND SURVEYING, NEW CANAAN, CT SURVEY FILE SUAREZ #802, LDD4-13/COPIA GARDEN CENTER.DWG, SURVEY DATE MARCH 26, 2013 AND SURVEY FILE # 802, LDD4-14/5_EAST ST.DWG, SURVEY DATE NOVEMBER 26, 2014.



SITE ZONING ANALYSIS FOR COMBINED LOTS 35/48 AND 36 TOWN OF LEWISBORO, NY				
ZONING DISTRICT	REQUIRED	EXISTING (LOTS 35/48)	EXISTING (LOTS 36)	PROPOSED (COMBINED LOTS 35/48 + 36)
GENERAL BUSINESS (GB)				
MINIMUM LOT AREA (ACRES)	1/2 (A) = 21,780 SF	1.161 (A) X 43,560 SF = 50,573 SF	.723 (A) X 43,560 SF = 31,494 SF	1.161+723 = 1.884 (A) X 43,560 SF = 82,067 SF
FRONTAGE (FEET)	100	198.76 (W) + 278.54 (S)	167.06 (S)	198.76 (W) + 445.6 (S)
FRONT YARD (FEET)	20	50.1 (W) & 30.4 (S)	50.5 (S)	50.1 (W) 1'(S)
SIDE / REAR YARDS (FEET)	20	30.5 (N)	19.6 (N-REAR/SIDE) 92.8 (E-SIDE/REAR)	30 (N-REAR/SIDE) 92.8 (E-SIDE/REAR)
MAX. BLDG HGT.	2 1/2 STORIES-30 FEET	2 STORIES-25 FEET	2 STORIES-30 FEET	2 STORIES-30 FEET
MAX. BLDG COVERAGE	20% (LOT AREA) 20 X 82,067 SF = 16,413 SF	(RETAIL) 4040 + (GREENHOUSE) 3060 + (TRELLIS) 1368 = 8,468 SF	(HOUSE) 1883 + (DECK) 365 + (GARAGE/SHED) 580 = 2,463 SF	(LOT 35/48) DELETE GREENHOUSE/TRELLIS & ADD NEW GREEN HOUSE 9,395 + (LOT 36) 3534 + 13,449 SF = 16.4% COVERAGE
SITE COVERAGE	60% (LOT AREA) 60 X 82,067 SF = 49,240 SF	1ST FLR RETAIL: 4040 SF + GREENHOUSES: 3060 SF + TRELLIS: 1368 SF + PARKING/PAVING/GRAVEL DRIVES: 16,735 SF = 25,203 SF	HOUSE/DECK: 1883 SF + GARAGE/SHED: 580 SF + PATIO: 307 SF + PAVING: 3023 SF = 5,993 SF	(LOT 35/48) @ 26,130 SF + (LOT 36) @ 7,065 SF + NEW PARKING/PAVING/GRAVEL/PAVING @ 10,850 SF = 44,565 SF (54.3%)
FLOOR AREA RATIO (F.A.R.)	30% (FLOOR AREA) 30 X 82,067 SF = 24,620 SF	TOTAL 2-STORY BUILDING: 7750 SF + GREENHOUSES: 3060 SF = 10,810 SF	TOTAL 2-STORY HOUSE: 3035 SF + GARAGE/SHED: 580 SF = 3615 SF	(LOT 35/48) 13,105 + (LOT 36) 5,051 = 18,676 SF = 22.8% COVERAGE
PARKING	1/200 CUSTOMER AREA			NOTE 1: DEMOLITION EXISTING GREENHOUSE/TRELLIS @ 4728 SF and DEMOLITION EXISTING GARAGE @ 900 SF
RETAIL AREA	4,040 SF/200 = 20 CARS	24 CARS		28 CARS (INCLUDES 4 NEW CAR PARK)
2ND FLOOR LIVING AREA	2 CARS	2 CARS	2 CARS	2 CARS
HOUSE			2 CARS	2 CARS
TOTAL CARS		26 CARS	2 CARS	32 CARS

NOTE: "FUTURE" STORAGE BUILDING AREA OF 1,500 SF (AND DEMOLITION OF 500 SF EXISTING GARAGE) REMAINS WITHIN MAX. BUILDING COVERAGE, SITE COVERAGE AND FAR ZONING REQUIREMENTS.

COPIA HOME AND GARDEN - AMEND SITE PLAN
 475 SMITH RIDGE RD & 5 EAST ST, VISTA, NY 10590

STEP 2: SITE DEVELOPMENT PLAN

DATE: JAN 27, 2015
 DRAWN BY: DWC
 REVISIONS:
 1. 1/27/2015: SITE DEVELOPMENT APPROVAL AND COORDINATION WITH DRAWINGS
 2. 1/27/2015: SITE DEVELOPMENT APPROVAL AND COORDINATION WITH DRAWINGS
 3. 1/27/2015: PLANNING BOARD APPROVAL
 4. 1/27/2015: INCREASED SITE COVERAGE

DRAWING NO. **G.1**

ARCHITECT:
 DAVID W. COFFIN JR.
 110 WOOD ROAD
 BEDFORD HILLS
 NEW YORK 10507

APPLICANT:

WILLIAM EDWARD BOWEN
 and
 LISA MARGARET SMITH

WILLIAM EDWARD BOWEN
 and
 LISA MARGARET SMITH
 LOT 30B R-1A

MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP 
Joseph M. Cermele, P.E., CFM 
Town Consulting Professionals

DATE: May 11, 2016

RE: Site Development Plan Amendment
Oakridge Commons Outdoor Seating & Bank Drive Through
450 Oakridge Common
Sheet 49D, Block 9829, Lot 10

Project Description

The subject property contains a shopping center, known as Oakridge Commons Shopping Center, consists of ±10.3 acres of land, is located on Smith Ridge Road (NYS Route 123) in the hamlet of Vista and within the Retail Business (RB) Zoning District. The applicant is proposing several site plan amendments, including outdoor seating associated with Teatro's Café (24 seats), outdoor seating and the connection of two (2) existing decks associated with the Willows, the establishment of a bank and associated drive-thru within Building #1, and the infill and enclosure of an existing ±1,600 s.f. walkway for retail use.

SEQRA

The proposed action is a Type II Action and is categorically exempt from the State Environmental Quality Review Act (SEQRA).

Required Approvals/Referrals

1. Site Development Plan Approval is required from the Planning Board.
2. The proposed action requires referral to the ACARC for review and recommendations.

Plan Comments

1. Regarding the proposed bank location, what was the former (last approved) use? Has a tenant been identified for the proposed retail space (to be enclosed)?
2. The applicant should contact this office and schedule a meeting to review the parking table. While the proposed action will require additional parking spaces beyond that provided or proposed, Section 220-55B of the Zoning Code allows the joint use of parking spaces provided the Board finds that the parking capacity provided will substantially meet the parking demand generated by reason of variation in the probable times of maximum use. The applicant should identify the hours of operation associated with each tenant to support the use of this code provision. It is noted that the code requires the termination of joint use of parking upon a change of use.
3. The outdoor seating areas must be shown to comply with Section 220-16, Seasonal Outdoor Restaurant Seating. These provisions should be reviewed by the applicant and the plans revised to demonstrate compliance, either graphically or by inserting applicable notes.
4. Since traffic behind the rear of Buildings #1 and #2 is intended to be one-way (traveling in a southern direction from the bank), it is recommended that a "Do Not Enter" sign be installed at the opposite end of the rear driveway, proximate to the south end of Building #2.
5. An existing conditions plan should be included within the plan set.
6. The site plan should be revised to call-out the proposed driveway striping associated with the drive-thru lane and to remove the "future car wash". Is the outdoor walk-in freezer proposed? If so, the screening of the freezer should be considered.
7. Site plan construction details associated with the proposed elevated walkway, curbing, the sidewalk drop curb/ramp, the proposed outdoor seating enclosure (Teatro's Café), pavement striping, etc., should be provided.

