

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, October 26, 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. 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

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 14 th day of October, 2016	ZONING BOARD OF APPEALS
in Cross River, New York	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. 27-16 - (B.Z.) **Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Crissy & Salvatore Colangelo Phone: 914-879-7745
Address: 8 Park Ave., Apt 1
Owner's Name: Goldens Bridge, NY 10526
Address: Goldens Bridge, NY 10526
E-Mail: Crissy.Colangelo@gmail.com

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

Application is hereby made for:

- ☐ A Variation of Article 280-172 of the Zoning Ordinance.
☐ A Special Permit pursuant to Article 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~~ Installing Privacy Fences - 8' to 6' in height

AND FURTHER DESCRIBED AS FOLLOWS: when it is permitted in RZF10 -

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 8 Park Avenue Goldens Bridge, NY 10526
Tax Map: Sheet 61A Block 11112 Lot(s) 4
Zoning District: 50F Lot Area: .50 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

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: Crissy Colangelo Date: 5-24-16

VI. RECEIPT:

Date Received by Clerk: 5/21/2016 Fee Received \$ 252.00
Check #: 1112 Receipt #: 20057

* 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
and says that he resides at
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
#44 in Block 11112 on Sheet 4.004 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 31 day of May 2016
Mary Burgess (sign here)
(over)

JUDY BIZIER
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN WESTCHESTER COUNTY
REG. #01B16044425
MY COMM. EXP. 07/03/2018

Judy Bizier

May 24, 2016

Crissy & Salvatore Colangelo
8 Park Avenue Apt. #1
Golden Bridge, NY 10526
914-879-7745

-Existing chain link fence to be removed between old school house/Katonah Art Center/ Lewisboro Community Center & 8 Park Avenue. Along with two hazardous trees, that are growing into the fencing. These two trees are not doing well and can cause some serious issues if they are not taken care of. One tree exists on the school property and the other is on my property. I will have my tree service take care of these. Removal of all poison ivy & poison oak vines on fencing and ground. I am highly allergic and I am sure it is possible individuals at the art center can be.

- 6-8 foot White vinyl privacy fence to be installed between the school and 8 Park Avenue. This will give individuals at the Art Center privacy, while parking their cars in the lot. It will also give my home privacy. The fencing will also give both properties beauty & aesthetics. *Approx. 225 Ft. along properties*

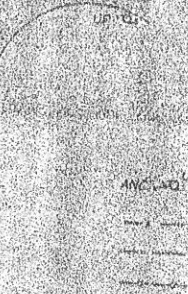
-4 Foot white vinyl horse fence to be installed in front of home -OR- 3 foot rock wall with white vinyl picket fencing along the top of rock wall. (depending upon the cost)

-6 foot white vinyl privacy fence (of course this fencing would match the fence dividing properties) from side of home around the back of home, for privacy.
-OR- 3 foot rock wall with white vinyl picket fencing along the top of rock wall.
(depending upon the cost)

-New flowering trees, shrubs and landscaping will be planted along the fencing to add beauty, character and more privacy.

-One or two- 4 foot high rock pillars to be installed near both parking areas, if I am to install other rock walls. This all depends upon the cost.

