

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. WETLAND VIOLATIONS

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) – Request by applicant for final disposition.

Cal. #7-11 W.V.

Jules & Barbara Rako, 78 Old Church Lane, Pound Ridge, NY Sheet 46, Block 9825, Lot 16 (Jules & Barbara Rako, owner fo record) – Discussion concerning final disposition.

Discussion of Open Violations

V. EXTENSION OF TIME

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.

VI. CORRESPONDENCE AND GENERAL BUSINESS

Trail at Falcon Ridge

Site Visit Reports – Elegant Banquets and Lichtman residence

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