

**ZONING BOARD OF APPEALS**

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will hold a Public Hearing on Wednesday, July 27, 2016 at 7:30 P.M., at the Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza, Lower Level, 20 North Salem Road, Cross River, New York regarding the following:

**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, 73-44 177<sup>th</sup> 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.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza (PO Box 725), Lower Level, 20 North Salem Road, Cross River, New York 10518 during regular business hours. At such hearing, all interested parties may attend and will be heard.

Dated this 15th day of July, 2016  
in Cross River, New York

By:

**ZONING BOARD OF APPEALS  
TOWN OF LEWISBORO  
ROBIN PRICE, JR.  
CHAIRMAN**

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.

APPLICATION TO THE BOARD OF APPEALS

\*Cal. No. .... (B.Z.)

\*\*Cal. No. .... (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Michael Fuller Sirignao, Esq. Phone: (914) 763-5500

Address Old Post Rd. Prof. Bldg., 892 Rte 35, Cross River, E-Mail michael@sirignano.us  
NY 10518

Contractor/Vendor: Contract Vendor: 1410 Route 35 LLC Phone: (203) 775-4442

Address 56 Candlewood Lake Rd., Brookfield, CT 06804 E-Mail sc@westnav.com

II. TO THE ZONING BOARD OF APPEALS OF THE TOWN OF LEWISBORO:

Application is hereby made for:

☐ A Variation of Article VII Section 55-E(5) of the Zoning Ordinance.

☐ A Special Permit pursuant to Article ..... Section ..... of the Zoning Ordinance.

☐ An Interpretation of the Zoning Ordinance or Zoning Map.

☐ A Variation of Section 280 (a) of the Town Law.

☐ An appeal from an Order of the Building Inspector to correct a Violation of the Housing Code  
Section .....

☐ (Other) .....

AND FURTHER DESCRIBED AS FOLLOWS: 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)

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 1410 Old Post Road, South Salem, NY 10518

Tax Map: Sheet 39 Block 10549 Lot(s) 17

Zoning District: R-4A Lot Area: 24.23 Acres

IV. ADDITIONAL INFORMATION

Have previous appeals/special permits been filed in regard to these premises? .....  
(If yes, please give calendar number & date)

Cal. No. .... Date ..... Cal. No. .... Date .....

Cal. No. .... Date ..... Cal. No. .... Date .....

Has a court summons been served relative to this matter? ... No .....

Have you inquired of the Clerk of the Town of Lewisboro whether there is any petition pending to change  
the use district regulations affecting the block on which these premises are located? .....

Attached hereto and made a part of this application, I submit the following:

- A copy of the ground and floor plans with all necessary measurements.
- A property survey.
- A signed consent by the owner of the property if the applicant is not the owner.

V. APPROVED FOR SUBMISSION:

Applicant's Signature:  Date: 6/30/16

VI. RECEIPT:

Date Received by Clerk ..... Fee Received \$.....

Check #: ..... Receipt #: .....

\* EXPIRATION: (§ 220-74E(5)) "A variance shall be deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with their decision, shall expire if work is not initiated pursuant thereto within one (1) year, or if said use or uses shall cease for more than one (1) year."

\*\*Storage of Contractor's Equipment requires an additional fee for each required off-street parking space.

\*\*\* Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

(over)

AFFIDAVIT OF OWNERSHIP

State of New York, David A. Roth being duly sworn, deposes  
County of Queens  
and says that he resides at 73-44 177th St. in the Town of Fresh Meadows  
in the County of Queens in the State of New York and that  
he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the  
Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number  
17 in Block 10549 on Sheet 39 and that he hereby authorizes  
1410 Route 35 LLC & Michael Fuller Sirignano to make the annexed application in his behalf  
and that the statements of fact contained in said application including the statements contained in all  
of the exhibits transmitted herewith are true.

