

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 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.

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, NY 10518 E-Mail michael@sirignano.us

Contract 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: [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.

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]

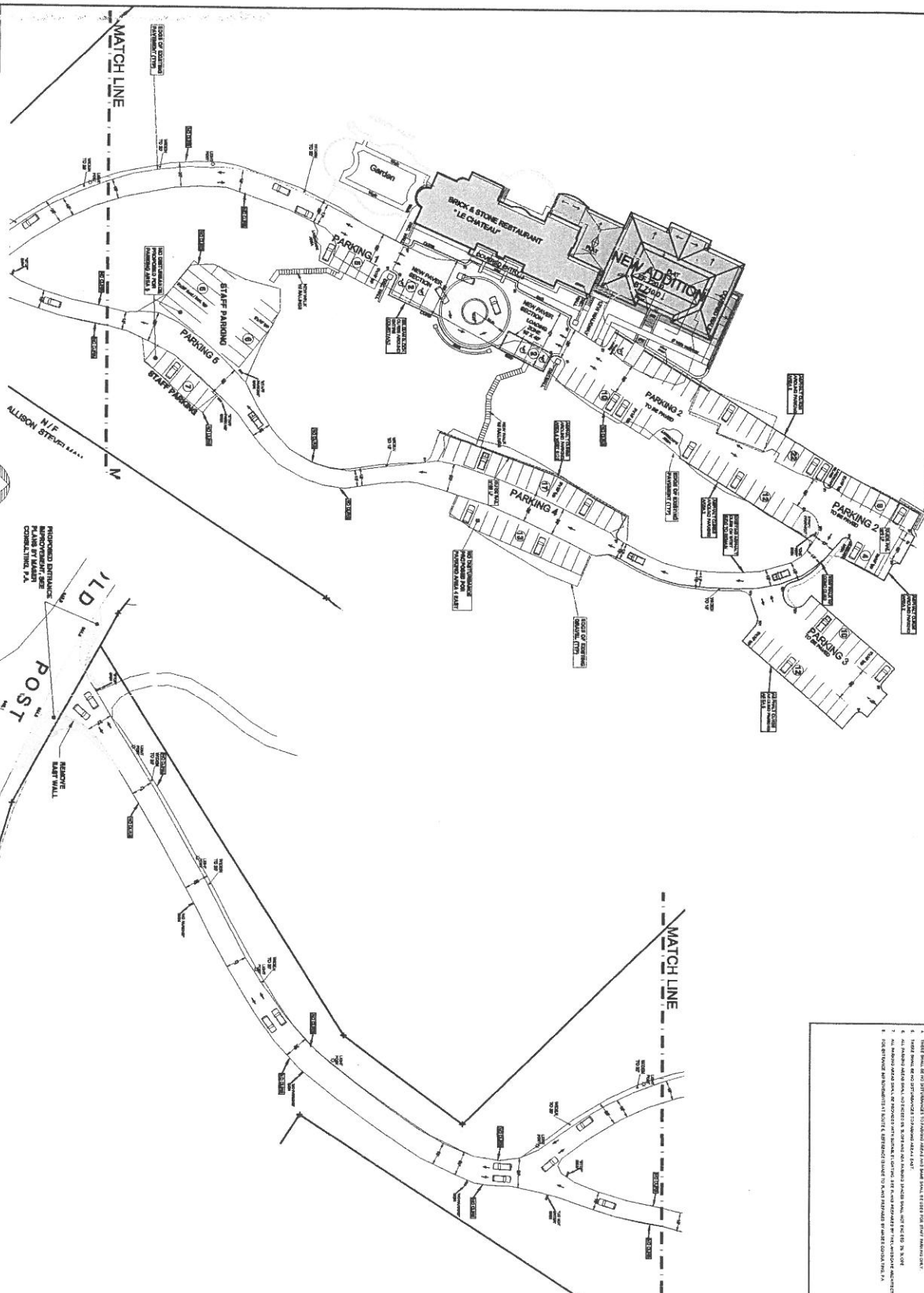
CONSTANCE PAGANELLI
Notary Public, State of New York
No. 60-8255040
Qualified in Westchester County
Commission Expires January 31, 2019