2. THE SERVICE USER OF THIS MAP
HAS ASSIGNED IT A DEDICATED FILE



SURVEY
PI
SALVATO
COL
SIT
TOWN OF

110. PEARL RD.

Garage

Stone Pillar

3 Ft. Stone Wall
w/ 3 Ft. High White Vinyl Picket Fence on top

Option 1 if Stone wall installation is not over my budget

Home

8 Ft. Vinyl Fence

Garage

Driveway
Parking

Stone Pillar

3 Ft High stone wall w/ 3 Ft. White Vinyl picket Fence on top

11. KADAM STREET

Old Bedford Road

4ft. White Vinyl Farm Fence

parking area

~~Option #2~~

Affordable fencing if stone wall
is over budget

Home

8ft White Vinyl Fence

Meadow Street

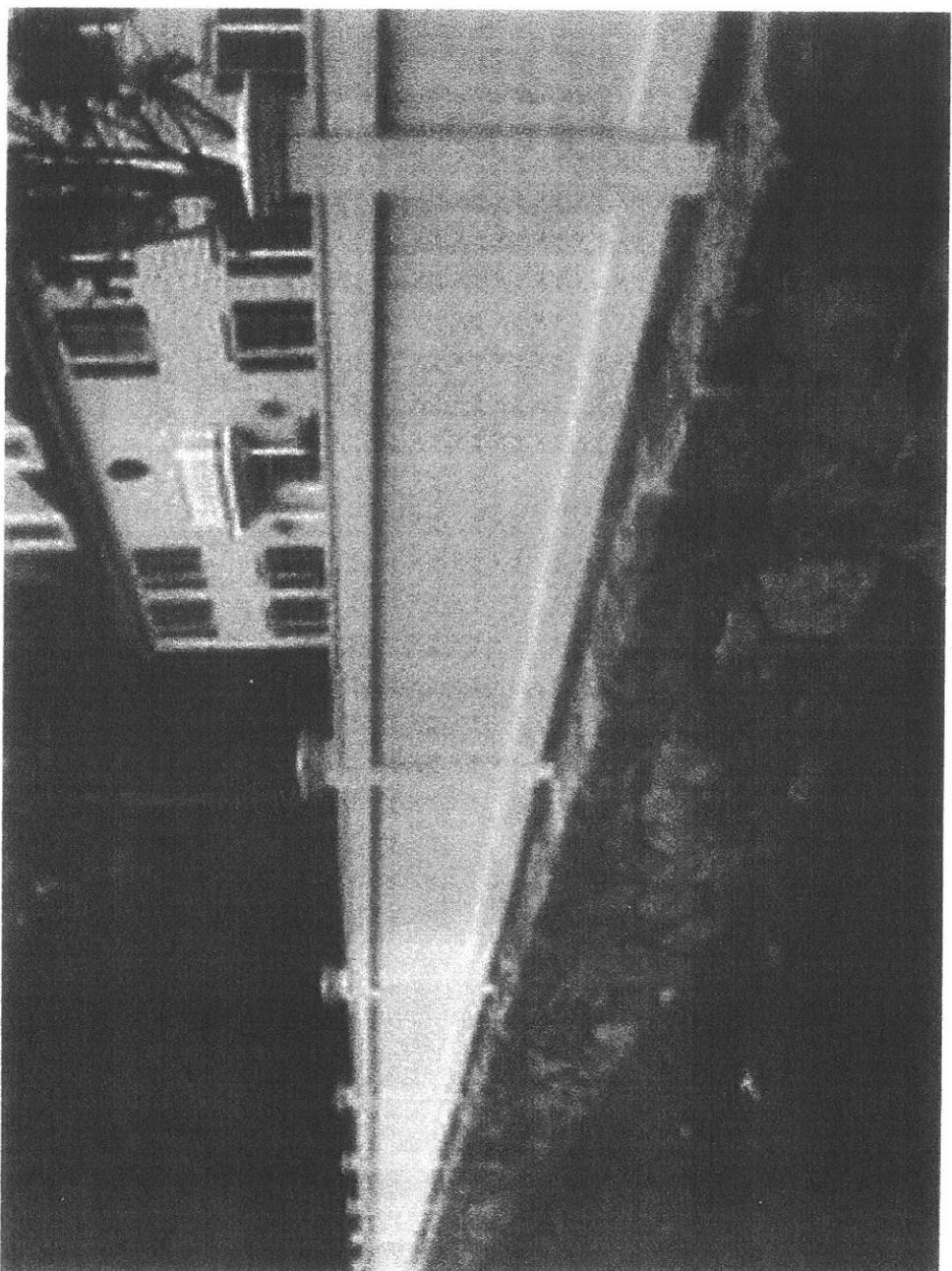
6ft White Vinyl Fence

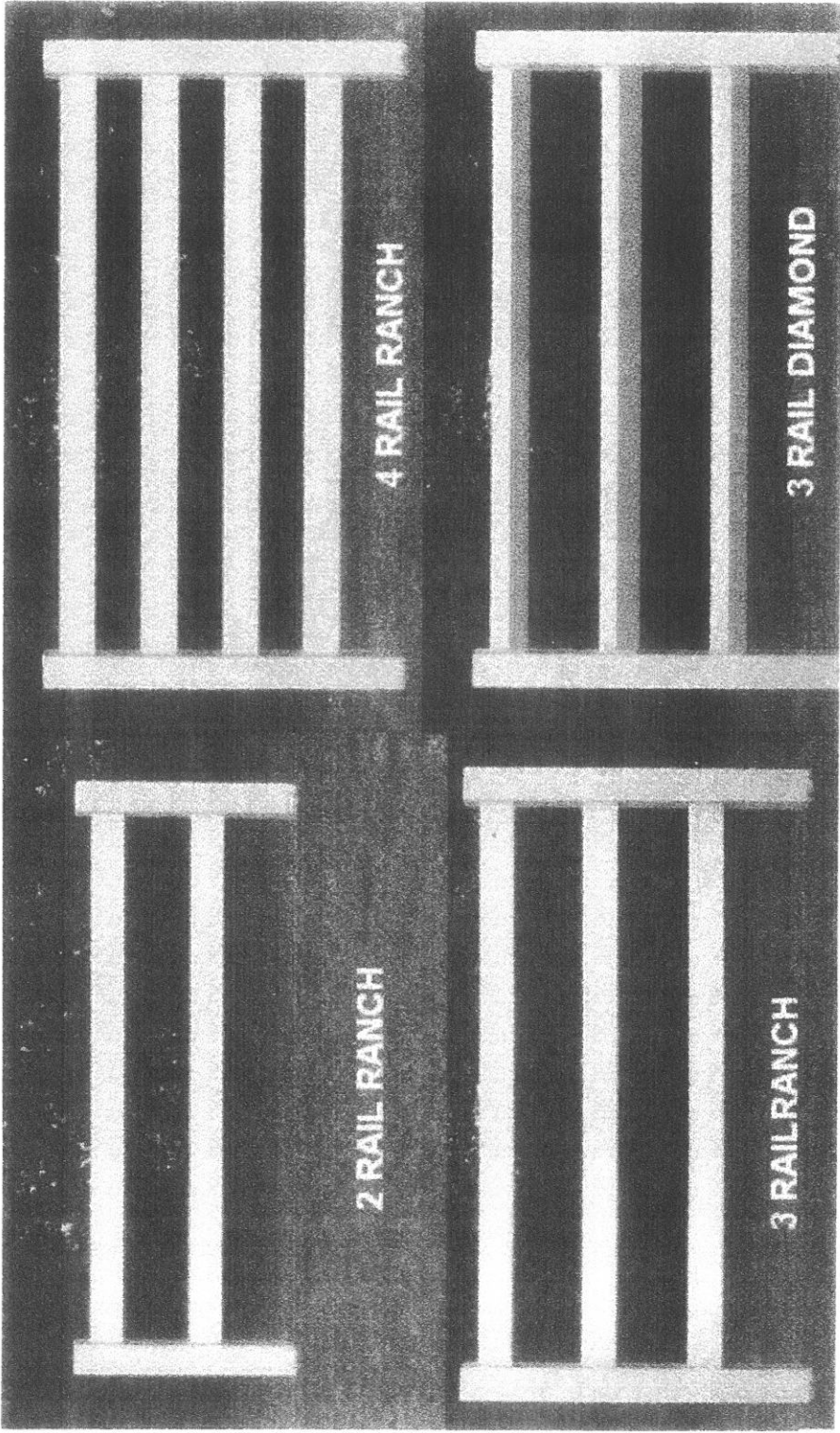
garage

Driveway

stone pillar every 30 ft.

8 Park Ave

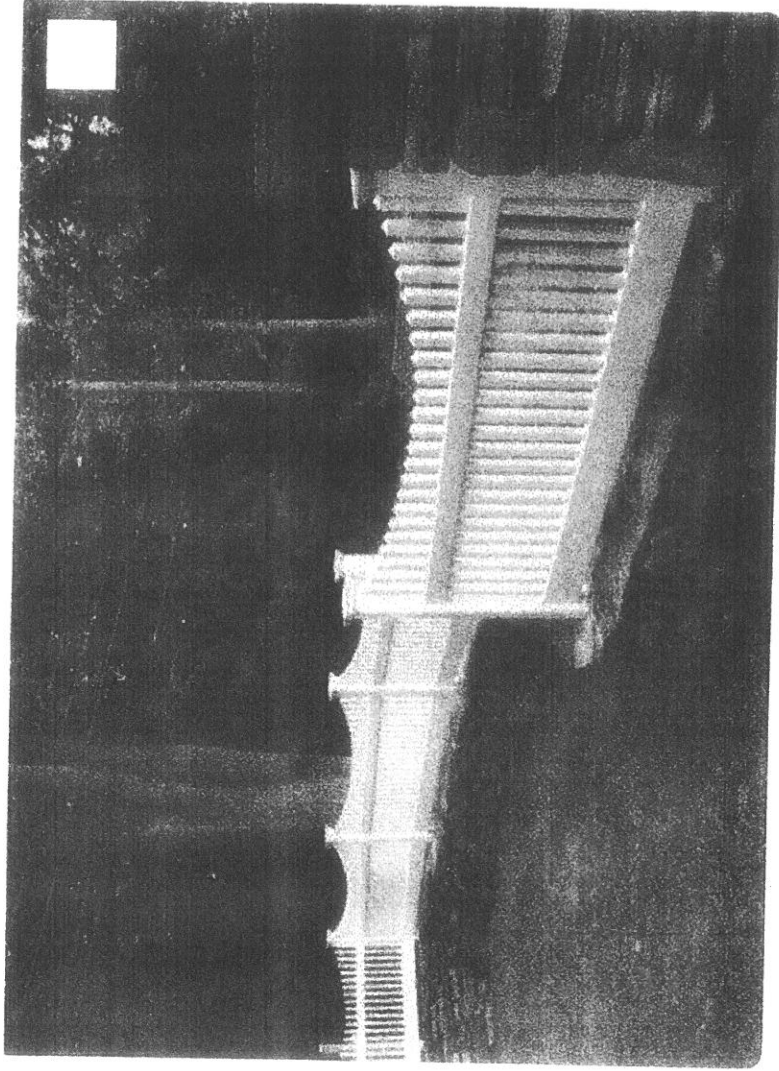




Rock Walls

Edit

Send



Saved from
[yelp.com](#)