Chairman Jerome Kerner, AIA
May 11, 2016
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In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

Plan Reviewed, prepared by DeLalla & Associates, LLC, dated April 12, 2016:

- Step 2: Site Development Plan Submission (Dr. No. G.1)

Plans Reviewed, prepared by Cross River Architects, LLC:

- Teatro's Café – Occupancy Plan (A1), dated March 31, 2016:
- Willows Occupancy Plan (A2), dated March 31, 2016
- Proposed Bank Space (Bldg 1) (A3), dated (last revised) April 25, 2016
- Proposed Retail Space (Bldg 4) (A4), dated March 31, 2016

Documents Reviewed:

- Letter, prepared Cross River Architects, LLC, dated April 19, 2016
- Step I: Site Development Plan Approval Application
- Short Environmental Assessment form, dated April 19, 2016

JKJ/JMC/dc

TO Town of Lewisboro Planning Board

FROM Lewisboro Conservation Advisory Council

SUBJECT Oakridge Commons
Sheet 49D, Block 9829, Lot 10
Cal #3-16 PB

DATE May 3, 2016

The Conservation Advisory Council (CAC) has once again reviewed the applicant's further amended site development plan for additional/outdoor seating at restaurants.

Similar to comments in our previous memo from March 2016, the CAC would like the applicant to give serious consideration to the installation of bicycle racks in the parking lot near the restaurants. Consideration should also be given to the installation of an electric car charging station somewhere in the parking lot. If, installation of the car charging station is not done at this time, it is requested that the location of the charging station be thought about for possible future installation.

Also, the CAC also recommends that the applicant consider the installation of new and additional waste and recycling containers, especially in the proposed area for outdoor seating.

Lastly, the CAC would like additional information about installation of the future car wash. Specifically, the CAC is interested in water usage, treatment, and disposal.

CROSS
RIVER
ARCHITECTS,
LLC

ROBERT J. EBERTS, R.A.
PRINCIPAL

19 April 2016

Town of Lewisboro Planning Bd.
20 North Salem Rd.
Cross River, NY 10518
Attn: Chairman Kerner and Members

Re: Oakridge Commons
450 Oakridge Commons
South Salem NY

Chairman Kerner and Members:

We are making application to modify a previous Site Plan Approval for the subject property. The application describes four proposals.

The first proposal is to add outdoor seating for Teatro's Café which is located in Building 2. We are proposing 24 seats under the existing canopy on the southerly side of the building. 12 additional parking spaces are required for the outdoor seating, but because there is such diversity among the tenant's hours, the site has more than sufficient parking spaces available.

The second proposal is to add a 24' x 5' canopy, drive-through lane, teller window and ATM to the future bank space located on the northerly side of Building 1. The canopy will not extend within the required setbacks. We are also proposing to remove the existing sidewalk on the north side of the building and adding a curb cut to the existing sidewalk in front of the bank tenant space. We are also proposing to modify the front elevation of the building to provide a double glass door access to the space and windows to soften the appearance.

The third proposal is to add outdoor seating on the existing two decks behind Building 9B. We are also proposing to connect the two decks with a 5' walkway, bearing on existing concrete piers. There will be no land disturbance as a result of the construction of the 5' walkway. The Interior and outdoor seating at the willows will not be used at the same time. Therefore, we are not requesting addition parking for this use.

Lastly, we are proposing to infill the existing 1600 sf walkway between and under Building 4 for Retail use. The existing open walkway is rarely used. 8 parking spaces are required for the 1600 additional square feet of retail space, but because there is such diversity among the tenant's hours, the site has more than sufficient parking spaces available.

We are submitting drawings S0-b and A1-4 as well as the required Planning Board application forms to describe the proposals. Should there be any questions with regard to this application, please feel free to contact me at any time.

Thank you for your consideration in these matters.



Robert J. Eberts, Principal
Cross River Architects

PO Box 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, NY 10518
914.763.5887
Email RJE@CRARCH.com

Taxes pd
JDC 4/19/16

TOWN OF LEWISBORO PLANNING BOARD

PO Box 725, 20 North Salem Road, Cross River, NY 10518
Email: planning@lewisborogov.com
Tel: (914) 763-5592 Fax: (914) 763-3637

Tax Payment Affidavit Requirement

This form must accompany all applications to the Planning Board.

Under regulations adopted by the Town of Lewisboro, the Planning Board may not accept any application unless an affidavit from the Town of Lewisboro Receiver of Taxes is on file in the Planning Board office. The affidavit must show that all amounts due to the Town of Lewisboro as real estate taxes and special assessments on the total area encompassed by the application, together with all penalties and interest thereon, have been paid.

Under New York State law, the Westchester County Clerk may not accept any subdivision map for filing unless the same type of affidavit from the Town of Lewisboro Receiver of Taxes is submitted by the applicant at the time of filing.

This form must be completed by the applicant and must accompany all applications to the Planning Board. Upon receipt, the Planning Board Secretary will send the form to the Receiver of Taxes for signature and notarization. If preferred, the applicant may directly obtain the signature of the Receiver of Taxes and notarization prior to submission.

To Be Completed by Applicant
(Please type or print)

SMITH RIDGE ASSOCIATES LLC OAKRIDGE COMMON
Name of Applicant Project Name

SMITH RIDGE ASSOCIATES LLC
Property Assessed to:
Name

Tax Block(s): 9829 Tax Lot(s): 10
Address: 450 OAKRIDGE COMMON

Tax Sheet(s): 49D City: SOUTH SALEM State: NY Zip: 10580

The undersigned, being duly sworn deposes and says that a search of the tax records in the office of the Receiver of Taxes, Town of Lewisboro, reveals that all amounts due to the Town of Lewisboro as real estate taxes and special assessments, together with all penalties and interest thereon, affecting the premises described below, have been paid.

Signature - Receiver of Taxes: [Signature] Date: 4/19/2016

Sworn to before me this 19th day of April, 2016

[Signature]
Signature - Notary Public (affix stamp)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01D06259627
Qualified in Westchester County
Commission Expires April 16, 2016

TOWN OF LEWISBORO PLANNING BOARD

PO Box 725, 20 North Salem Road, Cross River, NY 10518

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

Site Development Plan/Subdivision Plat Application - Check all that apply:

Waiver of Site Development Plan Procedures	<input type="checkbox"/>			
Site Development Plan Approval	Step I <input checked="" type="checkbox"/>	Step II	<input type="checkbox"/>	
Special Use Permit Approval	Step I	Step II	<input type="checkbox"/>	
Subdivision Plat Approval	Step I	Step II	<input type="checkbox"/>	Step III <input type="checkbox"/>

Project Information

Project Name: Oakridge Commons

Project Address: 450 Oakridge Common, South Salem, NY 10590

Gross Parcel Area: 10.3 AC Zoning District: RB Sheet(s): 49D Block (s): 9829 Lot(s): 10

Project Description: Proposed Outdoor Seating for Teatro's Cafe (Bldg. 2), Proposed canopy and drive through ATM and bank window for future bank (Bldg. 1), Proposed infill of existing walkway for Retail use (Bldg. 4) and Proposed outdoor seating for Willows (Bldg. 9B)

Is the site located within 500 feet of any Town boundary?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is the site located within the New York City Watershed?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is the site located on a State or County Highway?	YES <input type="checkbox"/>	NO <input type="checkbox"/>

Does the proposed action require any other permits/approvals from other agencies/departments?