Die Safety
New York
800-982-7962
100 West 11th Street
New York, NY 10011

ROAD AND TRAFFIC PLAN
SCALE: 1" = 30'

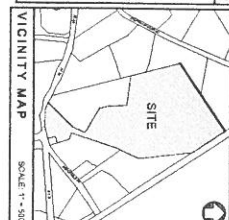
REFERENCE NOTE
1. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SITE AND ADJACENT AREAS. THE DESIGNER HAS OBSERVED THE EXISTING TRAFFIC PATTERNS AND HAS IDENTIFIED THE PROPOSED IMPROVEMENTS. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SITE AND ADJACENT AREAS. THE DESIGNER HAS OBSERVED THE EXISTING TRAFFIC PATTERNS AND HAS IDENTIFIED THE PROPOSED IMPROVEMENTS. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SITE AND ADJACENT AREAS. THE DESIGNER HAS OBSERVED THE EXISTING TRAFFIC PATTERNS AND HAS IDENTIFIED THE PROPOSED IMPROVEMENTS.

LOCATION
TOWN OF LEWISTON, NEW YORK
SHEET 8 OF 14
SP-3.2



ROAD AND TRAFFIC NOTES

1. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SITE AND ADJACENT AREAS. THE DESIGNER HAS OBSERVED THE EXISTING TRAFFIC PATTERNS AND HAS IDENTIFIED THE PROPOSED IMPROVEMENTS. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SITE AND ADJACENT AREAS. THE DESIGNER HAS OBSERVED THE EXISTING TRAFFIC PATTERNS AND HAS IDENTIFIED THE PROPOSED IMPROVEMENTS.
2. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SITE AND ADJACENT AREAS. THE DESIGNER HAS OBSERVED THE EXISTING TRAFFIC PATTERNS AND HAS IDENTIFIED THE PROPOSED IMPROVEMENTS. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SITE AND ADJACENT AREAS. THE DESIGNER HAS OBSERVED THE EXISTING TRAFFIC PATTERNS AND HAS IDENTIFIED THE PROPOSED IMPROVEMENTS.
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LANDSCAPE ARCHITECT
WESLEY STOUT ASSOCIATES, LLC
600 MAIN STREET
WEST CANTON, CT 06840

SURVEYOR
RORY LAMB SURVEYING
600 MAIN STREET
WEST CANTON, CT 06840

ENVIRONMENTAL CONSULTANT
EVANS ASSOCIATES
600 MAIN STREET
WEST CANTON, CT 06840

ATTORNEY
MICHAEL FLETCHER SHERIDAN, ESQ.
600 MAIN STREET
WEST CANTON, CT 06840

ARCHITECT
NSAID ARCHITECTS & ENGINEERS, PC
600 MAIN STREET
WEST CANTON, CT 06840

OWNER/CLIENT
ELEGANT HANDCRAFTS, LLC
600 MAIN STREET
WEST CANTON, CT 06840

ENGINEER
CRONIN ENGINEERING
600 MAIN STREET
WEST CANTON, CT 06840

PLANNING
CRONIN ENGINEERING
600 MAIN STREET
WEST CANTON, CT 06840

DESIGN
CRONIN ENGINEERING
600 MAIN STREET
WEST CANTON, CT 06840

CONSTRUCTION
CRONIN ENGINEERING
600 MAIN STREET
WEST CANTON, CT 06840

MAINTENANCE
CRONIN ENGINEERING
600 MAIN STREET
WEST CANTON, CT 06840

OPERATION
CRONIN ENGINEERING
600 MAIN STREET
WEST CANTON, CT 06840

REVISIONS

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**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, September 28, 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. 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.

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 16th day of September, 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. (B.Z.)