Sworn to before me, this 5th

day of July 2016

David A. Roth  
By: [Signature] (sign here)  
David A. Roth (over)

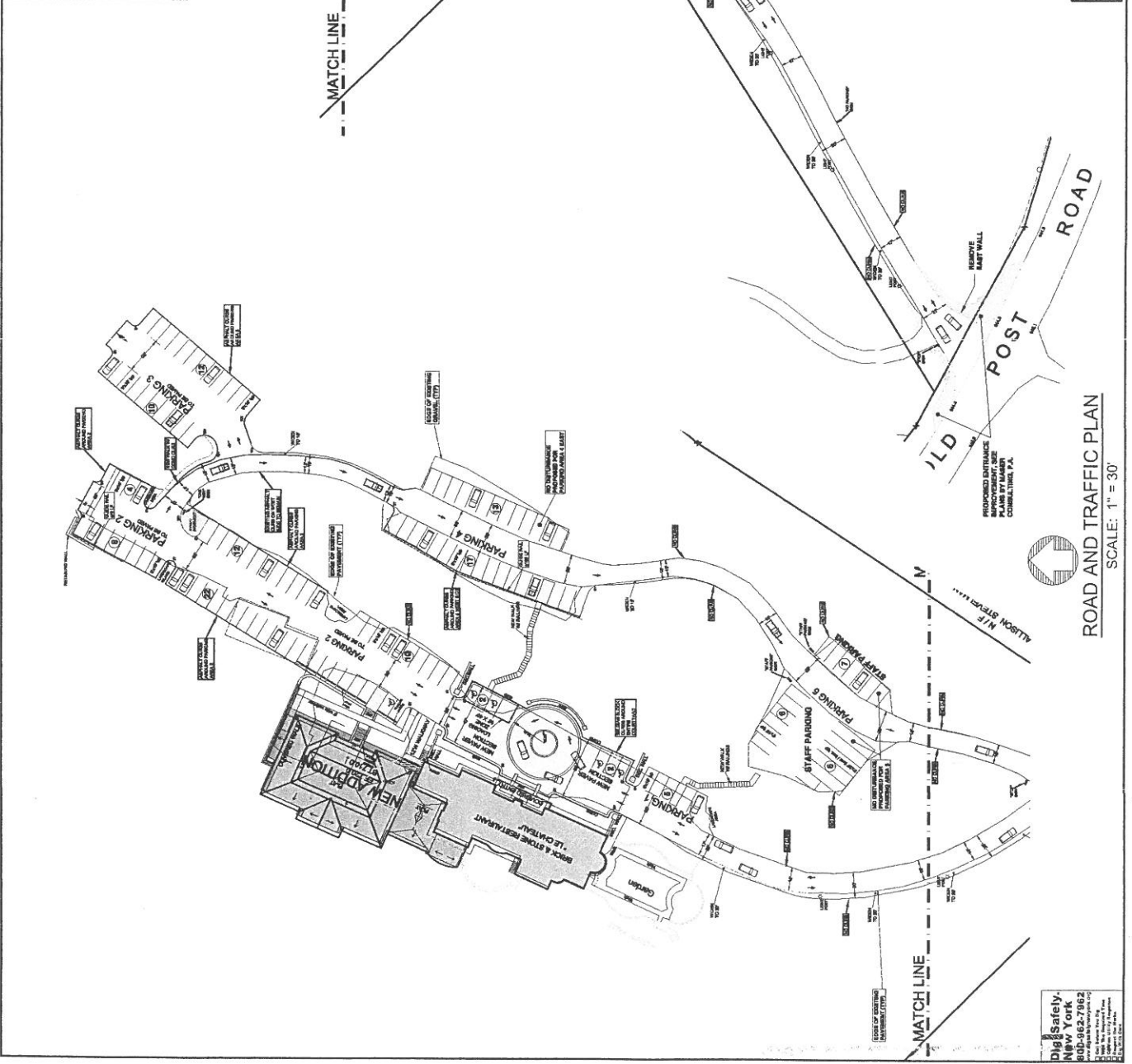
[Signature]

CONSTANCE PAGANELLI  
Notary Public, State of New York  
No. 60-8255040  
Qualified in Westchester County  
Commission Expires January 31, 2019



