**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, October 26, 2016 Town Offices @ Cross River**

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

**I. Review and adoption of the Minutes of September 28, 2016**

**II. PUBLIC HEARINGS**

* **OLD BUSINESS**

# CAL. NO. 23-16-BZ

**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 (originally proposed 3812 square feet; now proposed 1497 square feet) in an R-2A, Two-Acre Residential District**

**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, Two-Acre Residential District consisting of approximately 3.722 acres.**

* **NEW BUSINESS**

# CAL. NO. 27-16-BZ

Application of Crissy & Salvatore Colangelo, 8 Park Avenue, Apt. 1, Goldens Bridge, New York for a variance of Article III, Section 220-12E (1) of the Zoning Ordinance in the matter of the proposed 8 foot high fence where 4 feet is allowed along the side property lines adjacent to lands owned by the Town of Lewisboro [Block 11112, Lot 2] and a 6 foot high fence where 4 feet is allowed along a section of the front property line located on Park Avenue and Meadow Street.

**The property is located on the intersection of (#8) Park Avenue, Meadow Street and Old Bedford Road, designated on the Tax Map as Sheet 4A, Block 11112, Lot 4 in an** **SCR-2F, Residential Two Family Special Character District consisting of approximately 0.520 acres.**

**CAL NO. 28-16-BZ**

**Application of Adam R. Rose, 161 North Salem Road, Cross River, NY 10518 [Owner of Record: Jocelyn Hayes, P. O. Box 267, Cross River, NY 10518] pursuant to New York State Town Law §267-a (5)(b) and the Town of Lewisboro Zoning Ordinance §220-74E(4) in the matter of an appeal from the decision of the Building Inspector.**

**The property is located on the westerly side of (#124) North Salem Road, designated on the Tax Map of the Town of Lewisboro as Sheet 15, Block 10533, Lot 9, in an R4A, Four Acre Residential District.**

# CAL. NO. 29-16-BZ

## **Application of James Herzog, 18 Woodway, South Salem, New York (Peter & Annette McGuinness, 17 Schoolhouse Road, Waccabuc, New York, owners of record) for a [1] a variance of Article IV § 220-23E and [2] Article IV § 220-23D(11) of the Zoning Ordinance in the matter of the as-built demolition and reconstruction of an accessory building that is closer to the side property line (16’ existing where 50’ is required) and that is over 600**

## **square feet in total floor area (949 square feet existing) in an R-4A, Four Acre Residential District.**

## **The property is located on the north side of (#17) Schoolhouse Road, designated on the Tax Map as Sheet 22, Block 10802, Lot 35, in an R-4A, Four-Acre Residential District.**

**Cal. No. 30-16-BZ**

**Application Laurel Ridge Development, Inc. [Smith Ridge Housing, LLC, 450 Oakridge Drive, South Salem, NY, owner of record] seeking a variance of Article IV, Section 220-26B (1) in the matter of the proposed increase of density increasing the number of bedrooms from two to three in the remaining 18 units not yet under construction in Phases Two & Three. The Planning Board site plan approval granted 23 Density Units and the applicant is now proposing 26 Density Units.**

**The Property is located within the Oakridge Complex and designated on Tax Map of the Town of Lewisboro as Sheet 49L, Block 9830, Lots 307-314 and Sheet 49M, Block 9830, Lots 315-324 in an RMF Residential Multi-Family District.**

**III. CORRESPONDENCE & GENERAL BUSINESS**