**Cal. No. 23-16-BZ/SP (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Michael Fuller Sirignano Phone: (914) 763-5500

Address P.O. Box 784, Cross River, NY 10518 E-Mail lawoffice@sirignano.us

Owner's Name: The McCaffrey Family Partnership Phone: (646) 416-1060

Address 22 Perch Bay Rd., Waccabuc, NY 10597 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 220-23D(11)... 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: Construct an accessory building over 600 sq. ft. with an accessory apartment

3812 SF

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 22 Perch Bay Road, Waccabuc

Tax Map: Sheet 25A... Block 10813... Lot(s) 2

Zoning District: R2A... Lot Area: 3.722... 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. 17-14BZ 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? Yes.....None.....

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: 8/17/16

VI. RECEIPT:

Date Received by Clerk 8/28/16 Fee Received \$ 1754.00

Check #: 5809 Receipt #: 20510

* 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 New York Carlyn McCaffrey being duly sworn, deposes
and says that he resides at 22 Perch Bay Road 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
...2... in Block 10813... on Sheet 25A... and that he hereby authorizes
... 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 17th
day of August, 2016

Victoria A. Powell

Carlyn McCaffrey
(sign here)

Carlyn McCaffrey, Trustee (over)

*Managing partner of
McCaffrey Family Partnerships*

VICTORIA A. POWELL
Notary Public, State of New York
No. 01PO6211220
Qualified in New York County
Commission Expires Sept. 14, 2017

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, September 28, 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. #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.

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 16th day of September, 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. 24-16

(B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Diane Banyai Phone: 914 671 2829
Address: 68 Hemlock Rd South Salem E-Mail: Diabanyai@gmail.com
Owner's Name: same as above 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 22a-23c 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: Close to side property line - then permitted

10' R/L - 15' required, 5' 2" provided. Close to front line - 30' required -

11' provided - closer to street center line - 55' required, 32' 2" provided.

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: _____
Tax Map: Sheet 42E Block 10284 Lot(s) 4 and 5
Zoning District: K1/2A Lot Area: _____ 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: Diane Banyai Date: Aug 25, 2016

VI. RECEIPT:

Date Received by Clerk 8/30/16 Fee Received \$ 257.22

Check #: 5060 Receipt #: 26820

* 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 Diane Bragai

being duly sworn, deposes

and says that he resides at 68 Hemlock Rd.

in the Town of South Salem

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

4 and 5 in Block 10284 on Sheet 42E

and that he hereby authorizes

Colin Calhoun

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

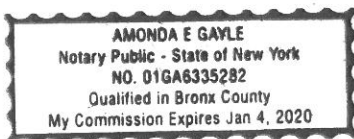
25th

day of

August 2016

[Signature]
(sign here)

(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, September 28, 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. 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.

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 16th day of September, 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. 25-16- (B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: ANTHONY MARTINI Phone: 914-512-7972
Address: 152 ELMWOOD RD E-Mail: MARTINI REALTY LLC@G.MAIL

Owner's Name: 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 22-23(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: pool 23' from rear prop. line
where 50' is required

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises:
Tax Map: Sheet A7 Block 1056 Lot(s) 44
Zoning District: S-20 Lot Area: Acres

IV. ADDITIONAL INFORMATION

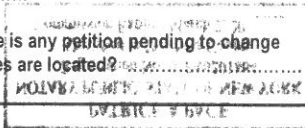
Have previous appeals/special permits been filed in regard to these premises?
(If yes, please give calendar number & date)

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: [Signature] Date: 9-6-16

VI. RECEIPT:

Date Received by Clerk: 9/6/2016 Fee Received \$: 250.-
Check #: 1080 Receipt #: 26830

* 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, of 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)

2520

AFFIDAVIT OF OWNERSHIP

State of New York, Anthony Martini being duly sworn, deposes
County of Westchester
and says that he resides at 152 Elmwood Rd in the Town of South Salem
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 4th

day of August, 2016

[Signature]
(sign here)

(over)

PATRICE A PACE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PA6201864
Qualified in Dutchess County
Commission Expires March 2, 20 17

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, September 28, 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. 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.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at for the Town of Lewisboro, 20 Cross River Shopping Center at Orchard Square, (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 16th day of September, 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.