- ROAD AND TRAFFIC NOTES**
1. ALL TRUCKS SHALL BE PROHIBITED TO ENTER THE ONE WAY ROAD FROM WEST TO BE.
  2. ALL LIGHTS SHALL BE REDUCED TO 1/2 THE ONE WAY ROAD FROM WEST TO BE.
  3. ALL LIGHTS SHALL BE REDUCED TO 1/2 THE ONE WAY ROAD FROM WEST TO BE.
  4. ALL LIGHTS SHALL BE REDUCED TO 1/2 THE ONE WAY ROAD FROM WEST TO BE.
  5. ALL LIGHTS SHALL BE REDUCED TO 1/2 THE ONE WAY ROAD FROM WEST TO BE.
  6. ALL LIGHTS SHALL BE REDUCED TO 1/2 THE ONE WAY ROAD FROM WEST TO BE.
  7. ALL LIGHTS SHALL BE REDUCED TO 1/2 THE ONE WAY ROAD FROM WEST TO BE.
  8. ALL LIGHTS SHALL BE REDUCED TO 1/2 THE ONE WAY ROAD FROM WEST TO BE.
  9. ALL LIGHTS SHALL BE REDUCED TO 1/2 THE ONE WAY ROAD FROM WEST TO BE.
  10. ALL LIGHTS SHALL BE REDUCED TO 1/2 THE ONE WAY ROAD FROM WEST TO BE.

<b>LANDSCAPE ARCHITECT</b> WESLEY STOUT ASSOCIATES, LLC 100 JAMES STREET NEW CANAAN, CT 06840	<b>SURVEYOR</b> RWI LAND SURVEYING 100 JAMES STREET NEW CANAAN, CT 06840	<b>ENVIRONMENTAL CONSULTANT</b> EVANS ASSOCIATES 100 JAMES STREET NEW CANAAN, CT 06840	<b>ATTORNEY</b> MICHAEL FULLER SHERIDAN, ESQ. 100 JAMES STREET NEW CANAAN, CT 06840	<b>ARCHITECT</b> K&G ARCHITECTS & ENGINEERS, P.C. 100 JAMES STREET NEW CANAAN, CT 06840	<b>OWNER/APPLICANT</b> ELEGANT BANQUETS, LLC 100 JAMES STREET NEW CANAAN, CT 06840
--	---	---	--	--	---



<b>CRONIN ENGINEERING</b> 30 ALBION LANE CORTLANDT MANOR, NEW YORK 10567 (914) 228-2000	<b>ROAD, TRAFFIC &amp; PEDESTRIAN PLAN</b>	<b>SITE DEVELOPMENT PLAN FOR LE CHATEAU</b>	<b>REFERENCE NOTE</b> 1. REFERENCE IS MADE TO THE TRAFFIC PLAN BY OTHERS IN THE PROJECT.
--	--	---	---

**ZONING BOARD OF APPEALS**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will hold a Public Hearing on Wednesday, July 27, 2016 at 7:30 P.M., at the Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza, Lower Level, 20 North Salem Road, Cross River, New York 10518 regarding the following:**

**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.**

**Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at the Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza (PO Box 725) Lower Level, 20 North Salem Road, Cross River, New York 10518 during regular business hours. At such hearing, all interested parties may attend and will be heard.**

**Dated this 15th day of July, 2016  
in Cross River, New York**

**ZONING BOARD OF APPEALS  
TOWN OF LEWISBORO  
By: Robin Price, Jr.  
CHAIRMAN**

**The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.**

**Town of Lewisboro**  
P. O. Box 725  
20 North Salem Road, Cross River, New York 10590

APPLICATION TO THE BOARD OF APPEALS

\*Cal. No. 19-16- (B.Z.)

\*\*Cal. No. \_\_\_\_\_ (S.P.)

**I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER**

Applicant's Name: Jeri-Lynn Capobianco Phone: 914-763-0461  
Address: 197 Ridgfield Ave, S. Salem E-Mail: jeryllynnc@aol.com  
Owner's Name: same Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**II. TO THE ZONING BOARD OF APPEALS OF THE TOWN OF LEWISBORO:**

Application is hereby made for:

- ☐ A Variation of Article IV Section 220-23E of the Zoning Ordinance.
- ☐ A Special Permit pursuant to Article \_\_\_\_\_ Section \_\_\_\_\_ of the Zoning Ordinance.
- ☐ An Interpretation of the Zoning Ordinance or Zoning Map.
- ☐ A Variation of Section 280 (a) of the Town Law.
- ☐ An appeal from an Order of the Building Inspector to correct a Violation of the Housing Code Section \_\_\_\_\_
- ☐ (Other) \_\_\_\_\_

AND FURTHER DESCRIBED AS FOLLOWS: AS-BUILT Shed, close to side yard (9 feet at closest) where 40' is RE Q.

