**TOWN OF LEWISBORO**

 **Westchester County, New York**



 **Zoning Board of Appeals Tel: (914) 763-3822**

 **PO Box 725 Fax: (914) 533-0097**

 **Cross River, New York 10518 Email: zoning@Lewisborogov.com**

**Wednesday, July 27, 2016 Town Offices @ Cross River**

**7:30 P.M Cross River Plaza, Cross River**

**I. Review and adoption of the Minutes of June 22, 2016**

**II. PUBLIC HEARINGS**

**Cal. No. 18-16-BZ**

**Application of Michael Fuller Sirignano, Esq., 892 Route 35, Cross River, NY [Contract Vendee: 1410 Route 35, LLC (Elegant Banquets, LLC), 506 Candlewood Lake Rd., Brookfield, CT 06804] [South Salem Owners, LLC, 73-44 177th St., Fresh Meadows, N.Y., owner of record] for a variance of Article VII, Sections 220-55E(5) to allow improvements to parking lots without planting shade trees in or adjacent to parking areas where one shade tree is required for every 10 required parking spaces [6 trees required but not provided].**

**The property is located on the northerly side of (#1410) NYS Route 35 and designated on the Tax Maps of the Town of Lewisboro as Sheet 39, Block 10549, Lot 17, in an R-4A, Four Acre Residential District consisting of approximately 24.23 acres.**

**CAL. NO. 19-16-BZ**

**Application of Jeri-Lynn Capobianco, 197 Ridgefield Avenue, South Salem, NY for a variance of Article IV § 220-23E of the Zoning** **Ordinance in the matter of an as-built shed that is closer to the side lot line than permitted (9’ at closest existing where 40’ is required) in an R-2A, Two-Acre Residential District.**

**The property is located on the south side of (#197) Ridgefield Avenue, South Salem, New York and designated on the Tax Map as Sheet 40, Block 10263, Lot 63, in an R-2A, Two-Acre Residential District consisting of approximately 2.16 acres.**

**CAL. NO. 20-16-BZ**

**Application of Brian Graham, 1 Shoshone Drive, Katonah, NY [Brian Y. Graham & Jane M. Bender, owners of record] for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed shed that is closer to the side lot line than permitted (2’ proposed where 30’ is required) in an R-1A, One-Acre Residential District.**

**The property is located on the south easterly corner of (#1) Shoshone Drive & Indian Hill Road, Katonah, New York and designated on the Tax Map as Sheet 10, Block 11152, Lot 185, in an R-1A, One-Acre Residential District consisting of approximately 1.16 acres.**

**CAL. NO. 21-16-SP**

**Application of Young Su Lee-Grasic, 31 Dingee Road, South Salem, NY [Ignac Igor Grasic & Young Su Lee-Grasic, owners of record] for a Special Permit pursuant to Article V, § 220-32B (2) (c) and § 220-40 of the Zoning Ordinance to construct an accessory apartment above the existing garage in an existing one-family residence.**

**The property is located on the easterly side of (#31) Dingee Road, designated on the Tax Map as**

**Sheet 29, Block 10553, Lot 109, in an R-2A, Two-Acre Residential District consisting of**

**approximately 8 acres.**

**III. CORRESPONDENCE & GENERAL BUSINESS**