Hazen and Sawyer
498 Seventh Avenue, 11th Floor • New York, NY 10018

September 7, 2016

Ms. Aimee Hodges
Town of Lewisboro Zoning Board
PO Box 725
20 North Salem Road
Cross River, New York 10518

**RE: New York American Water Wild Oaks Storage Tank Security Fence, Lewisboro, NY
Application to the Board of Appeals**

Dear Ms. Hodges:

On behalf of New York American Water (NYAW), we are submitting the "Application to the Board of Appeals" for a variance request for the height of a proposed security fence around the recently constructed water storage tank for the Wild Oaks Water System located at Fairmount Road in Lewisboro, NY. The water storage tank was authorized by the Town of Lewisboro Zoning Board of Appeals on November 18, 2015 and the Town of Lewisboro Planning Board on February 23, 2016. Construction of the water storage tank began the week of June 13, 2016. The tank construction is nearly complete and a security fence needs to be installed around the tank. The R-MF (Residential Multi-Family) zoning district allows for the maximum height of a fence to be 4-feet tall. Consistent with best management practices for the security of drinking water infrastructure, NYAW is seeking a 7-foot high chain-link fence to be installed around the new tank.

We are submitting this application in advance of the September 9, 2016 deadline for consideration and review during the next Zoning Board meeting scheduled September 28, 2016. The application package consists of the following items enclosed for your review. As directed, nine (9) hard copies including the original set are enclosed.

- Application Fee of \$252
- Attachment 1. Application of the Board of Appeals;
- Attachment 2. (9) Drawing Sets;
- Attachment 3. (9) Photographs of Constructed Tank

Should you have any questions or require additional information, please contact me at (212) 539-7074.

Very Truly Yours,

Kristen Barrett, P.E.
Project Manager

cc: NYAW: Richard Ruge
H&S: Dave Braun, Ross Diamond

Town of Lewisboro

P. O. Box 725

20 North Salem Road, Cross River, New York 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 26-16- (B.Z.) **Cal. No. _____ (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Brian Bruce Phone: 516-632-2207
Address: 60 Brooklyn Ave, Merrick, NY 11566 E-Mail: brian.bruce@amwater.com
Owner's Name: Brian Bruce Phone: 516-632-2207
Address: 60 Brooklyn Ave, Merrick, NY 11566 E-Mail: brian.bruce@amwater.com

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

Application is hereby made for:

- ☒ A Variation of Article III Section 220-12 E(1) 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:

Seeking a 7-foot high chain-link security fence around newly constructed drinking water infrastructure.

WALL F. 7' HIGH MAX. 15 PERMITTED

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: Fairmount Road
Tax Map: Sheet 7H Block: 11139 Lot(s) 23
Zoning District: R-MF Lot Area: 1.017 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. 35-15 BZ Date 11/18/2015 Cal. No. _____ Date _____

Cal. No. 8-15 PB Date 2/23/2016 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: Brian Bruce Date: 9-2-16

VI. RECEIPT:

Date Received by Clerk: 9/2/16 Fee Received \$ 250.-

Check #: 234391 Receipt #: 26838

* 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.

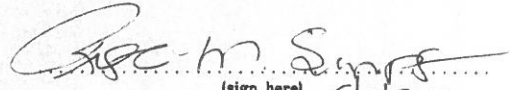
*** Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

(over)

AFFIDAVIT OF OWNERSHIP

State of New York, Brian K. Bruce being duly sworn, deposes
County of Nassau and says that he resides at 60 Brooklyn Avenue in the Town of Merrick
in the County of Nassau 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
Hazen and Sawyer 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 September, 2016


(sign here) 9/2/2016
(over)

ROSE M. SIMPSON
Notary Public, State of New York
No. 01SI5031048
Qualified in Nassau County
Commission Expires July 25, 2018

SECTION 02832

POLYOLEFIN COATED CHAIN LINK FENCING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Permafused II™ Polyolefin coated chain link fencing and accessories for industrial use.