**III. IDENTIFICATION OF PROPERTY:**

Location of Affected Premises: 197 Ridgfield Avenue  
Tax Map: Sheet 40 Block 10213 Lot(s) 063  
Zoning District: K2A Lot Area: 2.16 Acres

**IV. ADDITIONAL INFORMATION**

Have previous appeals/special permits been filed in regard to these premises? NO  
(If yes, please give calendar number & date)

Cal. No. \_\_\_\_\_ Date \_\_\_\_\_ Cal. No. \_\_\_\_\_ Date \_\_\_\_\_  
Cal. No. \_\_\_\_\_ Date \_\_\_\_\_ Cal. No. \_\_\_\_\_ Date \_\_\_\_\_

Has a court summons been served relative to this matter? \_\_\_\_\_

Have you inquired of the Clerk of the Town of Lewisboro whether there is any petition pending to change the use district regulations affecting the block on which these premises are located? \_\_\_\_\_

Attached hereto and made a part of this application, I submit the following:

- A copy of the ground and floor plans with all necessary measurements.
- A property survey.
- A signed consent by the owner of the property if the applicant is not the owner.

**V. APPROVED FOR SUBMISSION:**

Applicant's Signature: [Signature] Date: 7/5/11

**VI. RECEIPT:**

Date Received by Clerk \_\_\_\_\_ Fee Received \$ \_\_\_\_\_  
Check #: 5435 Receipt #: 26730

\* EXPIRATION: (§ 220-74E(5)) "A variance shall be deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with their decision, shall expire if work is not initiated pursuant thereto within one (1) year, or if said use or uses shall cease for more than one (1) year."

\*\*Storage of Contractor's Equipment requires an additional fee for each required off-street parking space.

\*\*\* Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

(over)

AFFIDAVIT OF OWNERSHIP

State of New York,  
County of Westchester,  
Jenn-Lynn Capobianco  
being duly sworn, deposes  
and says that she resides at 197 Ridgefield Ave in the Town of Lewisboro,  
in the County of Westchester, in the State of New York, and that  
she is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the  
Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number  
063 in Block 10263 on Sheet 440 and that she hereby authorizes  
to make the annexed application in his behalf  
and that the statements of fact contained in said application including the statements contained in all  
of the exhibits transmitted herewith are true.

(over)

(sign here)

DANIEL B. GALICIANO  
Notary Public, State of New York  
No. 01 GA6292580  
Qualified in Westchester County  
Commission Expires November 4, 2017

day of May 2016

Sworn to before me, this













accepted online

Contact us for details  
(888) 743-3778 toll free  
(717) 553-0300 direct  
(717) 427-1548 fax  
Click to email

## LANCASTER COUNTY BARNs



WWW.LANCASTERBARNs.COM

## Design your Custom Shed



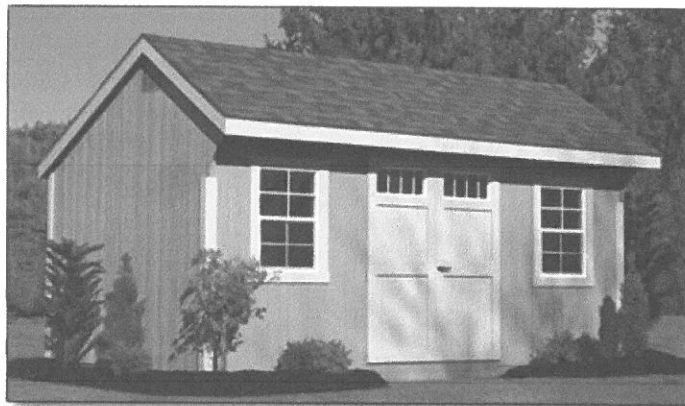
Click here

View Cart | Checkout | Product Search  GO

Click for Review

[Structures](#) > [Roofline](#) > [Quaker Roofline](#) >  
New England Deluxe

## New England Deluxe : Quaker Shed



The New England Deluxe Series brings a "touch of class" to the common backyard shed. These buildings are enhanced with a special trim package and a stately door design with transom windows. This new series adds the finishing touch you want and will blend nicely into your backyard landscape.

