

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, June 22, 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. 15-16-BZ

Application of James Grant, 398 Route 123, South Salem, NY [Kay Parker Jex, Owner of Record] for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of an as-built generator that will be closer to the side lot line than permitted (11' provided where 15' is required) in an R-1/2A, One-Half-Acre Residential District.

The property is located on the west side of (#11) Truesdale Lake Drive, South Salem, New York and designated on the Tax Map as Sheet 36L, Block 10815, Lot 31, in an R-1/2A, One-Half-Acre Residential District consisting of approximately 0.539 acres.

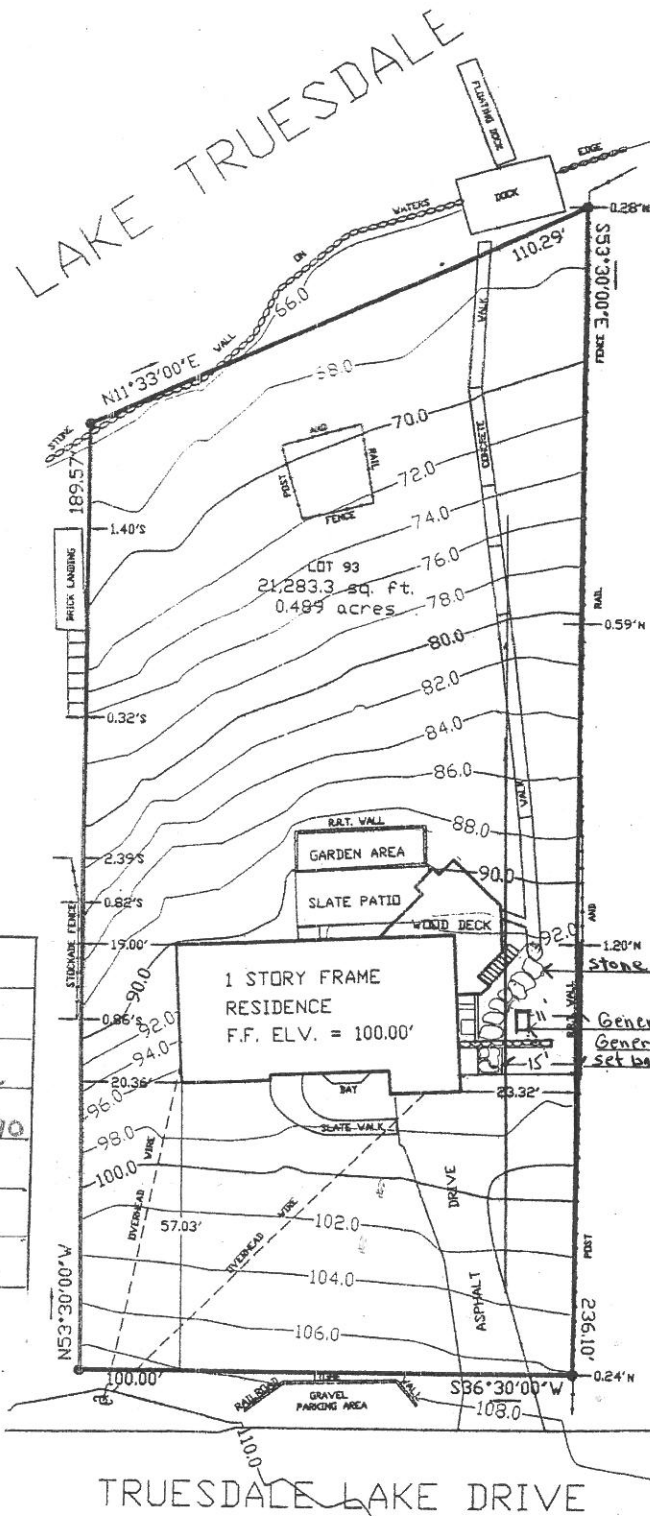
Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at the Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza (PO Box 725) Lower Level, 20 North Salem Road, Cross River, New York 10518 during regular business hours.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

**Dated this 9th day of June, 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.

SCALE: 1" = 30'
 SURVEYED: DECEMBER 1, 2005



Site Plan For :
 Kay Parker Tex
 11 Truesdale Lake Drive
 South Salem, N.Y. 10590
 Generator Location
 4-28-16 scale 1" = 30'
 Sheet 36L Block 10815 Lot 31

Town of Lewisboro

P. O. Box 725

20 North Salem Road, Cross River, New York 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 15-16 - (B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: James Grant Phone: 914-533-2713

Address: 389 Rte 123, South Salem, NY 10590 E-Mail: Lewisboro garden @ Verizon-net

Owner's Name: Kay Parker Jex Phone: 203-966-7300

Address: 11 Truesdale Lake Drive E-Mail: Kay @ Kay Jex-com

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

Application is hereby made for:



☒ A Variation of Article 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: Install a Generac 14K Generator
four feet closer to the side property line than permitted.
15' Required - 11' Provided -

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 11 Truesdale Lake Drive, South Salem, N.Y.