1.02 RELATED SECTIONS

- A. Section 03300 - Cast-In-Place Concrete

1.03 SUBMITTALS

- A. Changes in specifications may not be made after the bid date.
- B. Shop drawings: Layout of fences and gates with dimensions, details, and finishes of components, accessories, and post foundations.
- C. Product data: Manufacturer's catalog cuts indicating material compliance and specified options.
- D. Samples: Color selection for polyolefin finishes, samples of materials (e.g., fabric, wires, and accessories).

1.04 COLOR

- A. Polymer coating shall be Midnight Black per ASTM F 934.

PART 2 PRODUCTS

2.01 MANUFACTURER

- A. Products from qualified manufacturers having a minimum of five years of experience manufacturing thermally fused chain link fencing will be acceptable by the engineer as equal, if approved in writing, ten days prior to bidding, and if they meet the following specifications for design, size gauge of metal parts and fabrication.
- B. Obtain chain link fences and gates, including accessories, fittings, and fastenings, from a single source.
- C. Approved Manufacturer: Master-Halco, or Equal.

2.02 CHAIN LINK FENCE FABRIC

- A. Polyolefin elastomer coating, 6 mil (0.15mm) to 10 mil (0.25mm) thickness, thermally fused to zinc-coated steel core wire: Per ASTM F668 Class 2b. Core wire tensile strength 75,000 psi (517 MPa).

- B. Size: Helically wound and woven to height of 7 feet (2,134mm) with 1-1/4" (32mm) diamond mesh, 9 gauge, with a core wire diameter of 0.148" (3.76mm) and a minimum breaking strength of 1,290 lbf (5,740N).
- C. Selvage of fabric twisted at top and knuckled at bottom.

2.03 STEEL FENCE FRAMING

- A. Steel pipe - Type II: Cold formed and welded steel pipe complying with ASTM F 1043, Group IA, with minimum yield strength of 50,000 psi (344 MPa), sizes as indicated. Protective coating per ASTM F 1043, external coating Type B, zinc with organic overcoat, 0.9 oz/ft² (275 g/m²) minimum zinc coating with chromate conversion coating and verifiable polymer film. Internal coating Type B, minimum 0.9 oz/ft² (275 g/m²) zinc or Type D, zinc pigmented, 81% nominal coating, minimum 3 mils (0.08 mm) thick.
- D. Polyolefin Coated finish: In accordance with ASTM F1043 apply supplemental color coating of minimum 10 mils (0.254mm) of thermally fused polyolefin
- E. Color: Polyolefin shall be Black.
- F. End and Corner Post Outside Diameter: 3 NPS (3.5" od)
- G. End and Corner Post Weight per unit Length: 7.58lbs/ft
- H. Rail and Braces outside Diameter: 2 NPS (2.375" od)
- I. Rail and Braces Weight per unit Length: 3.65 lbs/ft
- J. Line (intermediate) Post Outside Diameter: 2-1/2 NPS (2.875" od)
- K. Line (intermediate) Post Weight per unit Length: 5.79 lbs/ft

2.04 SWING GATES

- A. Gate frames: Fabricate chain link swing gates in accordance with ASTM F 900 using [galvanized steel tubular members, 2" (50 mm) square, weighing 2.60 lb/ft (3.87 kg/m)] [or] [aluminum tubular members, 2" (50 mm) square, weighing 0.94 lb/ft (1.39 kg/m)]. Fusion or stainless steel welded connections forming rigid one-piece unit. Polyolefin coated frames thermally fused with minimum 10 mils (0.254 mm) per ASTM 1043 (after fabrication). Coating before fabrication will not be allowed.
- B. For gates over 8' (2438 mm) high or 15' (4572 mm) wide, provide minimum 1-1/2" (38 mm) square additional horizontal and vertical interior members to ensure proper strength.
- C. Chain link fence fabric: PermaFused II TM Polyolefin coating, thermally fused to metallic coated steel wire, ASTM F 668, Class 2b, in Midnight Black. Color, mesh, and gauge to match fence. Install fabric with hook bolts and tension bars at all 4 sides (no substitution). Attach to gate frame at not more than 15" (381 mm) on center.
- D. Hardware materials: Hot dipped galvanized steel or malleable iron shapes to suit gate size. Field coat moveable parts (e.g. hinges, latch, keeper, and drop bar) with Polyolefin touch up paint, provided by manufacturer, to match adjacent finishes.