**Standard Configuration:**

- 30 Year Architectural Shingles
- Sturdy 2" x 4" Wall Construction w/ 5/8" Plywood Floor
- Double Entrance Doors
- Two 18" x 27" Windows w/ Trim
- Building Length must be 14' to fit 4' Door w/ (2) Shuttered Windows
- Raised Panel Shutters only come with 24" x 35" Window Option
- Choice of Siding and Trim Colors

[DuraTemp Siding Information Sheet](#)

Custom sizes and configurations also available.

Siding and shingle samples available on many structures.  
Please Call Sales @ 717.553.0300 for details.

**Starting Price: \$1,665.00** (Excluding: Delivery & PA Sales Tax)**Choose Your Dimensions & Siding Type**

Please Select Shed Width:

8 Foot - (7' 8" @ Base &amp; 9' 10" @ Roofline)

Please Select Shed Length:

12 Foot

Please Select Siding Type:

Dutch Lap Vinyl Siding

8 x 12

**Choose Your Colors**

Please Select Shingle Color:

None Selected

Please Select Siding Color:

None Selected

Please Select Trim Color:

None Selected

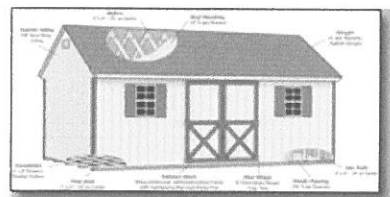
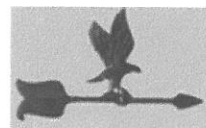
Please Select Door Color:

None Selected

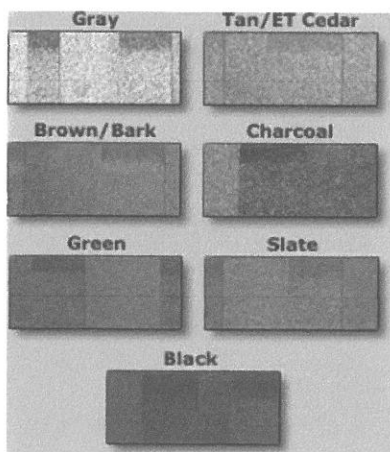
Please Select Shutter Color:



**OPTIONS**  
siding type  
shingle color  
exterior color  
door  
window style  
flower box  
ramp  
vent  
shelf  
loft  
cupola  
weathervane



construction quality

**Color Disclaimer**

shingle colors

## HOME

## STORAGE SHEDS

- Browse by

## Roofline

- Browse by Siding
- Search by Price

## New England Sheds

## Garages

## Economy Sheds

## Commercial Sheds

## Custom Sheds

## Garden &amp; Tool Sheds

## Green Sheds &amp; Lights

## Shed in a Box

## Overstock Sheds

## EQUINE &amp; ANIMAL

## Horse Barns

## Run-In Sheds

## Combo Barns

## Modular Barns

## Riding Arenas

## Cupolas/Vanes

## Hay Feeders

## Horse Carts

## Animal Shelters

## OUTBUILDINGS

## Gazebos

## Large Greenhouses

## Backyard Retreat

## Pool/Hot Tub Houses

## Hunting Cabins

## Playhouses

**ZONING BOARD OF APPEALS**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will hold a Public Hearing on Wednesday, July 27, 2016 at 7:30 P.M., at the Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza, Lower Level, 20 North Salem Road, Cross River, New York 10518 regarding the following:**

**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.**

**Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at the Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza (PO Box 725) Lower Level, 20 North Salem Road, Cross River, New York 10518 during regular business hours. At such hearing, all interested parties may attend and will be heard.**

**Dated this 15th day of July, 2016  
in Cross River, New York**

**ZONING BOARD OF APPEALS  
TOWN OF LEWISBORO  
By: Robin Price, Jr.  
CHAIRMAN**

**The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.**

# Town of Lewisboro

P. O. Box 725

20 North Salem Road, Cross River, New York 10590

## APPLICATION TO THE BOARD OF APPEALS

\*Cal. No. 20-16- (B.Z.)

\*\*Cal. No.        (S.P.)