Visit

Comments



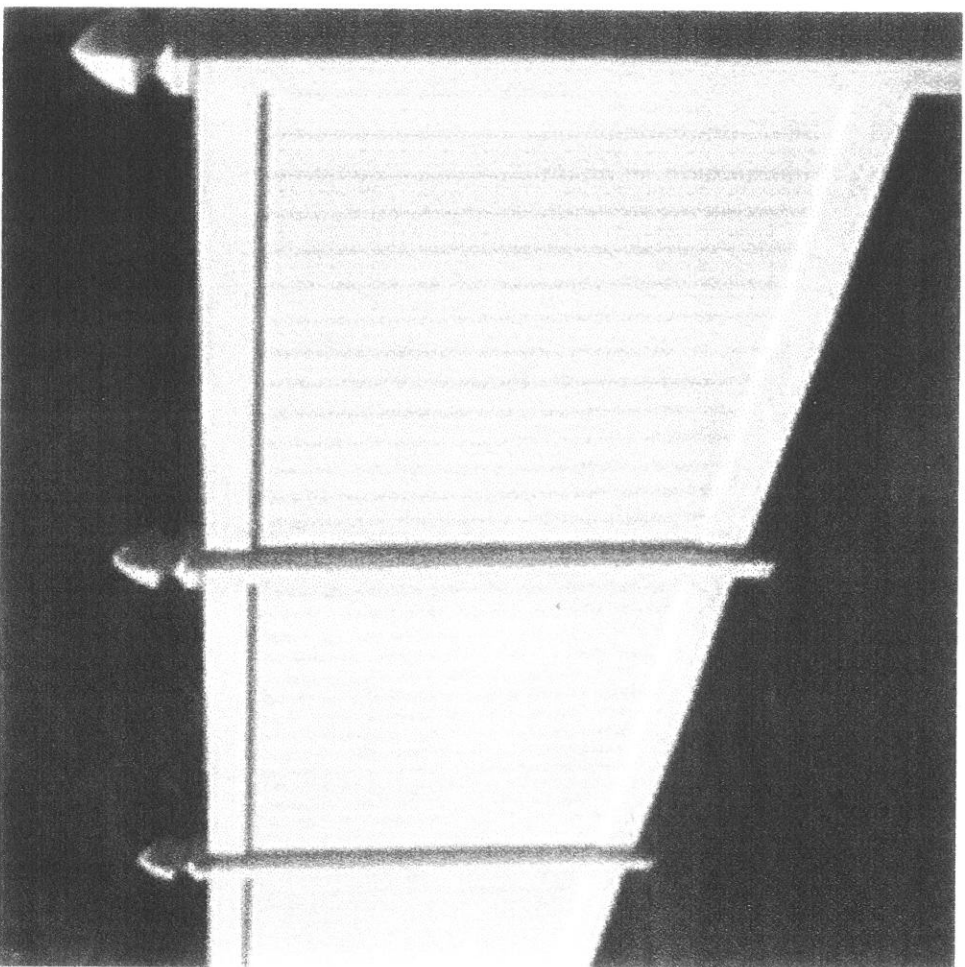
You saved to **Rock Walls**

VICTORIAN FENCE | Victorian picket fence set on stone wall,
in Westport, CT. | Yelp

36w

See all **286** Pinners











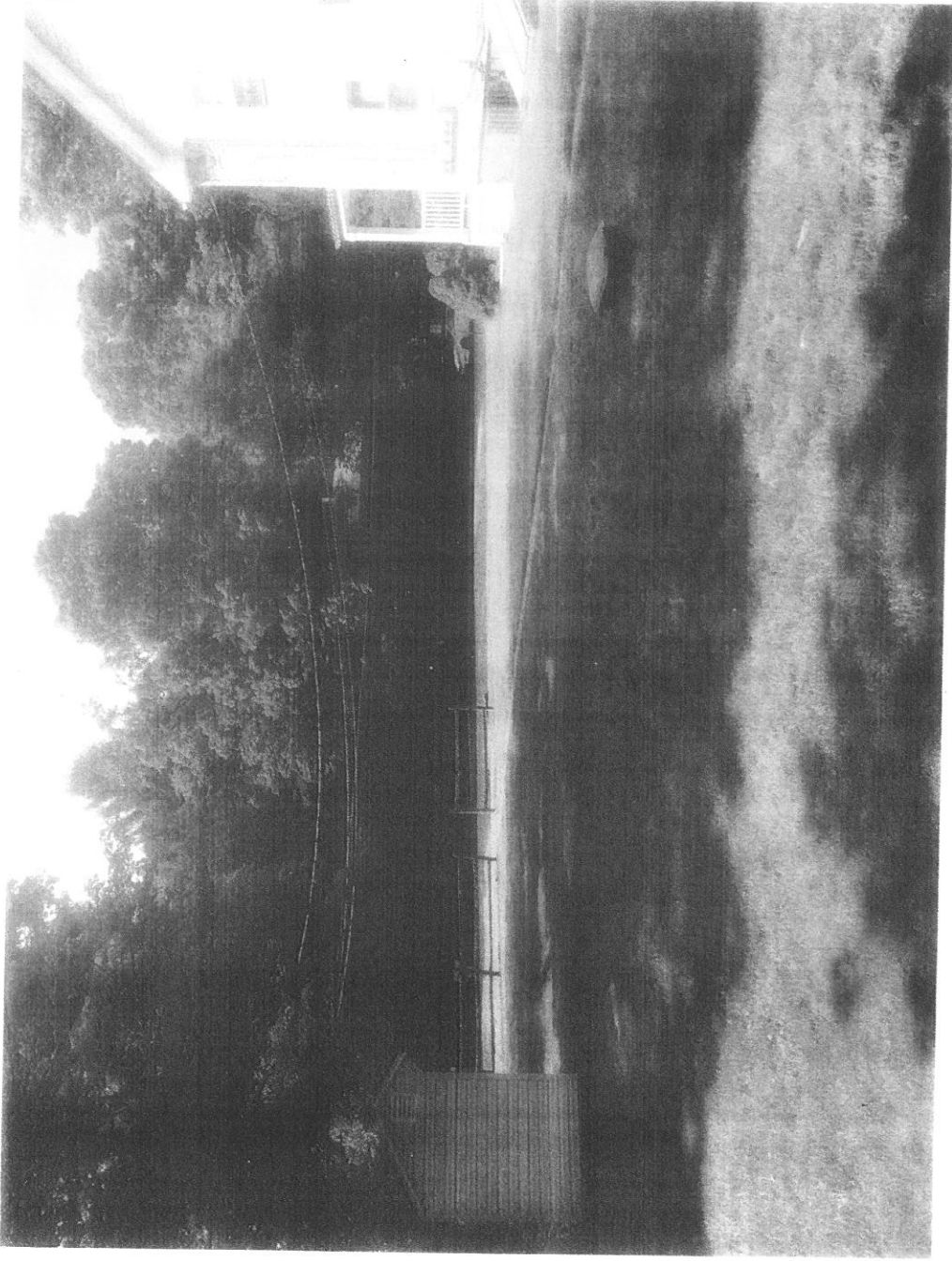
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1 of 4

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May 31, 2016

Crissy & Salvatore Colangelo

8 Park Avenue Apt. #1

Goldens Bridge, NY 10526

(914)879-7745

crissycolangelo@gmail.com

To all board members,

Who will be responsible for the Katonah Art Center's fence removal?