- E. Hinges: Structurally capable of supporting gate leaf and allow opening and closing without binding. Non-lift-off type hinge design shall permit gate to swing 180° (3.14 rad) inward or 180° (3.14 rad) outward as shown on plans.
- F. Latch: Forked type capable of retaining gate in closed position and have provision for padlock. Latch shall permit operation from either side of gate.
- G. Keeper: Provide keeper for each gate leaf over 5' (1524 mm) wide. Gate keeper shall consist of mechanical device for securing free end of gate when in full open position.
- H. Double gates: Provide drop rod to hold inactive leaf. Provide gate stop pipe to engage center drop rod. Provide locking device and padlock eyes as an integral part of latch, requiring one padlock for locking both gate leaves.
- J. Gate posts: Steel pipe [ASTM F 1083] standard weight schedule 40; minimum yield strength of 50,000 psi (344 MPa). Hot-dipped galvanized with minimum 1.8 oz/ft² (550 kg/m²) of zinc [or respective material finished in accordance with ASTM F 1043].
- K. Round Posts Minimum Requirements:

<u>Gate leaf single width</u>	<u>Post Size (Round)</u>	<u>Weight</u>
6 ft or less	2.875	5.79 lb/ft
6 to 12 ft	4.00 in	9.11 lb/ft
12 ft to 19 ft	6.625 in	18.97 lb/ft
19 ft to 23 ft	8.625 in	28.55 lb/ft

- M. Gate Color: Match chain link fence.

2.05 POLYOLEFIN COATED ACCESSORIES

- A. Chain link fence accessories: [ASTM F 626] Provide items required to complete fence system. Galvanize each ferrous metal item and finish to match framing.
- B. Post caps: Formed steel, cast malleable iron, or aluminum alloy weathertight closure cap for tubular posts. Provide one cap for each post. "C" shaped line post without top rail supporting arms do not require post caps. (Where top rail is used, provide tops to permit passage of top rail.)
- C. Brace rail ends: Pressed steel per ASTM F626, for connection of rail and brace to terminal posts.
- D. Wire ties: 9 gauge [0.148" (3.76 mm)] galvanized steel wire for attachment of fabric to line posts. Double wrap 13 gauge [0.092" (2.324 mm)] for rails and braces. Hog ring ties of 12-1/2 gauge [0.0985" (2.502 mm)] for attachment of fabric to tension wire.
- E. Brace and tension (stretcher bar) bands: Pressed steel. At square post provide tension bar clips.

- F. Tension (stretcher) bars: One piece lengths equal to 2 inches (50 mm) less than full height of fabric with a minimum cross-section of 3/16" x 3/4" (4.76 mm x 19 mm) or equivalent fiber glass rod. Provide tension (stretcher) bars where chain link fabric meets terminal posts.
- G. Tension wire: Thermally fused polyolefin applied to metallic coated steel wire: Per ASTM F 1664 Class 2 b, 6 gauge, [0.192" (4.88 mm)] diameter core wire with tensile strength of 75,000 psi (517 MPa).
- H. Truss rods & tightener: Steel rods with minimum diameter of 5/16" (7.9 mm). Capable of withstanding a tension of minimum 2,000 lbs.
- I. Nuts and bolts are galvanized but not polyolefin coated. Cans of touch up paint are available to color coat nuts and bolts if desired.