Town Board	<input type="checkbox"/>	ZBA	<input type="checkbox"/>	Building Dept.	<input checked="" type="checkbox"/>	Town Highway	<input type="checkbox"/>
ACARC	<input checked="" type="checkbox"/>	NYSDEC	<input type="checkbox"/>	NYCDEP	<input type="checkbox"/>	WCDH	<input type="checkbox"/>
NYSDOT	<input type="checkbox"/>	Town Wetland	<input type="checkbox"/>	Town Stormwater	<input type="checkbox"/>		

Other _____

Owner's Information

Name: Smith Ridge Associates, LLC Email: pgp2557@aol.com

Address: 450 Oakridge Common, South Salem, NY 10590 Phone: 914-815-5752

Applicant's Information (if different)

Name: Phil Pine Email: pgp2557@aol.com

Address: 450 Oakridge Common, South Salem, NY 10590 Phone: 914-815-5752

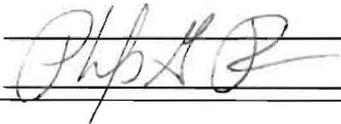
Authorized Agent's Information

Name: Robert Eberts, Cross River Architects, LLC Email: rje@crarch.com

Address: PO Box 384, Cross River, NY 10518 Phone: 914-763-5887

THE APPLICANT understands that any application is considered complete only when all information and documents required have been submitted and received by the Planning Board. The applicant further understands that the applicant is responsible for the payment of all application and review fees incurred by the Planning Board.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief, and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

APPLICANT'S SIGNATURE  DATE 04/19/2016

OWNER'S SIGNATURE _____ DATE 04/19/2016

TOWN OF LEWISBORO PLANNING BOARD

PO Box 725, 20 North Salem Road, Cross River, NY 10518

Email: planning@lewisborogov.com

Tel: (914) 763-5592

Fax: (914) 763-3637

Affidavit of Ownership

State of: New York

County of: WESTCHESTER

PHILIP G. PINE, being duly sworn, deposes and says that he/she

resides at 610 PINEBROOK BLD. New Rochelle

in the County of WESTCHESTER, State of New York

and that he/she is (check one) the owner, or the Managing Member

of SMITH RIDGE ASSOCIATES LLC

Name of corporation, partnership, or other legal entity

which is the owner, in fee of all that certain log, piece or parcel of land situated, lying and being in the

Town of Lewisboro, New York, aforesaid and know and designated on the Tax Map in the Town of

Lewisboro as:

Block 9829, Lot 10, on Sheet 49D

Philip G. Pine

Owner's Signature

Sworn to before me this

16th day of February, 2016

Mariette E Solleveld
Notary Public - affix stamp



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

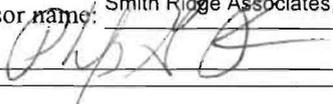
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Oakridge Common, Sm							
Name of Action or Project: Oakridge Common,							
Project Location (describe, and attach a location map): 450 Oakridge Common, South Salem, NY 10590 Located on the Westerly Side of Smith Ridge Rd 100 feet south of Oakridge Dr.							
Brief Description of Proposed Action: Proposed outdoor seating for Teatro's Cafe (Bldg 2), Canopy and drive through ATM and Bank window for Future bank space (Building 1), Outdoor seating for Willows (Bldg 9b) and Infill existing walkway (Building 4)							
Name of Applicant or Sponsor: Smith Ridge Associates, LLC		Telephone: 914-815-5752					
		E-Mail: pgp2557@aol.com					
Address: 450 Oakridge Common							
City/PO: South Salem		State: NY	Zip Code: 10590				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Dept, ACARC			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		10.3 acres					
b. Total acreage to be physically disturbed?		0.1 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.3 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Smith Ridge Associates, LLC Date: 04/19/2016
 Signature: 

OCCUPANCY AND PARKING CALCULATION

KITCHEN - 913 SF / 300 SF / PERSON = 3 PERSONS
 FOOD PREP - 900 SF / 15 SF / PERSON = 3 PERSONS
 DINING RM. - 676 SF / 15 SF / PERSON = 45 PERSONS
 MAXIMUM SEATS PROPOSED = 45 SEATS
 OUTDOOR DINING - 450 SF / 15 SF / PERSON = 30 PERSONS
 MAXIMUM SEATS PROPOSED = 24 SEATS
 TOTAL OCCUPANCY ALLOWED = 81 PERSONS
 TOTAL SEATING PROPOSED = 75 SEATS
 PARKING - 75 SEATS X 1SPACE / 2 SEATS = 38 PARKING SPACES

USE - RESTAURANT
 PRIMARILY ENGAGED IN PREPARING AND SERVING FOOD AND BEVERAGES INTENDED FOR CONSUMPTION ON PREMISES BY PATRONS SEATED AND SERVED AT TABLES OR COUNTERS.

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

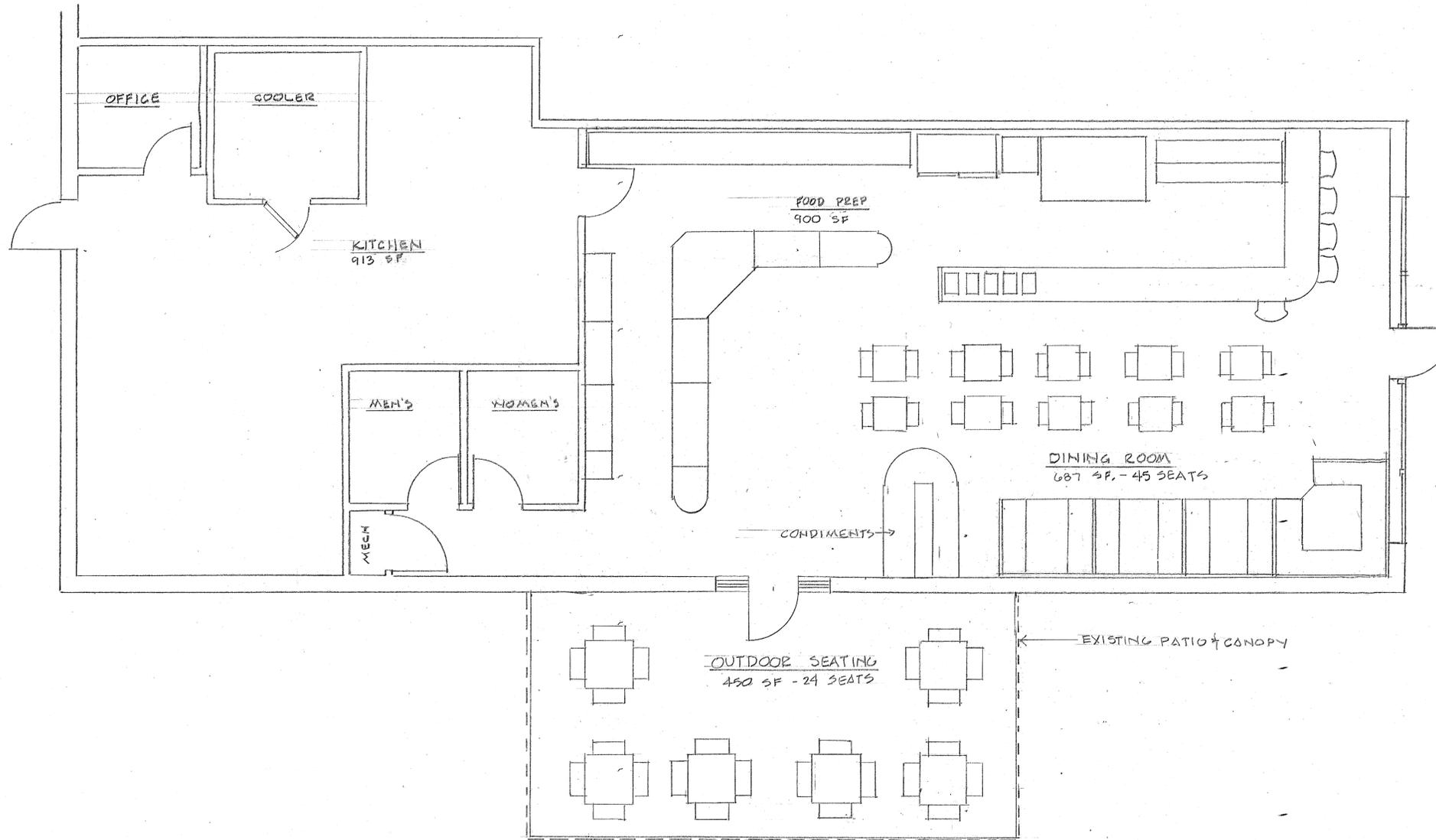
Chairman _____ DATE _____
 Secretary _____ DATE _____

TOWN ENGINEER'S CERTIFICATION
 Reviewed for compliance with the Planning Board Resolution dated _____