Thank you,

Crissy Colangelo

ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL

TOWN OF LEWISBORO

CAL. NO. 14-16-ACARC

Applicant(s): Town of Lewisboro

Owner(s) of Record: Town of Lewisboro

Reason for Referral: Special Character District

Tax Map I.D.: Sheet 4A, Block 1112, Lot 2

Decision Date: July 13, 2016 (Revision of the April 13, 2016 Resolution)

The Vote: To Approve: Virginia LoBosco, Chair
Rose Bonanno
Alan Kaufman
Craig Pillon
Kenneth McGahren

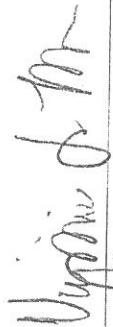
Presentation by: Peter Parsons, Supervisor, Town of Lewisboro

Nature of Application: Removal of chain-link fence on the south- and north-side of the property

Evidence Presented: Photographs provided by ACARC chair

Based on the foregoing, the members of ACARC resolved to approve the application to remove two chain-link fences at the Katonah Arts Center building.

By motion Virginia LoBosco; seconded by Alan Kaufman; In favor: Rose Bonanno, Alan Kaufman and Virginia LoBosco, Kenneth McGahren and Craig Pillon. To deny: None.



Virginia LoBosco, Chair

Dated in South Salem, New York
This 25th day of July, 2016

ARCHITECTURE AND COMMUNITY APPEARANCE
REVIEW COUNCIL
TOWN OF LEWISBORO
Application Form

Date: 5-24-16

Cal. #. 20-16 ACARC/SC

Property Address: 8 Park Avenue Goldens Bridge, NY 10526

Tax ID: Sheet 4A Block 11112 Lot 4 Zone SCF* SCF*

Description for proposal: 6-8 Ft. Privacy Fencing - White vinyl dividing my property & the Katoanak Art center. Replacing Existing chain link with new Fencing. Install Rock wall with white picket Fencing above 3 Ft. Rock wall 3 Ft. Fencing on top.

APPLICANT(S): OK a white vinyl privacy fence 6ft. to match others.

Name: Crissy Colangelo & Salvatore Colangelo

Address: 8 Park Avenue Apt 1 Goldens Bridge NY 10526

Phone # (H):	914-879-7745	(c)
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Email CrisseyColangelo@gmail.com please circle preferred contact: email or phone (h) (w) (c)

Signature of applicant: Cressy Colangelo

OWNERS OF RECORD (if different from applicant)

Name: Crissy & Salvatore Olangelo

Address: _____

Phone # (h): _____ (w) _____ (c) _____

Email: _____
please circle preferred contact: email or phone (h) (w) (c)

Signature of Owner(s) of Record: Christy Colaninno

Referred to ACARC by: (check one)

Bldg Inspector: ___ Town Board: ___ Planning Board: ___ Zoning Board of Appeals: ___ Other: ___

Reason for Referral: (check one)

Special Character Overlay ___ Commercial Lot ___ Fence ☒ Sign ___ Multi Family ___ Other ___ (specify) ___

Application to be accompanied by six (6) copies of survey, plans, drawings, or any other pertinent information, including proposed colors, materials, dimensions, landscaping, etc. Failure to supply this information may result in the unnecessary delay or denial of this application.

Fees: Cosmetic Changes (incl signs) \$27

Fence Review \$52

Construction, Addition, Renovations \$102

Application Fee Received: Amt: _____ Check# 1111 or Cash _____ Receipt# 426316

Materials Received: Digital ☐ Drawings ☐ Site Map ☒ Mat'l Board ☒ Photos ☒ Other ☒ Narrative ☒

Approved - 8' fence, white, some posts as Rofis' fence on other side of town property, to be placed next to an in place of the existing char. ~~white~~ pick fence. 6' white pick fence in rear and side yard to oak tree. 3 or 4' fence, 3-4' fence, 3-4' hanging pick fence

ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL

TOWN OF LEWISBORO

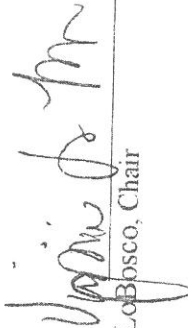
CAL. NO. 20-16-ACARC

Applicant(s): Crissy and Salvatore Colangelo
Owner(s) of Record: Crissy and Salvatore Colangelo
Reason for Referral: Special Character District
Tax Map I.D.: Sheet 4A, Block 11112, Lot 4, SCR-2F
Decision Date: July 13, 2016
The Vote: To Approve: Virginia LoBosco, Chair
Rose Bonanno
Alan Kaufman
Craig Pillon
Kenneth McGahren
Presentation by: Crissy and Salvatore Colangelo
Nature of Application: Installation of white, vinyl privacy fence
Evidence Presented: Photographs, narrative and spec sheet from applicant

Based on the foregoing, the members of ACARC resolved to approve the applicants' proposal to install three white vinyl fences on the property: an 8' fence consisting of a 68" solid panel topped by a 16" picket between their property and the Katonah Arts Center; a 6' fence at the back side of the property beginning at the shed on Park Avenue to partway down the Meadow Street side of the yard and terminating at a large oak tree; and in front of the house a two- or three-rail horse/farm fence, with walkway opening.

This resolution in approved with the condition that a height variance is obtained from the Zoning Board of Appeals.

By motion Alan Kaufman; seconded by Rose Bonanno; In favor: Rose Bonanno, Alan Kaufman and Virginia LoBosco. To deny: None.


Virginia LoBosco, Chair

Dated in South Salem, New York
This 25th day of July, 2016

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 October 26, 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. 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.

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 [P. O. 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.