### I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: BRIAN GRAHAM Phone: 914-432-8703  
Address: 1 SHUSHONE DR KATONAH E-Mail: bygraham@gmail.com  
Owner's Name: BRIAN GRAHAM & JANE BENDOR Phone: 914-432-8703  
Address: 1 SHUSHONE DR KATONAH NY 10536 E-Mail: bygraham@gmail.com

### II. TO THE ZONING BOARD OF APPEALS OF THE TOWN OF LEWISBORO:

Application is hereby made for:

- ☒ A Variation of Article IV Section 220-22(E) of the Zoning Ordinance.  
☐ A Special Permit pursuant to Article ..... Section ..... of the Zoning Ordinance.  
☐ An Interpretation of the Zoning Ordinance or Zoning Map.  
☐ A Variation of Section 280 (a) of the Town Law.  
☐ An appeal from an Order of the Building Inspector to correct a Violation of the Housing Code  
Section .....  
☐ (Other) .....

AND FURTHER DESCRIBED AS FOLLOWS: Proposing 8' x 16' A-frame shed  
2' from property line when 30' is required. Needed for bikes and  
ACCESS TO DRIVEWAY No room in garage for 2nd car.

### III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 1 SHUSHONE DRIVE KATONAH NY 10536  
Tax Map: Sheet 10 Block 1152 Lot(s) 185  
Zoning District: R1A Lot Area: 1.164 Acres

### IV. ADDITIONAL INFORMATION

Have previous appeals/special permits been filed in regard to these premises? No  
(If yes, please give calendar number & date)

Cal. No. .... Date ..... Cal. No. .... Date .....

Cal. No. .... Date ..... Cal. No. .... Date .....

Has a court summons been served relative to this matter? No

Have you inquired of the Clerk of the Town of Lewisboro whether there is any petition pending to change the use district regulations affecting the block on which these premises are located? No

Attached hereto and made a part of this application, I submit the following:

- A copy of the ground and floor plans with all necessary measurements.
- A property survey.
- A signed consent by the owner of the property if the applicant is not the owner.

### V. APPROVED FOR SUBMISSION:

Applicant's Signature: Brian Graham Date: July 6, 2018

### VI. RECEIPT:

Date Received by Clerk: 7/6/18 Fee Received \$: 252.-

Check #: 213 Receipt #: 26733

\* EXPIRATION: (§ 220-74E(5)) "A variance shall be deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with their decision, shall expire if work is not initiated pursuant thereto within one (1) year, or if said use or uses shall cease for more than one (1) year."

\*\*Storage of Contractor's Equipment requires an additional fee for each required off-street parking space.

\*\*\* Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

(over)



AFFIDAVIT OF OWNERSHIP

State of New York,  
County of Westchester  
I, 15 Houshorne Dr  
in the Town of Katonah  
and says that he resides at Westchester in the State of New York and that  
he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the  
Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number  
185 in Block 11152 on Sheet 10 and that he hereby authorizes  
to make the annexed application in his behalf  
and that the statements of fact contained in said application including the statements contained in all  
of the exhibits transmitted herewith are true.

Sworn to before me, this

6 July 2016

(sign here)

13 m/G

(over)

SAMANTHA L INCLEDON  
Notary Public - State of New York  
No. 011N6304669  
Qualified in Westchester County  
My Commission Expires June 2, 2018

RE: Placement of the 8'x16' A-Fame shed at 1 Shoshone

We propose locating the shed as indicated below because there are no other suitable locations on our property:

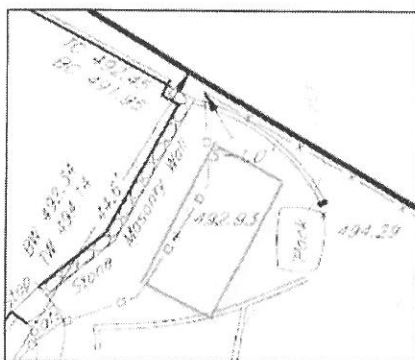


Figure 1: Typical Puratto schematic.