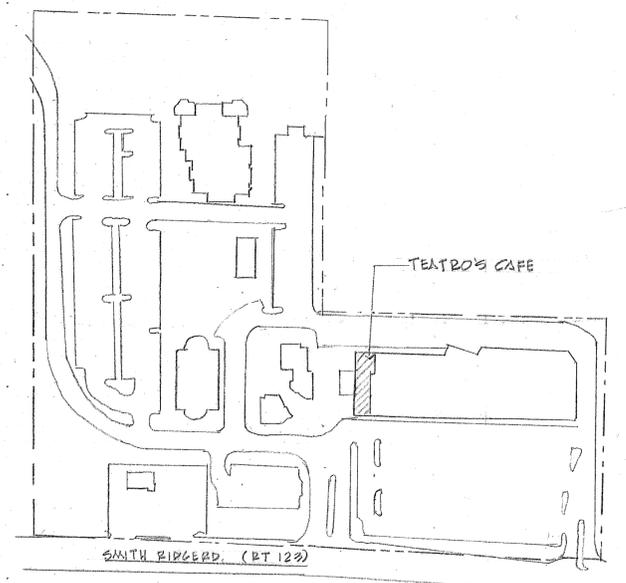
Joseph M. Cermele, P.E. _____ Date _____
 Kellard Sessions Consulting, P.C.
 Town Consulting Engineer

OWNER'S CERTIFICATION
 The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owners Name: Smith Ridge Associates, LLC - Philip Pine, Owner's rep. Date _____
 Owners Address: 202 Oakridge Common, South Salem, NY 10590



SEATING PLAN
 1/4" = 1'-0"



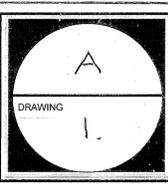
LOCATION PLAN (NTS)

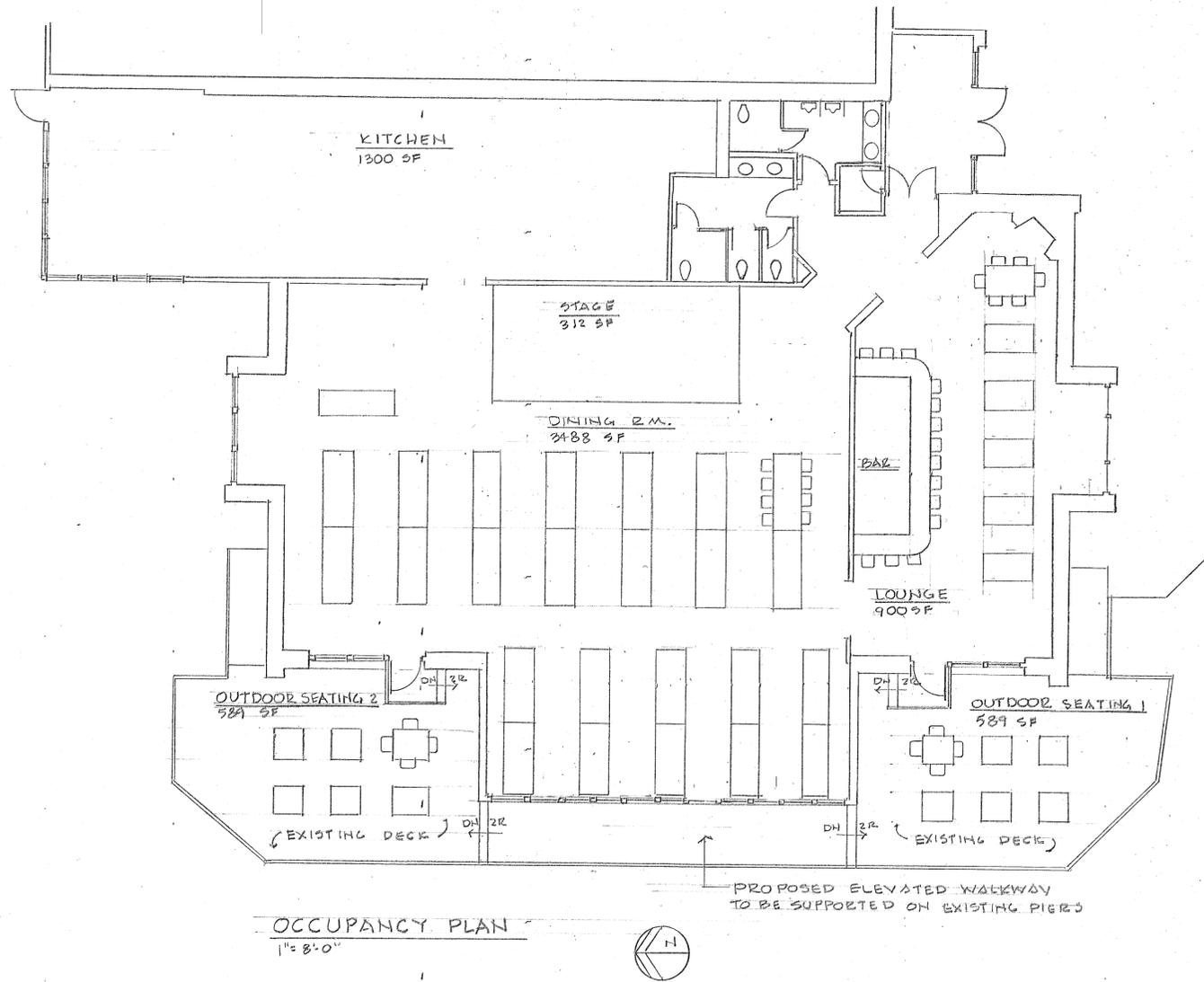
CROSS RIVER ARCHITECTS, LLC
 ROBERT J. EBERTS R.A., PRINCIPAL
 P.O. BOX 384
 19 NO. SALEM RD. 2nd FL.
 CROSS RIVER, N.Y. 10518
 914.763.5887

No	Comments	Date



PROJECT	OAKRIDGE COMMONS 202 OAKRIDGE COMMONS LEWISBORO NY		
TITLE	TEATRO'S CAFE - OCCUPANCY PLAN		
SCALE	1/4" = 1'-0"	DATE	31 MAR 16
PROJECT #		DRAWN BY	





OCCUPANCY AND PARKING CALCULATION

KITCHEN – 1300 SF / 300 SF / PERSON = 4 PERSONS

DINING RM. AND STAGE – 3800 SF / 15 SF / PERSON = 253 PEOPLE

MAXIMUM SEATS PROPOSED = 200 SEATS

LOUNGE – 900SF / 15 SF / PERSON = 60 PERSONS

MAXIMUM SEATS PROPOSED = 50 SEATS

OUTDOOR DINING – 1178 SF / 15 SF /PERSON = 78 PERSONS

MAXIMUM SEATS PROPOSED = 48 SEATS

TOTAL SEATING PROPOSED = 250 SEATS

(OUTDOOR SEATING AND INDOOR SEATING WILL NOT BE USED CONCURRENTLY)

PARKING – 250 SEATS X 1SPACE / 2 SEATS = 125 PARKING SPACES

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chairman _____ DATE _____

Secretary _____ DATE _____

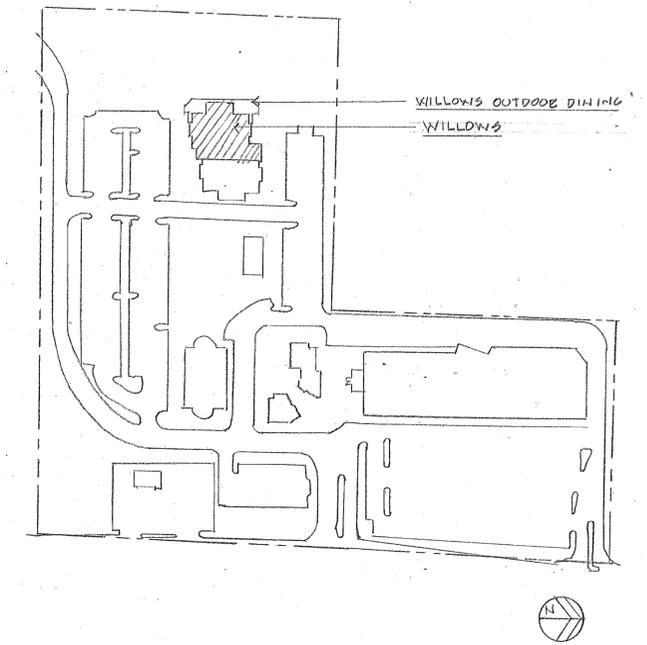
TOWN ENGINEER'S CERTIFICATION
Reviewed for compliance with the Planning Board Resolution dated _____

Joseph M. Cermele, P.E. _____ Date _____

Kellard Sessions Consulting, P.C.
Town Consulting Engineer

OWNER'S CERTIFICATION
The undersigned is the owner(s) of the property shown hereon, is familiar with this drawing and its contents, and hereby approves same for filing.