ZONING BOARD OF APPEALS	
TOWN OF LEWISBORO	
Dated this 14th day of October, 2016	By: ROBIN PRICE, JR.
In Cross River, New York	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. 28-16 - (B.Z.) **Cal. No. _____ (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Adam R. Rose Phone: (212) 210-6789
Address: 161 N. SALEM ROAD, CROSS RIVER E-Mail: ADAM@ROSENYC.COM

Owner's Name: NY 10518 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 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

X(Other) APPEAL OF BUILDING INSPECTORS DETERMINATION
AND FURTHER DESCRIBED AS FOLLOWS: APPLICANT CHALLENGES
BUILDING INSPECTORS DETERMINATION RE: ARE-EXISTING
NON-CONFORMING USES

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 124 NORTH SHAM ROAD (NYS 124) & TOWN ROAD
Tax Map: Sheet 15 Block 10533 Lot(s) 9
Zoning District: R-4A Lot Area: 4.772 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: 9/22/16

VI. RECEIPT:

Date Received by Clerk: 9/22/2016 Fee Received \$ 200.00
Check #: 1417 Receipt #: 26860

* 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)

AFFIDAVIT OF OWNERSHIP

State of New York, Adam R. Rose, being duly sworn, deposes
County of Westchester and says that he resides at 161 North Salem Road in the Town of Lewisboro
and that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the
County of Westchester, in the State of New York, and that
Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number
1, 2, and 3 in Block 2 on Sheet 42.1 and that he hereby authorizes
Darius P. Chafizadeh, Esq. of Harris Beach, PLLC, 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 21st
day of September 2010


(sign here)

(over)

ELIZABETH K. LOGUE
Notary Public-State of New York
No. 01LO6309023
Qualified in New York County
Commission Expires August 4, 2018

Inspection Report
TOWN OF LEWISBORO
BUILDING DEPARTMENT

Owner Hayes Date 8/23/14
Location 124 N Main St Permit # _____
Job _____ Sheet 15
Block 10533
Lot 9
Inspection at Warrant

INSPECTION:

☐ Footing ☐ Foundation ☐ Framing ☐ Plumbing
☐ Insulation ☐ Final ☐ (Other) _____
☐ Wetlands

REMARKS: WENT TO RESIDENCE - MYSELF - OFFICER DAVID BROWN
TAYLOR PHILIP, MICHAEL BRIGGS, CHRIS HAYES (OWNER)
VIEWED ENTIRE SHEDD BORN IDENTIFICATION -
WENT IN OWNER'S RESIDENCE - EXPLAINED WHY WE
WERE INSPECTING SHEDD ONLY COOPERATIVE.
INSPECTED ALL BLS & HIGH BORN COVER - OWNER WILL
ADD CLO DECKERS IN RESIDENCE TO COME UP TO BASE -
IN CONNECTION W/ COMPLETION OF POOL HOUSE OWNER AGREED TO
HAVE PLUMBING & ELECTRICAL PROVIDE UP TO DATE LETTER ON
PLUMBING & ELECTRICAL CERTIFICATES TO ALL BLS -
POOL FENCE NOT COMPLIANT, WILL SEND NOTICE ORDER - OWNER
WILL CONTACT FENCE COMPANY TO CORRECT -

Above noted items must be addressed before closing up construction or continuing work but no later than _____
upon completion call for re-inspection. Fee for re-inspection \$100.

Patrick Brady
Building Inspector
763-3060 (TTY) 800-662-1220

Inspection Report
TOWN OF LEWISBORO
BUILDING DEPARTMENT

Owner Honey Date 8/23/14
Location 124 S. State Rd Permit # _____
Job Main Residence Sheet 15
Block 10533
Lot 9

INSPECTION:

☐ Footing ☐ Foundation ☐ Framing ☐ Plumbing
☐ Insulation ☐ Final ☐ (Other) _____
☐ Wetlands

REMARKS: Main house - 6 bedrooms 3 1/2 baths 2 1/2 car garage

unfinished basement/attic

1st fl - 2 covered porches, Pan room, kitchen, dining room,

living room, library (add w/ office) Poyer w/ 1/2 bath.

2nd fl - 2 beds, full bath on east wing, 2 beds, full bath @

center wing - 2 beds full bath on north wing - add base

lower converted/converted smoke detectors

Attic garage

Above noted items must be addressed before closing up construction or continuing work but no later than _____
upon completion call for re-inspection. Fee for re-inspection \$100.

Building Inspector
763-3060 (TTY) 800-662-1220

Inspection Report
TOWN OF LEWISBORO
BUILDING DEPARTMENT

Owner	Hayes	Date	8/23/16
Location	124 N. Salem Rd.	Permit #	
Job	"Garage w/ 1st fl. quarters"	Sheet	10533 15
	INSPECTION OF WORK -	Block	10533
		Lot	9

INSPECTION:

☐ Footing	☐ Foundation	☐ Framing	☐ Plumbing
☐ Insulation	☐ Final	☐ (Other)	
☐ Wetlands			

REMARKS: 1 story - 2 apartments as noted on picture submitted by Adam Dye - per conversation.

1st fl - 2 bedrooms, 2 bath, kitchen w/ tile & 1/2 bath. small living room -

Garage / storage - Pool table, stereo, etc. - attached -

1st fl finished -

2nd fl - 1st fl. w/ 1/2 bath, living room w/ tile & 1/2 bath.

Kitchen / laundry, dining room, 1 bedroom w/ full bath -

Above noted items must be addressed before closing up construction or continuing work but no later than _____ upon completion call for re-inspection. Fee for re-inspection \$100.

Robert Burt
Building Inspector
763-3060 (TTY) 800-662-1220

Inspection Report
TOWN OF LEWISBORO
BUILDING DEPARTMENT

Owner Homes Date 8/23/16
Location 128 H. St. + RD. Permit # _____
Job Green house Sheet 15
Block 16533
Lot 29256

inspection on warrant

INSPECTION:

☐ Footing ☐ Foundation ☐ Framing ☐ Plumbing
☐ Insulation ☐ Final ☐ (Other) _____
☐ Wetlands

REMARKS: Green house bldg - no occupancies -
Green house w/ no roof -

Above noted items must be addressed before closing up construction or continuing work but no later than _____
upon completion call for re-inspection. Fee for re-inspection \$100.

Robert B. Smith
Building Inspector
763-3060 (TTY) 800-662-1220

Inspection Report
TOWN OF LEWISBORO
BUILDING DEPARTMENT

Owner Hayes Date 8/23/16
Location 128 W. Fairview Rd Permit # _____
Job Lower residence of Courtyard Sheet 15
Designed by J. Durand Block 10533
Inspection on Warrant Lot 29156

INSPECTION:

☐ Footing ☐ Foundation ☐ Framing ☐ Plumbing
☐ Insulation ☐ Final ☐ (Other) _____
☐ Wetlands

REMARKS: 1- Single family residence - 5 bedroom -
UNFINISHED ATTIC - UTILITIES
1st FL - Entry foyer, kitchen, living room w/ fireplace, dining room,
1.5 bath w/ fireplace, 1/2 bath -
2nd FL - 3 total bedrooms (2 w/ fireplace) 2 full baths -
3rd FL - 2 bedrooms - 1 full bath -
Shower recessed in door. Owner will add 2 doors.
3rd FL bedrooms have fire escape ladders.

Above noted items must be addressed before closing up construction or continuing work but no later than _____
upon completion call for re-inspection. Fee for re-inspection \$100.