Tax Map: Sheet 366 Block 10815 Lot(s) #331

Zoning District: 1-acre Lot Area: 21,283.3 sq ft Acres 0.484
0.5393457

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: [Signature] Date: 5-2-16

VI. RECEIPT:

Date Received by Clerk 5/2/2016 Fee Received \$ 250.-

Check #: 2352 Receipt #: 26632

* 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 Fairfield, ss. I, Raymond S. Ex, being duly sworn, deposes

and says that he resides at 11 Tuxedo Lake Dr. in the Town of South Salem, 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 James Grant in Block on Sheet and that he hereby authorizes to make the annexed application including the statements contained in all of the exhibits transmitted herewith are true.

Sworn to before me, this 4/28/16 day of April, 2016. Raymond S. Ex (sign here)

Notary Public my commission expires (over)

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, June 22, 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. 16-16-BZ

Application of Mike Kerins, 8 Griffen Place, Yorktown Heights, NY 10598 [Charlene Indelicato, Owner of Record] for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed generator that will be closer to the side lot line than permitted (7' proposed where 30' is required) and closer to the rear property line (18' proposed where 40' is required) in an R-1A, One-Acre Residential District.

The property is located on the north side of (#15) Boutonville Road, Cross River, New York and designated on the Tax Map as Sheet 18, Block 10528, Lot 12, in an R-1A, One-Acre Residential District consisting of approximately 0.32 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 9th day of June, 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. 16-16- (B.Z.) **Cal. No. _____ (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Mike Keirney Phone: 248-5616
Charles M. Indelicato Phone: 914 977 3077
Address _____ E-Mail KEIRNS@CROSSRIVER.NY
Owner's Name: Charles M. Indelicato Phone: 914 977 3077
Address 15 Boutonville Rd Cross River NY 10518 E-Mail charles.m.indelicato@mac.com

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

Application is hereby made for:

- ☒ A Variation of Article IV Section 220-23E 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: 18' from rear prop. line where 40' is req
7 ft from side prop. line where 30' is req

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 15 Boutonville Rd Cross River NY 10518
Tax Map: Sheet 18 Block 12 Lot(s) 12
Zoning District: A-1AC Lot Area: 1.32 Acres

IV. ADDITIONAL INFORMATION

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

Cal. No. 23-05 Date 2005 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: [Signature] Date: 5-11-16

VI. RECEIPT:

Date Received by Clerk 5/12/2016 Fee Received \$ _____

Check #: 498 Receipt #: 26675

* 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

Charlem M. Tadelato being duly sworn, deposes

and says that he resides at 15 Bantamville Rd in the Town of Lewisboro

in the County of Westchester in the State of Ny 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

12 ~~1~~ in Block 10528 on Sheet 18 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

2nd

day of

APRIL 2016

9

(sign here)

(over)

SYLVIA L. FABRIANI
Notary Public, State of New York
No. 24-4675176
Qualified in Westchester Co.
Term Expires 2/26/2019

Sylvia L. Fabiani

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, June 22, 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 17-16-BZ

Application of Thomas Stalzer, 6 Arnold Lane, Rowayton, CT (James Marshall Sandler, 28 Lake Street, Goldens Bridge, New York 10526, owner of record) for [1] a variance of Article III § 220-9D (2) and [2] Article IV § 220-23E of the Zoning Ordinance in the matter of an increase in non-conformity other than use due to the proposed stairs that are closer to the side property line than permitted (21'-6" where 30' is required) in an R-1A, One Acre District.

The property is located on the west side of (#28) Lake Street, designated on the Tax Map as Sheet 7F, Block 12663, Lot 5, in an R-1A, One Acre Residential District. 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, 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 9th day of June, 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. 17-16- (B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: JAMES SANDLER/Henry Sandler Phone: 203 858 6442

Address: 28 LAKE STREET GARDEN CITY E-Mail: JMSANDLER@GMAIL.COM

Owner's Name: JAMES SANDLER Phone: 914 815 4242

Address: 28 LAKE STREET GARDEN CITY E-Mail: JMSANDLER100@GMAIL.COM

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

Application is hereby made for:

☒ A Variation of Article 220 Section 220-23(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:

STAIRS CLOSED TO SIDE PROPERTY LINE THRU FRONTAL RIA 21'6" WIDE 30' DEEP

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 28 LAKE STREET

Tax Map: Sheet 7F Block 1263 Lot(s) 5

Zoning District: RIA Lot Area: .661 Acres

IV. ADDITIONAL INFORMATION

Have previous appeals/special permits been filed in regard to these premises? YES (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: J. Sandler Date: 5.24.16

VI. RECEIPT:

Date Received by Clerk 6/1/2016 Fee Received \$ 252.-

Check #: 1123 Receipt #: 26690

* 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, JAMES SANDLER being duly sworn, deposes
County of _____
and says that he resides at 28 LAKE STREET 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
5 in Block 12663 on Sheet 7.F and that he hereby authorizes
THOMAS STALZER c/o STALZER DESIGN LLC 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 24th
day of May, 2016 Josephine M. Confalone
(sign here)

(over)

JOSEPHINE M. CONFALONE
Notary Public, State of New York
No. 01CO6226351
Qualified in Westchester County
Term Expires August 9, 2014
2018