Owners Name: Smith Ridge Associates, LLC – Philip Pine, Owner's rep Date _____
Owners Address: 202 Oakridge Common, South Salem, NY 10590

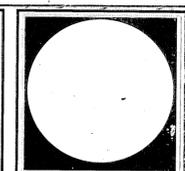


CROSS RIVER ARCHITECTS, LLC
ROBERT J. EBERTS R.A., PRINCIPAL

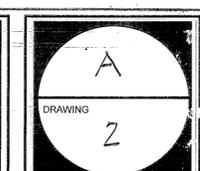
P.O. BOX 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, N.Y. 10518

914.763.5887

Revisions	No.	Comments	Date
1			



PROJECT	OAKRIDGE COMMONS		
	202 SMITH RIDGE RD		
	LEWISBORO, NY		
TITLE	WILLOW'S OCCUPANCY PLAN		
SCALE	1/8" = 1'-0"	DATE	31 MAR 16
	PROJECT #	DRAWN BY	



OCCUPANCY AND PARKING CALCULATION

2600 SF BANK / 100 SF / PERSON = 26 PERSONS

2600 SF BANK / 150SF / SPACE = 18 PARKING SPACES

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

Chairman _____ DATE _____
Secretary _____ DATE _____

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated _____

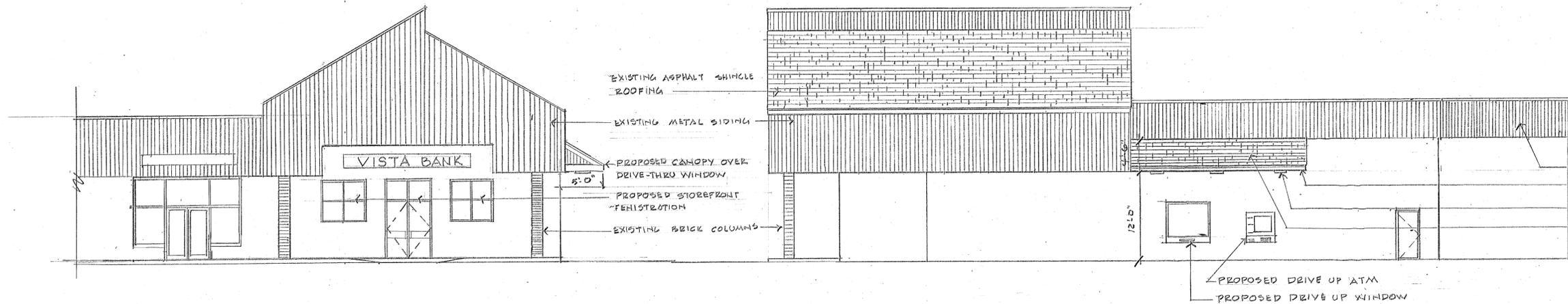
Joseph M. Cermele, P.E. _____ Date _____

Kellard Sessions Consulting, P.C.
Town Consulting Engineer

OWNER'S CERTIFICATION

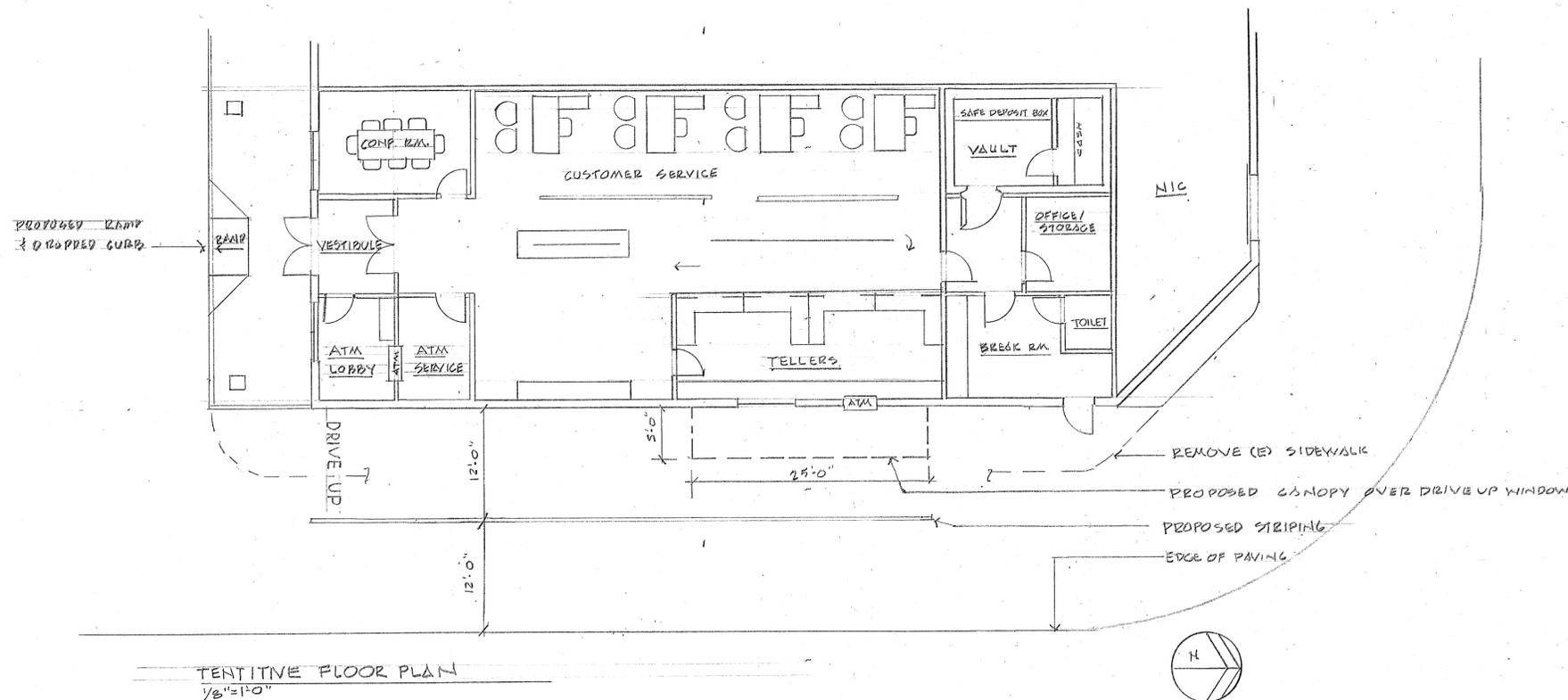
The undersigned is the owner(s) of the property shown herein, is familiar with this drawing and its contents, and hereby approves same for filing.