Richard Beards
Building Inspector
763-3060 (TTY) 800-662-1220

Inspection Report
TOWN OF LEWISBORO
BUILDING DEPARTMENT

Owner Mayes Date 8/23/12
Location 128 W. Salem St Permit # _____
Job Lower Cottage - elderly owner Sheet 15
Block 10533
Lot 251, 56

INSPECTION:

☐ Footing ☐ Foundation ☐ Framing ☐ Plumbing
☐ Insulation ☐ Final ☐ (Other) _____
☐ Wetlands

REMARKS: Single story - 1 Residence

40 sq ft is new addition / utilities

4 bedroom, 2 bath - living room, dining room, kitchen

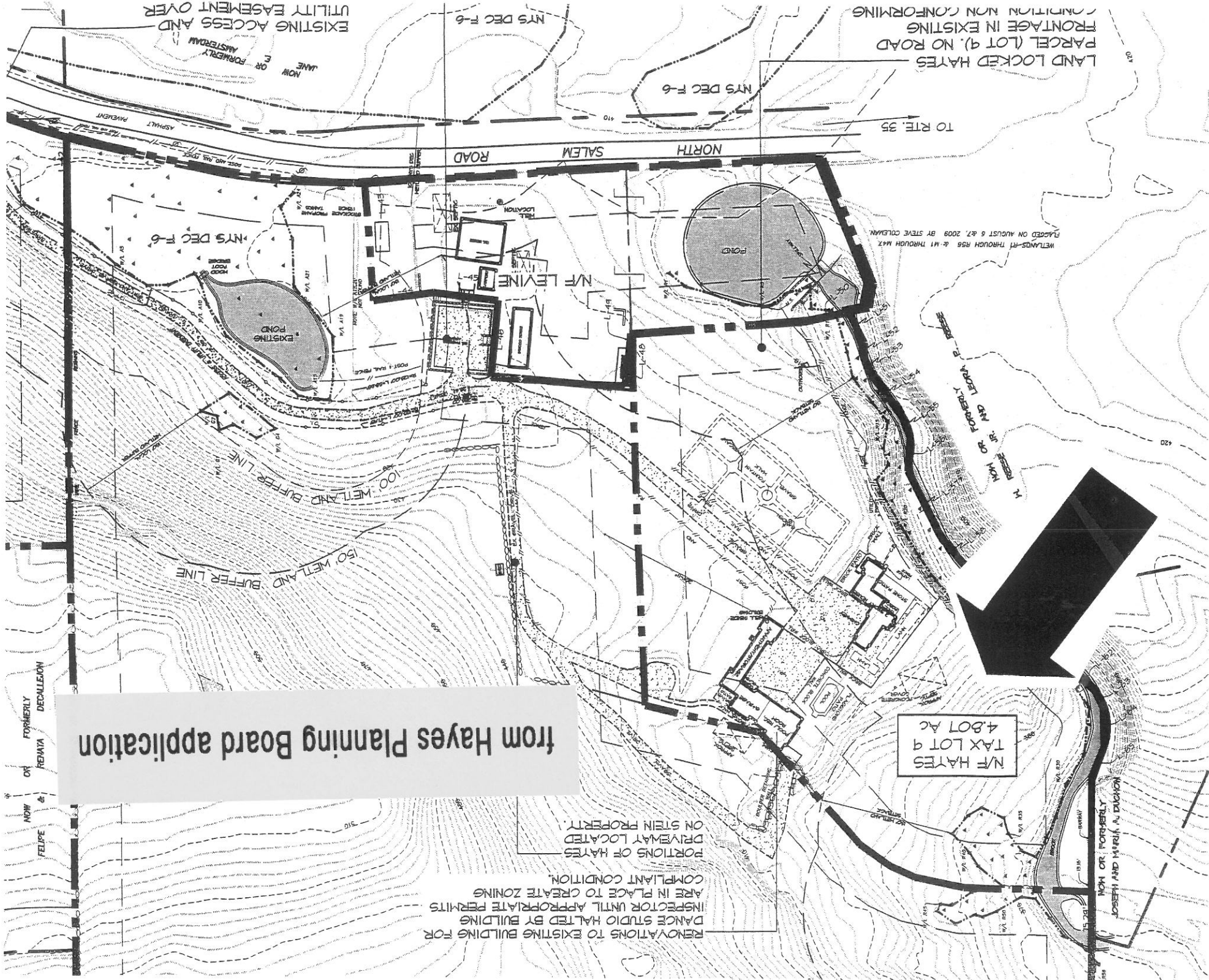
Above noted items must be addressed before closing up construction or continuing work but no later than _____
upon completion call for re-inspection. Fee for re-inspection \$100.

Patricia Bouch

Building Inspector
763-3060 (TTY) 800-662-1220



photographed May 2016



from Hayes Planning Board application

RENOVATIONS TO EXISTING BUILDING FOR
DANCE STUDIO HALTED BY BUILDING
INSPECTOR UNTIL APPROPRIATE PERMITS
ARE IN PLACE TO CREATE ZONING
COMPLIANT CONDITION.
PORTIONS OF HAYES
DRIVEWAY LOCATED
ON STEIN PROPERTY.

N/F HAYES
TAX LOT 9
4.807 AC

WETLANDS-R1 THROUGH R56 & M1 THROUGH M42
FLAGGED ON AUGUST 6 & 27, 2009 BY STEVE COLEMAN

LAND LOCKED HAYES
PARCEL (LOT 9). NO ROAD
FRONTAGE IN EXISTING
CONDITION NON CONFORMING

EXISTING ACCESS AND
UTILITY EASEMENT OVER

NYS DEC F-6

NYS DEC F-6

NYS DEC F-6

TO RTE. 35

NORTH SALEM ROAD

NYS DEC F-6

150' WETLAND BUFFER LINE
100' WETLAND BUFFER LINE

NOW OR FORMERLY
FELIPE & REVAYA DECALLEON

The site plan for N/F Hayes Lot 9 illustrates the proposed expansion of the existing building. Key features include:

- Existing Structures:** A building with a "POOL/REC. ROOM", "GARAGE", "APARTMENT/STORAGE", and "WELL INSIDE BUILDING". A "CONC. BLOCK WALL" and "CONC. SLAB" are also shown.
- Proposed Expansion:** A large area labeled "PROPOSED EXPANSION" is outlined with a dashed line, indicating the new building footprint.
- Lot and Boundary Lines:** The lot is labeled "N/F HAYES LOT 9". A dashed line indicates the "EX. LOT LINE TO BE ABANDONED". A "LOADING LIMIT LINE (GLL)" is also marked.
- Infrastructure:** A "DRIVE" is shown running along the top and right sides of the lot. A "GRAVE" and "WALK" are located to the right of the lot.
- Other Features:** A "CHIM." (chimney) is located near the pool/rec. room. An "APPROX. SEPTIC" line is shown near the garage. A "2011-11" date stamp is visible near the proposed expansion area.

N/F HAYES
LOT 9

EX. LOT LINE TO BE ABANDONED

PROPOSED
EXPANSION

APPROX.
SEPTIC

POOL/ REC,
ROOM

GARAGE

APARTMENT/STORAGE

WELL INSIDE
BUILDING

WALL

CONC. BLOCK WA

CONCRETE BLOCK

GRAVED

WALK

AP/CA/1

428

2011-11

December 10, 2015
Page 2

from Hayes Planning Board application

The following includes our responses to these comments in the order they were addressed in the November Letter:

1. The Applicants' Subdivision Approval Applications and Related Filings were Submitted in Accordance with the Procedures Provided in the Subdivision Regulations for the Town of Lewisboro.