2.06 SETTING MATERIALS

- A. Concrete: Minimum 28 day compressive strength of 3,000 psi (20 MPa).
- B. Drive Anchors: Galvanized angles, ASTM A 36 steel 1" x 1" x 30" (25 mm x 25 mm x 762 mm) galvanized shoe clamps to secure angles to posts.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify areas to receive fencing are completed to final grades and elevations.
- B. Ensure property lines and legal boundaries of work are clearly established.

3.02 CHAIN LINK FENCE FRAMING INSTALLATION

- A. Install chain link fence in accordance with ASTM F 567 and manufacturer's instructions.
- B. Locate terminal post at each fence termination and change in horizontal or vertical direction of 30 degrees or more.
- C. Space line posts uniformly at 10' (3048 mm) on center.
- D. Concrete set [terminal] [and] [gate] posts: Drill holes in firm, undisturbed or compacted soil. Holes shall have a minimum diameter of 18" (457mm), and depths approximately 6" (152 mm) deeper than post bottom. Excavate deeper as required for adequate support in soft and loose soils, and for posts with heavy lateral loads. Set post bottom 60" (1270 mm) below surface when in firm, undisturbed soil. Place concrete around posts in a continuous pour. Trowel finish around post. Slope to direct water away from posts.
- F. Check each post for vertical and top alignment, and maintain in position during placement and finishing operations.
- G. Bracing: Install horizontal pipe brace at mid-height for fences 6' (1829 mm) and over, on each side of terminal posts. Firmly attach with fittings. Install diagonal truss rods at these points. Adjust truss rod, ensuring posts remain plumb.

- H. Tension wire: Provide tension wire at bottom of fabric and at top. Install tension wire before stretching fabric and attach to each post with ties. Secure tension wire to fabric with 12-1/2 gauge [0.0985" (2.502 mm)] hog rings 24" (610 mm) oc.

- I. Bottom Rails: Install bottom rails between posts with fittings and accessories.

3.03 CHAIN LINK FABRIC INSTALLATION

- A. Fabric: Install fabric on security side and attach so that fabric remains in tension after pulling force is released. Leave approximately 2" (50 mm) between finish grade and bottom selvage. Attach fabric with wire ties to line posts at 15" (381 mm) on center and to rails, braces, and tension wire at 24" (600 mm) on center.
- B. Tension (stretcher) bars: Pull fabric taut; thread tension bar through fabric and attach to terminal posts with bands or clips spaced maximum of 15" (381 mm) on center.

3.04 FENCE ACCESSORIES

- A. Tie wires: Bend ends of wire to minimize hazard to persons and clothing.
- B. Fasteners: Install nuts on side of fence opposite fabric side for added security.

3.05 CHAIN LINK SWING GATE POST INSTALLATION

- A. Install gate posts in accordance with manufacturer's instructions.
- B. Concrete set gate posts: Drill holes in firm, undisturbed or compacted soil. Holes shall have a minimum diameter of 24" (610mm), and depths approximately 6" (152 mm) deeper than post bottom. Excavate deeper as required for adequate support in soft and loose soils, and for posts with heavy lateral loads. Set post bottom 66" (1676 mm) below surface when in firm, undisturbed soil. Place concrete around posts in a continuous pour. Trowel finish around post and slope to direct water away from posts.
- C. Gate posts and hardware: Set keeper, stops, sleeves into concrete. Check each post for vertical and top alignment, and maintain in position during placement and finishing operations.

3.06 GATE INSTALLATION

- A. Install gates plumb, level, and secure for full opening without interference.
- B. Attach hardware by means which will prevent unauthorized removal.
- C. Adjust hardware for smooth operation.
- D. Touch up hardware.

3.05 CLEANING

- A. Clean up debris and unused material, and remove from the site.

- END OF SECTION -



Photo 1. Completed New Tank

Photographs of Wild Oaks Tank
ZBA Fence Height Submission



Photo 2. Completed tank.

Photographs of Wild Oaks Tank
ZBA Fence Height Submission



Photo 3. New tank and old tank at site.