Owners Name: Smith Ridge Associates, LLC - Philip Pine, Owner's rep. Date _____
Owners Address: 202 Oakridge Common, South Salem, NY 10590

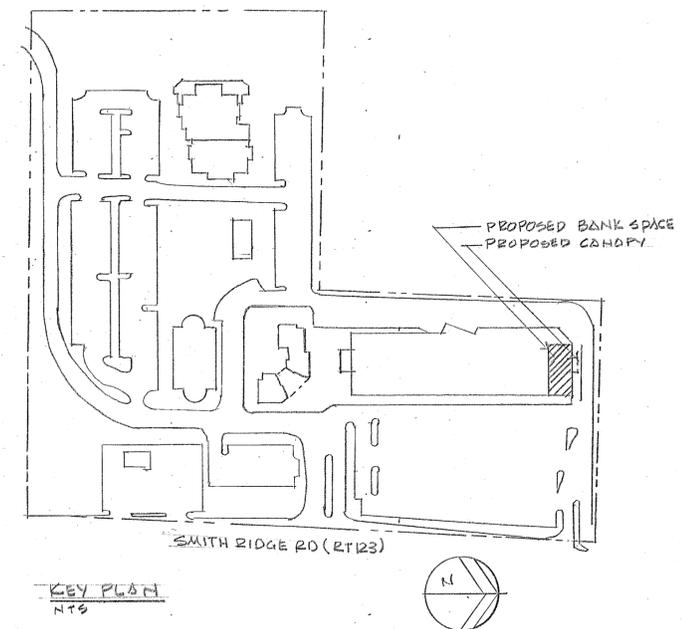


EAST ELEVATION of BANK SPACE (BLDG 1)
1/8" = 1'-0"

NORTH ELEVATION of BANK SPACE (BLDG 1)
1/8" = 1'-0"



TENTATIVE FLOOR PLAN
1/8" = 1'-0"



KEY PLAN
N.T.S.

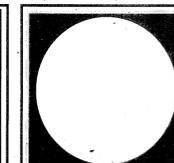
CROSS RIVER ARCHITECTS, LLC

ROBERT J. EBERTS R.A., PRINCIPAL

P.O. BOX 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, N.Y. 10518

914.763.5887

No.	Comments	Date



PROJECT	OAKRIDGE COMMONS		
	202 SMITH RIDGE RD.		
	LEWISBORO, NEW YORK		
TITLE	PROPOSED BANK SPACE (BLDG 1)		
SCALE	1/8" = 1'-0"	DATE	31 MAR 16
	PROJECT #		DRAWN BY

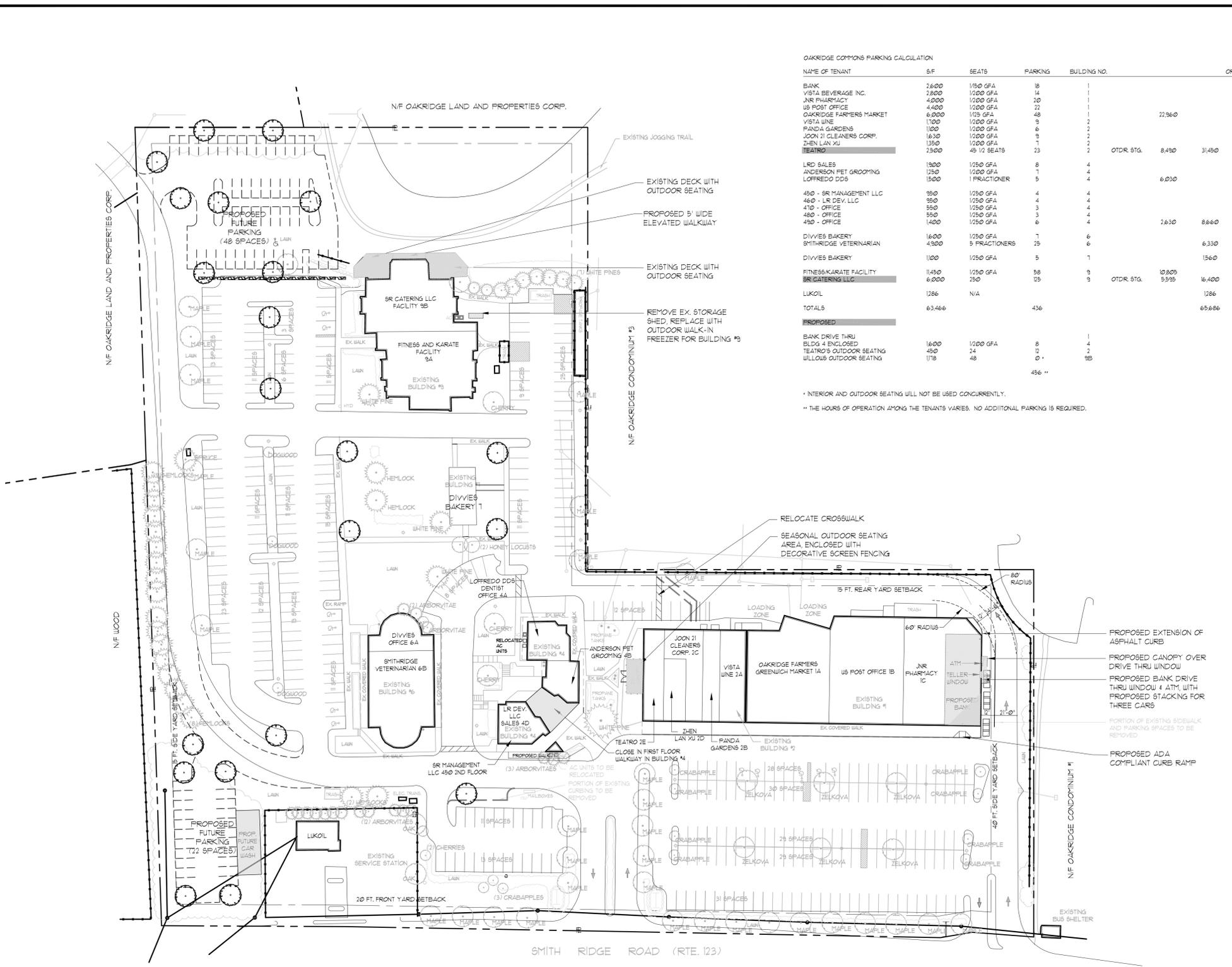


**AMENDED SITE
DEVELOPMENT PLAN**

OAKRIDGE COMMON
SMITH RIDGE ROAD (RT. 123)
TOWN OF LEWISBORO, NEW YORK

DELALLA & ASSOCIATES, LLC.
Landscape Architecture • Site Design • Environmental Planning • Land Development Consulting
30 Old Quarry Road - Suite 203, Ridgefield, Connecticut 06877 • Telephone: 203-431-2112 • Fax: 203-431-2442

Date: 04/12/16
Scale: 1" = 50'-0"
Sheet No. **SP-0b** 1 of 1



OAKRIDGE COMMONS PARKING CALCULATION

NAME OF TENANT	S/F	SEATS	PARKING	BUILDING NO.	ORIGINAL PARKING SEE ATTACHED
BANK	7,600	1/500 GFA	18	1	
VISTA BEVERAGE INC.	7,800	1/200 GFA	14	1	
JNR PHARMACY	4,000	1/200 GFA	20	1	
US POST OFFICE	4,400	1/200 GFA	22	1	
OAKRIDGE FARMERS MARKET	6,000	1/125 GFA	48	1	22,960
VISTA WINE	1,100	1/200 GFA	9	2	
PANDA GARDENS	1,100	1/200 GFA	6	2	
JOON 21 CLEANERS CORP.	1,630	1/200 GFA	9	2	
ZHEN LAN XU	1,350	1/200 GFA	7	2	
THEATRO	7,500	45 1/2 SEATS	23	2	
LRD SALES	1,900	1/250 GFA	8	4	
ANDERSON PET GROOMING	1,250	1/200 GFA	7	4	
LOFFREDO DDS	1,500	1 FRACTIONER	5	4	6,030
450 - SR MANAGEMENT LLC	950	1/250 GFA	4	4	
460 - LR DEV LLC	950	1/250 GFA	4	4	
470 - OFFICE	950	1/250 GFA	3	4	
480 - OFFICE	950	1/250 GFA	3	4	
490 - OFFICE	1,400	1/250 GFA	6	4	2,630
DIVVIE'S BAKERY	1,600	1/250 GFA	7	6	
SMITHRIDGE VETERINARIAN	4,900	5 FRACTIONERS	25	6	6,330
DIVVIE'S BAKERY	1,100	1/250 GFA	5	7	1,560
FINESS-KARATE FACILITY	1,450	1/250 GFA	58	9	10,205
SR CATERING LLC	6,000	750	25	9	9,535
LUKOL	1,286	N/A			1,286
TOTALS	63,466		436		65,686
PROPOSED					28
BANK DRIVE THRU BLDG 4 ENCLOSED	1,600	1/200 GFA	8	1	
THEATRO'S OUTDOOR SEATING	450	24	12	2	
WILLOUS OUTDOOR SEATING	1,178	48	0	9B	
			456		439

* INTERIOR AND OUTDOOR SEATING WILL NOT BE USED CONCURRENTLY.
** THE HOURS OF OPERATION AMONG THE TENANTS VARIES. NO ADDITIONAL PARKING IS REQUIRED.