In 2010, the Planning Board initially reviewed the Applicants' proposed formal subdivision for a lot line re-adjustment for three (3) lots that were existing tax lots, as directed by the Building Department.² Pursuant to conferences with the Planning Board and its consultants, the Applicants made complete Sketch Plan Review (Step I), Preliminary Subdivision Plat Review (Step II), and Final Subdivision Plat Review (Step III) submissions to the Planning Board in conformance with the Town of Lewisboro Code.³ Indeed, this is the same process that the November Letter recommends be followed as the appropriate procedure pursuant to the Lewisboro Town Code.⁴

2. The Applicants' Zoning Compliant Subdivision Approval Application Has Been Thoroughly Reviewed by the Town of Lewisboro Planning Board and its Consultants.

We respectfully submit that the Planning Board has taken a hard look at the proposed action. As the Planning Board is aware, a very detailed review of the complete application has been conducted throughout each Step of the review process as prescribed by the Town's Subdivision Regulations. In addition to appearances before the Planning Board during regular Planning Board meetings that were properly noticed and are open to the public, the Applicants and their Consultants, J.D. Barrett & Associates, LLC and Bibbo Associates, LLP, met with the Planning Board and its consultants at multiple work sessions to respond to comments and to address any outstanding questions. The Applicants responded directly to comments received throughout the application process, revising plan sets, preparing a Stormwater Pollution Prevention Plan, and engineering three (3) lots that will continue to meet the minimum requirements for residential lots with respect to septic system disposal and domestic water wells.

3. The Applicants Obtained a Certificate of Occupancy for an Accessory Dwelling on the Premises.

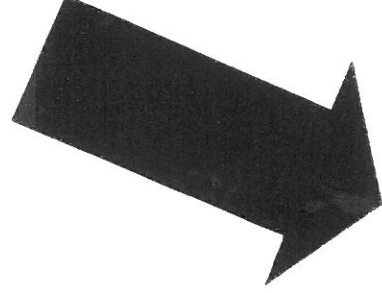
² Note: As the Planning Board is aware, the Applicants committed to the Department were initiated several years prior to 2010 in order to

³ The Applicants appeared before the Planning Board on subdivision, and again on October 20, 2015, for the Preliminary. The Department was initiated several years prior to 2010 in

complete application for Final Subdivision Plat Approval Board's meeting on October 20, 2015, the Applicants rec District with no objections to the proposed application. Addi.

⁴ TOWN OF LEWISBORO CODE §§ 195-14 – 195-16 (the “Subdivisi

town and the Building alignment. The Patch Plan Review for the proposed approval Application review. The City of Golden, 2015. Following the Planning Department's review of the Application from the Golden's Bridge Fire Department, the City of Golden's Planning Department received correspondence from the City of Golden's Planning Department or Lot 7 is generally acceptable.



As the Planning Board is aware, the Applicants previously provided the Planning Board with a copy of the Certificate of Occupancy #4-40, for “Garage and Help Quarters”, dated November 6, 1940, which was obtained from Town of Lewisboro Building Department for the accessory dwelling, pursuant to the Board’s request for proof of the same. Further, the Applicants provided the Planning Board with a Memorandum dated August 31, 2015, prepared by the Town of Lewisboro Building Inspector Peter C. Barrett, which confirmed the status of the pre-existing non-conforming use on the Premises in accordance with the Town of Lewisboro Zoning Code.⁵

Even though the above-referenced documentation was available for public inspection, comments made in the November Letter and by the commenter at the Public Hearing attempt to confuse the issues before the Planning Board without providing any facts or circumstance. Indeed, the commenter even referenced the above Certificate of Occupancy that was submitted by the Applicants, which goes directly in the face of his comments. We understand that the commenter has been aware of the proposed Subdivision for some time, evidenced by prior correspondence from the commenter to the Applicants regarding the aforementioned subdivision, as well as offers made by the commenter to purchase property from the Applicants.⁶ The Applicants did not agree to sell any such property to the commenter, and now, despite the commenter’s longstanding knowledge of the proposed subdivision, the November Letter and the statements at the Public Hearing merely seek a second bite at the proverbial apple to cause undue delay and harm to the Applicants’ proposed subdivision approval at the final hour.

Further, notwithstanding the fact that the above comments have no bearing on the proposed subdivision, we respectfully submit that the statutes that authorize subdivision review do not grant the Planning Board the power to refuse to hear an application if and where there are outstanding building code citations on the property.⁷ Therefore, it is respectfully submitted that each of the aforementioned comments were all previously addressed by the Applicants in response to comments received subdivision plat ensures that substantial conformance with adequate road frontages in full

from Hayes Planning Board application

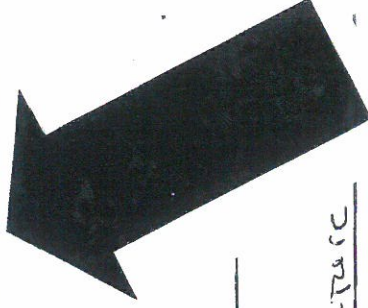
⁵ Copies of each of these documents identified herein were included as enclosures with the Preliminary and Final Subdivision approval application submissions.

⁶ In correspondence from Mr. Adam R. Rose dated in 2012, Mr. Rose proposed to purchase property from the Applicants including a “[s]ale with subdivision plan in progress, to be completed by Adam R. Rose at his expense.” Mr. Rose’s offers to purchase property involved herein dates back to September 6, 2006, and Mr. Rose was indeed aware of the pending review before the Planning Board. This correspondence is discussed herein below in this letter.

⁷ See 1994 N.Y. Op. Atty. Gen. (Inf.) 1053, 1994 WL 496434 (N.Y.A.G.) (finding that “[n]one of the statute sections authorizing [the planning board to approve preliminary and final plats of subdivisions] expressly empowers the planning board to refuse to hear an application because there are outstanding citations on the property or for any other reasons”).

Inspection Report
TOWN OF LEWISBORO
BUILDING DEPARTMENT

Owner Hayes Date 8/23/16
Location 124 N. Salem RD. Permit # _____
Job _____ Sheet ~~10533~~ 15
"GARAGE w/ 1st & 2nd BATHS"
Block 10533
Inspection for WARRANT Lot 9



INSPECTION:

- ☐ Footing ☐ Foundation ☐ Framing
☐ Insulation ☐ Final ☐ (Other) _____
☐ Wetlands

REMARKS: 1 story - 2nd floor is under construction

by Adam Dyer - not connected to

1st floor - 2 bedrooms, 2 bath, kitchen w/ floor & loft. small
living room -

Garage / storage - Pool blog since zero - untouched -
not finished -

2nd floor - 1st floor w/ loft, living room w/ floor 1/2 bath.
Kitchen / laundry, dining room, 1 bedroom w/ full bath -

building inspection notes 8/23/16

Above noted items must be addressed before closing up construction or continuing work but no later than _____
upon completion call for re-inspection. Fee for re-inspection \$100.

Robert Burt

Building Inspector

763-3060 (TTY) 800-662-1220

RESIDENCE

TOWN OF LEWISBORO, N. Y.

