**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, September 28, 2016 Town Offices @ Cross River**

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

**I. Review and adoption of the Minutes of July 27, 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. 22-16-SP**

**Application of Michael Carelli, [Michael & Dina Carelli, owners of record], 41 Lockwood Road, South Salem, N.Y. 10590, for a Special Permit pursuant to Article V, § 220-32B (2) (c) and § 220-40 of the Zoning Ordinance in the matter of an existing approved accessory apartment. This application is occasioned by a change of ownership.**

**The property is located on the east side of (#41) Lockwood Road, designated on the Tax Map as Sheet 48, Block 10057, Lots 81, in an R-2A, Two-Acre Residential District.**

# CAL. NO. 23-16-BZ/SP

**Application of Michael F. Sirignano, Esq., 892 Route 35, Cross River, NY 10518 [Owner of record: The McCaffrey Family Partnership, P. O. Box 232, Waccabuc, New York 10597] for a variance of [1] Article IV, §220-23D(11) of the Zoning Ordinance in the matter of the proposed construction of an accessory building that exceeds 600 square feet (proposed 3812 square feet) in an R-2A, Two-Acre Residential District; [2] a Special Permit pursuant to**

**Article V, § 220-40 of the Zoning Ordinance in the matter of a proposed accessory apartment in the proposed accessory building.**

**The property is located on the north side of (#22) Perch Bay Road, designated on the Tax Map as Sheet 25A, Block 10813, Lot 2, in an R-2A, Four-Acre Residential District consisting of approximately 3.722 acres.**

**Cal. #24-16-BZ**

**Application of Diane Banyai, 68 Hemlock Road, South Salem, NY 10590 for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of an application to construct a carport that is located closer to the side property line than permitted (5’ 2” proposed where 15’ is required), closer to the front property line than permitted (11’ proposed where 30’ is required) and closer to the street center line than permitted (32’ 2” proposed where 55’ is required) in an R-1/2A, Residential District.**

**The property is located on the westerly side of (#68) Hemlock Road, designated on the Tax Maps of the Town of Lewisboro as Sheet 42E, Block 10284, Lots 4, 5 & 7, in an R-1/2A, in the One-Half Acre Residential District consisting of approximately 0.23 acres.**

**CAL. NO. 25-16-BZ**

**Application of Anthony Martini, 152 Elmwood Road, South Salem, NY [owners of record: Anthony & Mari Martini] for a variance of Article IV § 220-23E of the Zoning** **Ordinance in the matter of a proposed in-ground pool that is closer to the rear lot line than permitted (23’ proposed where 50’ is required) in an SCR-2A, Special Character Two-Acre Residential District.**

**The property is located on the west side of (#152) Elmwood Road, South Salem, New York and designated on the Tax Map as Sheet 47, Block 10056, Lot 44, in an SCR-2A, Special Character Two-Acre Residential District consisting of approximately 7.8074 acres**

# CAL. NO. 26-16-BZ

Application of Brian Bruce, 60 Brooklyn Avenue, Merrick, NY 11566 [Owners of record: New York American Water (NYAW)] for a variance of Article III, Section 220-12E (1) of the Zoning Ordinance in the matter of the proposed 7 foot high security fence around the newly constructed drinking water infrastructure where 4 feet is allowed in the required side yard setback.

**The property is located on the southeast side of Fairmount Road, Goldens Bridge, New York, designated on the Tax Map as Sheet 7H, Block 11139, Lot 23 consisting of 1.107 acres in the RMF, Residential Multi-Family District.**

**III. CORRESPONDENCE & GENERAL BUSINESS**