The shed would be largely concealed from the street by trees but easily accessible to our children for their bikes, outdoor toys and yard tools. (There is no room in our 2-car garage for anything other than 2 automobiles)

Bmf/Goth

Brian Graham  
1 Shoshone Drive

**ZONING BOARD OF APPEALS**  
**NOTICE OF PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN**, that the Zoning Board of Appeals of the Town of Lewisboro will hold a Public Hearing on Wednesday, July 27, 2016 at 7:30 P.M., at the Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza, Lower Level, 20 North Salem Road, Cross River, New York regarding the following:

**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.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza (PO Box 725), Lower Level, 20 North Salem Road, Cross River, New York 10518 during regular business hours. At such hearing, all interested parties may attend and will be heard.

Dated this 15th day of July, 2016  
in Cross River, New York

By:

**ZONING BOARD OF APPEALS  
TOWN OF LEWISBORO  
ROBIN PRICE, JR.  
CHAIRMAN**

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.

# Town of Lewisboro

P. O. Box 725  
20 North Salem Road, Cross River, New York 10590

## APPLICATION TO THE BOARD OF APPEALS

\*Cal. No. .... (B.Z.)

\*\*Cal. No. 21-16- (S.P.)

### I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: YOUNG SU LEE-GRASIC Phone: 914-763-3254  
Address: 31 DINGEE RD, S. SALEM NY E-Mail: Y\_LEE1@HOTMAIL.COM  
Owner's Name: SAME Phone: .....  
Address: ..... E-Mail: .....

### II. TO THE ZONING BOARD OF APPEALS OF THE TOWN OF LEWISBORO:

Application is hereby made for:

- ☐ A Variation of Article ..... Section ..... of the Zoning Ordinance.  
☒ A Special Permit pursuant to Article V Section 220-40 of the Zoning Ordinance.  
☐ An Interpretation of the Zoning Ordinance or Zoning Map.  
☐ A Variation of Section 280 (a) of the Town Law.  
☐ An appeal from an Order of the Building Inspector to correct a Violation of the Housing Code  
Section .....  
☐ (Other) .....

AND FURTHER DESCRIBED AS FOLLOWS: SPEC. PERMIT FOR ACY  
APT

### III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 31 DINGEE RD, S. SALEM NY 10590  
Tax Map: Sheet 29 Block 10553 Lot(s) 109  
Zoning District: R2A Lot Area: 8 Acres

### IV. ADDITIONAL INFORMATION

Have previous appeals/special permits been filed in regard to these premises? .....  
(If yes, please give calendar number & date)

Cal. No. .... Date ..... Cal. No. .... Date .....

Cal. No. .... Date ..... Cal. No. .... Date .....

Has a court summons been served relative to this matter? .....

Have you inquired of the Clerk of the Town of Lewisboro whether there is any petition pending to change  
the use district regulations affecting the block on which these premises are located? .....

Attached hereto and made a part of this application, I submit the following:

- A copy of the ground and floor plans with all necessary measurements.
- A property survey.
- A signed consent by the owner of the property if the applicant is not the owner.

### V. APPROVED FOR SUBMISSION:

Applicant's Signature: Young Su Lee-Grasic Date: 7/6/16

### VI. RECEIPT:

Date Received by Clerk: 7/6/16 Fee Received \$: 502.00

Check #: 141 Receipt #: 26734

\* EXPIRATION: (§ 220-74E(5)) "A variance shall be deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with their decision, shall expire if work is not initiated pursuant thereto within one (1) year, or if said use or uses shall cease for more than one (1) year."

\*\*Storage of Contractor's Equipment requires an additional fee for each required off-street parking space.

\*\*\* Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

(over)



AFFIDAVIT OF OWNERSHIP

State of New York, YOUNG SU LEE-GRASIC being duly sworn, deposes  
County of County of Westchester  
and says that he resides at 31 Dinger Rd in the Town of Lewisboro  
in the County of Westchester in the State of New York and that  
he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the  
Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number  
..... in Block ..... on Sheet ..... and that he hereby authorizes  
..... to make the annexed application in his behalf  
and that the statements of fact contained in said application including the statements contained in all  
of the exhibits transmitted herewith are true.

Sworn to before me, this 6<sup>th</sup>  
day of July, 2016

  
(sign here) (over)

SAMANTHA L INCLEDON  
Notary Public - State of New York  
No. 011N6304669  
Qualified In Westchester County  
My Commission Expires June 2, 2018