LEGEND

PROPERTY LINE	---
EX. STONE WALL	-----
EXISTING FENCING	-----
EXISTING EDGE OF WOODS	-----
EXISTING SHADE TREE	○ MAPLE
EXISTING EVERGREEN TREE	○ WHITE PINE
EXISTING SHRUBS/GROUNDCOVERS	-----
EXISTING POLE LIGHT	○
EXISTING SHOEBOX POLE LIGHT	□
EXISTING COBRA LIGHT	○
PROPOSED CROSSWALK	-----

APPROVED BY RESOLUTION OF THE LEWISBORO PLANNING BOARD

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

TOWN ENGINEER'S CERTIFICATION _____

REVIEWED FOR COMPLIANCE WITH THE PLANNING BOARD RESOLUTION DATED _____

JOSEPH M. CERRI, P.E.
KELLARD SESSIONS CONSULTING, P.C.
TOWN CONSULTING ENGINEER

OWNER'S CERTIFICATION

THE UNDERSIGNED IS THE OWNER(S) OF THE PROPERTY SHOWN HEREON, IS FAMILIAR WITH THE DRAWING AND ITS CONTENTS, AND HEREBY APPROVES SAME FOR FILING

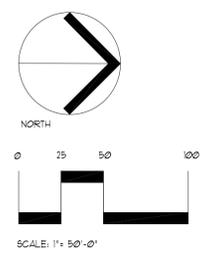
OWNERS NAME: SMITH RIDGE ASSOCIATES, LLC - PHILIP PINE, OWNERS REP
OWNERS ADDRESS: 202 OAKRIDGE COMMONS SOUTH SALEM, NY 10930

NOTES

- SURVEY INFORMATION FROM MAP ENTITLED 'SURVEY OF PROPERTY PREPARED FOR OAKRIDGE SHOPPING CENTER ASSOCIATES, PROPERTY SITUATED IN THE TOWN OF LEWISBORO WESTCHESTER COUNTY, NEW YORK' BY CONTRACTORS' LINE AND GRADE SOUTH, BEDFORD HILLS, NEW YORK DATED JUNE 7, 1999.
- OWNER: OAKRIDGE LAND AND PROPERTY CORPORATION, 202 OAKRIDGE COMMONS, SOUTH SALEM, NEW YORK 10930
- TAX LOT: SHEET 49D, BLOCK 9829, LOT 10
- SITE AREA: 10.3 ACRES
- ZONE: R-RB, RETAIL BUSINESS ZONE

NOTES

1. REFERENCE IS HEREBY MADE TO THE FINAL APPROVED AND SIGNED SITE DEVELOPMENT PLAN ON FILE IN THE OFFICE OF THE TOWN OF LEWISBORO PLANNING BOARD (APPROVED ON MAY 5, 1992 AND SIGNED ON AUGUST 18, 1992) REFERENCE IS ALSO HEREBY MADE TO THE PLANNING BOARD RESOLUTION GRANTING WAIVER OF SITE DEVELOPMENT PLAN APPROVAL PROCEDURES DATED JANUARY 11, 1999, INCLUDING THE TABLE TITLED: LAND USE AND PARKING TABULATION.



Michael Fuller Sirignano
Attorney and Counselor at Law

Old Post Road Professional Building
892 Route 35, P.O. Box 784
Cross River, New York 10518

Tel: (914) 763-5500
Fax: (914) 763-9589
e-mail: michael@sirignano.us

May 9, 2016

Jerome Kerner, Chairman
Town of Lewisboro Planning Board
P.O. Box 725
20 North Salem Road, Suite L
Cross River, NY 10518

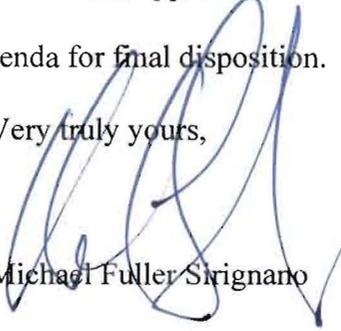
Re: J. Ted Childs, Jr.
Permit #: 68-15 W.P.

Dear Chairman Kerner:

I represent Mr. Childs in connection with his wetlands violation. As certified by David Sessions, the wetlands plantings have been installed and approved.

Kindly add this matter to your May agenda for final disposition.

Very truly yours,


Michael Fuller Sirignano

MFS/cp

WETLAND CERTIFICATE OF COMPLIANCE

TOWN OF LEWISBORO

Town Offices @ Orchard Square, Suite L (Lower Level)
20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-3060
Fax: (914) 533-0097

Date: April 26, 2016

Permit #: 68-15 W.P.

Permit issued to: J. Ted Childs, Jr.
19-11 Lost Nations Road

Project location: 19-11 Lost Nations Road

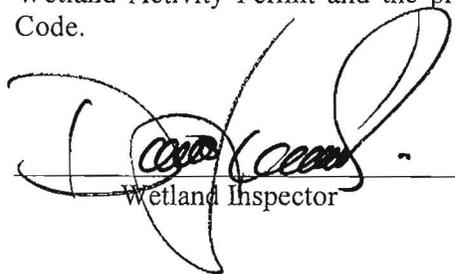
Sheet: 45A Block: 9825 Lot(s): 21

Date of Inspection: April 25, 2016

Comments: All work has been completed, the size is stabilized and in substantial accordance with the Wetland Implementation Permit and Plans referenced below:

- “Amended Plant List” – Wetlands Violation Restitution Plan – 19-11 Lost Nations Road, dated December 18, 2015
- “Preliminary Conceptual Planting” Plan, dated December 7, 2015 and last revised March 3, 2016

The above referenced parcel(s) has been inspected and a determination has been made that work conducted within the regulated area has been completed in substantial accordance with the issued Wetland Activity Permit and the provisions of Chapter 217 of the Town of Lewisboro Town Code.


Wetland Inspector

4.26.16
Date

Laurel Ridge Development Inc.
450 Oakridge Commons
South Salem, New York 10590
Telephone 914-533-7519

April 19, 2016

Town of Lewisboro Planning Board

20 Cross River Shopping Center at Orchard Square

Suite L

Cross River, New York 10518

Attention: Ciorsdan Conran, Secretary

RE: Laurel Ridge Townhomes

Sheet 49D, Block 9830, Lots 279 & 325

Cal # 6-02 P.B.

Dear Chairman Kerner and Members of the Planning Board:

We would like to be placed on the agenda of the May 17, 2016 Planning Board Meeting to request some changes to the existing Resolution conditions/ requirements last dated July 15, 2014 as AMENDED #6 APPROVALS. Building #5 is on schedule to be completed by mid-summer 2016 and 3 of the 4 units are under contract and will be looking to close. The current requirements for Phase II 1st Certificate of Occupancy call for the loop Road A to be completed through Binder course in Phase II and top (finish) course for Phase I. At that point in time, it is probable that the foundations for Buildings #7 and #8 will not be in place. With the heavy equipment and construction activity for #7 and #8 to follow, it is not prudent for us to install the water service laterals and curb stops (valves) to those two buildings. We believe it makes more sense to hold off the asphalt binder course of Road A in front of these two buildings until after the Bldg #7 & #8 foundations are in place and the utility laterals to those buildings are in place. We will also not be installing the screening landscape to the easterly side of Road A in front of Bldg #7 and #8 until those buildings are ready for C of Os.

Following is a summary of what will be completed and in place prior to our 1st C of O in Phase II:

- Binder Asphalt of Road A from Phase I to a point past the northerly end of Bldg #6.
- Binder course of all driveways of units in Bldg #5 & #6
- Binder course of Guest Parking Spaces G11- G16.
- Top/Finish Asphalt of Road A in all of Phase I.
- Bring all of Road A (including in front of Bldg #7 & #8) to grade with stone base in place.
- Concrete or asphalt curbing of all roads/parking and driveways receiving binder course.
- All site screening landscape on the easterly side of Road A as far as the asphalt binder.
- Six (6) street lights per SP10a from end of Phase 1 to point at northerly end of Bldg #6.

- All finish grade, sidewalks, unit landscaping for the Building in which a C of O is being requested.
- All exterior siding and exterior lights for the Building in which a C of O is being requested.

Thank you in advance for your consideration on our request.

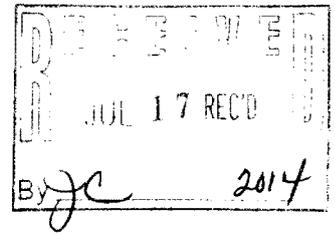
Very truly yours,

A handwritten signature in black ink, appearing to read 'Philip G. Pine', written in a cursive style.

Philip G. Pine

President

CC:



**RESOLUTION
LEWISBORO PLANNING BOARD**

**AMENDED #6 APPROVALS
WETLAND ACTIVITY PERMIT
TOWN STORMWATER PERMIT
SITE DEVELOPMENT PLAN**

**LAUREL RIDGE
(AKA OAKRIDGE GARDENS)**

**Sheet 49D, Block 9830, Parcels 1-A-8 and 1-A-9
Cal. #6-02 P.B.**

July 15, 2014

WHEREAS, on October 12, 2010, the Town of Lewisboro Planning Board granted Wetland Activity Permit Approval, Stormwater Permit Approval and Site Development Plan Approval pertaining to the construction of a 46-unit multifamily development known as Oakridge Gardens (AKA Laurel Ridge); and

WHEREAS, the Planning Board granted amendments on July 11, 2011, June 12, 2012, August 14, 2012, September 24, 2012 and again on September 17, 2013; and

WHEREAS, Smith Ridge Housing, LLC ("the applicant") has submitted an application to further amend certain conditions of the Planning Board's approving Resolution(s) and certain aspects of the previously approved Site Development Plans and architectural drawings; and

WHEREAS, more specifically, the applicant is proposing the following:

1. Modifications to the approved color scheme of Buildings #2 and #4 from the approved Heather Moss to Khaki Brown; and
2. Modifications to architectural treatments associated with Buildings #1 - #4; and
3. Minor changes to the exterior building materials to be used on Buildings #5 - #8; and
4. Modifications to the "D unit" floor plans resulting in a reduction in garage size to accommodate a larger master bedroom suite and kitchen; and
5. If determined necessary, permission to remove rock via blasting as opposed to mechanical hammer; and
6. Modifications to the sequence of construction as it relates to the issuance of the first certificate of occupancy; and

WHEREAS, reference is made to a May 21, 2014 letter from Philip Pine of Laurel Ridge Development, Inc. which outlines the requested amendments in more detail; and

WHEREAS, the approved Construction Sequencing Specifications and resolution of approval require the applicant to complete the entire looped road (Road A) which serves Phases 1 and 2, including installation of water, sewer, stormwater, landscaping and parking improvements prior to the issuance of the first certificate of occupancy; and

WHEREAS, the applicant is proposing to complete the portion of Road A which serves Phase 1 (Buildings #1 - #4); however, is requesting that the binder course of asphalt and landscaping for the upper portion of the looped road (Phase 2: Buildings #5-#8) be a condition met prior to the issuance of any Phase 2 certificate of occupancy; and

WHEREAS, the Planning Board has determined that the proposed modification to the sequence of construction is warranted given the fact that construction will continue on Phase 2 after Phase 1 is complete and the binder course of asphalt would likely be damaged during that construction; and

WHEREAS, in the filing of this Amended Site Development Plan Application, the applicant had requested certain amendments to the filed subdivision plat and modifications to the routing of the water service line; however, these previously requested modifications have since been withdrawn by the applicant or deferred for the time being; and

WHEREAS, the applicant has submitted revised architectural elevations and floor plans illustrating the proposed modifications and the Planning Board has referred this matter to the Architecture and Community Appearance Review Council (ACARC) for its review and recommendation; and

WHEREAS, reference is made to two (2) ACARC decisions, both dated May 14, 2014, which approves of the requested architectural modifications; and

WHEREAS, proposed modifications to the "D unit" floor plans will eliminate a total of eight (8) garage parking spaces, reducing the total number of parking spaces provided on-site from 199 spaces to 191 spaces; and

WHEREAS, while the proposed action will eliminate a total of eight (8) off-street parking spaces, the project will result in a total of 191 parking spaces where the Town's off-street parking regulations require a total of 138 spaces; and

WHEREAS, in accordance with Section 220-47A(2) of the Zoning Code, the application qualifies for a waiver of Site Development Plan application procedures; and

WHEREAS, the Planning Board is familiar with the subject property and the general surrounding area; and

WHEREAS, the Planning Board has considered the submitted Waiver of Site Development Plan Procedures Application, the submitted plans, other materials submitted by the applicant in support of its proposal, prior Planning Board resolutions pertaining to the subject project, comments from the Board's professional consultants, the verbal commentary made during Planning Board meetings, testimony of the applicant, and the written comments from the ACARC; and

WHEREAS, the proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and the applicant has submitted a Short Environmental Assessment Form (EAF), dated June 17, 2014; and

NOW THEREFORE BE IT RESOLVED THAT, the proposed amendments will pose no further adverse environmental impacts when compared to the originally approved and amended actions and, therefore, the Planning Board hereby reaffirms its Negative Declaration of Significance with the exception that rock removal may be accomplished via blasting, subject to the below conditions; and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby waives Site Development Plan Procedures with regard to the requested amendments; and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby grants Amended Site Development Plan Approval, subject to the below conditions:

BE IT FURTHER RESOLVED THAT, the Planning Board has determined that the requested amendments require no formal modifications to the previously approved and signed site development plans. All construction, design, approvals, conditions, restrictions and requirements of any previously approved Resolution, Site Development Plans, Construction Sequencing Specification, Building Permit or any other permit/approval shall remain applicable and in force to the extent not specifically superseded by this resolution.

Conditions to be Satisfied Prior to the Commencement of Blasting, if Deemed Necessary:

1. The applicant shall submit a Blasting Report to the Town Engineer and Building Inspector, prepared in compliance with Comment #3 of the June 11, 2014 memorandum from Kellard Sessions Consulting, P.C.
2. The applicant shall obtain a Blasting Permit from the Building Department. The Building Inspector may add whatever terms and conditions to this permit as deemed necessary to protect health, safety and welfare.

Conditions Associated with Amendments to the Sequence of Construction:

3. Prior to the issuance of the first Certificate of Occupancy for Phase 1, the binder course of asphalt for Road A shall be completed from Station 7+00 to Oakridge

BONIELLO LAND & REALTY LTD.
165 Waccabuc Rd. • Goldens Bridge, NY 10526

May 4th, 2016

Planning Board
20 North Salem Road
Cross River, NY 10518

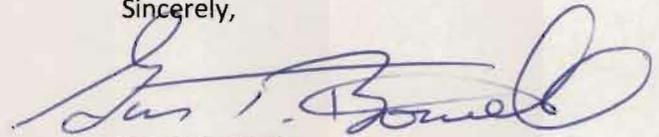
ATTN: Ms. Ciorsdan Conran

RE: Falcon Ridge

Dear Ciorsdan,

I am in agreement with the new trail alignment as shown on the enclosed plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gus T. Boniello", written in a cursive style.

Gus T. Boniello