ASSESSMENT DEPARTMENT

Owner ~~Olmer, Francis & Monique~~

Hein

Block Lot Sheet
10533 9 15

1960's

Assessed Value on Card #1

Fire District Golden's Bridge
School District #1
Special District

Building Info. Only

#2 of 2 CARDS

TYPE OF BLDG: Cottage — Bungalow — 2-story Dwg. — Duplex Dwg. — Apartments
Store & Apts. Property Classification

FOUNDATION MATERIAL: Concrete — Conc. Block — Block — Brick — Stone — Piers

WALLS: Type — Wood Frame — Masonry — Solid — Veneer
Face Material: Siding — Shingles — Stucco
Brick, face, common — Conc. Block — Stone — Insulation

Porches: Open Enclosed

WINDOW SASH: Wood — Metal — Plain — Casement DH — SH Glass: Plain — Plate

ROOF TYPE: Flat — Gable — Hip — Gambrel — Monitor
Material-Shingles: Wood — Composition — Gypsum — Slate — Tile
Asbestos — Copper — Tin — Built-up — Rolled — Insulation
Dormers Attic: None —BASEMENT: Finish: Open — Plastered Wall — Ceiling
Floors: Wood — Cement — Earth Built-up
Area: Full — Part % Sub-cel

FLOOR SYSTEM: Type: Wood — Steel Joisted

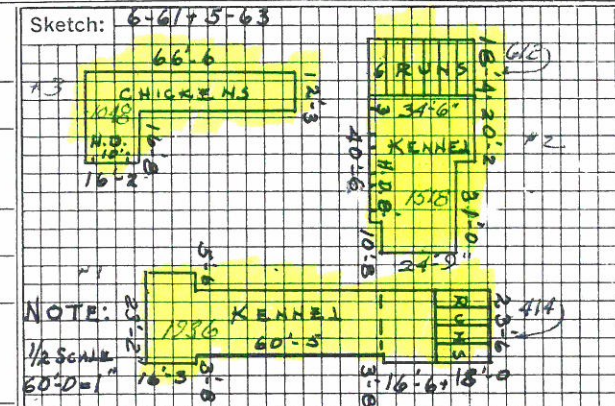
HEATING SYSTEM: Steam — Hot Water — Vapor — H
PLANT: Stoker — Gas — Oil Burner — Hand fired — Forced — Air Cond
FIREPLACES: No. Colonial — Stone — Brick — Ash Pit — FalseELECTRIC SYSTEM: TYPE: Conduit — BX — K&T — Romex — Teleph — TV — Radio Outlets
FIXTURES: Modern — Old — Suitable — Conv. Outlets: Few — AdequatePLUMBING: Baths Showers Toilets Lavatories Laundry Trays Sinks
Slop Sinks Gas — Water Supply: Public — Priv. Sewage Disp: Public — Private

SUMMARY: Height: Stories Rooms Apts. Stores

ROOMS AND INTERIOR FINISH								Class	O or R	+ or —	Cond.
ROOMS	B	1	2	Floors	Trim	Walls	Cabinets				
Living								Fl.			
Dining								Tr.			
Kitchen											
Bedroom								Wl.			
Bathroom											
Utility								Cb.			

OBSERVED PHYSICAL CONDITION

EXTERIOR CONDITION: Normal — Above — Below		REMARKS:	Year Built	Age	Effective Age	Cond. Table
INTERIOR CONDITION: Normal — Above — Below				Average Sound Condition		
MAJOR ALTERATIONS, ADDITIONS, REMODELING				Observed Condition:		
Year	Extent and Cost			Exterior % Interior %		
				Net Adjustment for Observed Condition Plus or Minus		



BUILDING AREA COMPUTATION

Item	Size	Sty.	Grd. Area	Peri.	Manual Page	Base Rate Per S.F.
#1	1936+	414	2350		"Dow"	4.25
#2	1518+	612	2130		"Dow"	4.25
#3			1048		8-26	3.09

BUILDING RATE COMPUTATION

Item	Base Rate	+ or —	Final Base Per S.F.

BUILDING REPLACEMENT COST COMPUTATION

Item	S.F. Ground Area @ Final Base =
#1	9987
#2	9052
#3	3238

FLAT CHARGES + OR —

Estimated Replacement Cost @ Index 100	22277
Local Index	132
Estimated Replacement Cost at Site	29405
NET SOUND CONDITION	75 70

[illegible]

Lot 9 swimming pool Building Permit from 1963

TOWN OF LEWISBORO WESTCHESTER COUNTY NEW YORK

Application for Building Permit

No. 131-63
Date OCT 25 1963 19

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- Plot plan showing location of lot and of buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be submitted with this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical, electrical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of Building Permit.
- Upon approval of this application, the Building Department will issue a Building Permit to the applicant + proved, duplicate set of plans and specifications. Such permit and approved plans and specifications shall be available for inspection throughout the progress of the work.

f. No building shall be occupied or used in whole or in part for any purpose whatever until an approved Certificate of Occupancy shall have been granted by the Building Department.

Location W/S OF NORTH SALEM ROAD
(Give street number, name, side and distance from nearest cross street)

Sheet: 15 Block: 10033 Lot: 9

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Building Permit pursuant to Building Zone Ordinance, the New York State Building Construction Code as adopted by The Town of Lewisboro for the construction of buildings, additions or alterations, or for removal or demolition, as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations.

JOHN W. ROSS PRES
JAMES TODD, V. PRES
North St.
Lewisboro, Conn
(Signature of applicant)
(Address of applicant)

State whether applicant is owner, lessee, agent, architect, engineer or builder:

Name and address of owner of premises: FRANCIS OLMER
NORTH SALEM RD. CROSS RIVER, NY.

If owner or applicant is a corporation, give names and titles of two officers and signature of duly authorized officer.

JOHN W. ROSS, PRES.
JAMES TODD, V. PRES.
(Name and title of corporate officer)

1. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

- Existing use and occupancy SWIMMING POOL
- Intended use and occupancy

2. Nature of work (check which applicable): New Building Addition Alteration

Repair X Removal Demolition 10/25/63

3. Estimated Cost* 4,300.00 Fee \$ 17
(to be paid on filing this application)

4. If dwelling, number of dwelling units — Number of dwelling units on each floor — If garage, number of cars

(over)

Lot 9 swimming pool C of O from 1963

TOWN OF LEWISBORO

WESTCHESTER COUNTY
NEW YORK

Application for Certificate of Occupancy

No. 120-63
Date OCT 25 1963, 19

TO THE BUILDING INSPECTOR
Town House
South Salem, New York

(1) Having complied with the provisions of the Building Zone Ordinance and Building Code Ordinance with respect to the filing of any necessary plans and specifications, I hereby apply for a Certificate of Occupancy, as required in said Ordinance, to apply to the following described premises:

(2) Location 1/5 OF NORTH SALEM ROAD
(Give street number, name, side and distance from nearest cross street)

Sheet: 15 Block: 1033 Lot: 9

(3) The dimensions, shape and location of the lot to be built upon; and the positions and existing and proposed buildings and their projections thereon are as shown on the plans, submitted herewith and made a part of this Application.

(4) It is proposed to occupy or use the premises, buildings or structures or part thereof purposes:

Swimming Pool

NOTE: If to be used for manufacturing or business purposes, state exact nature thereof; if for residential purposes, state number of families. In either case, give full particulars respecting each building or structure. If only part of the premises is to be used, and Certificate desired for only that part, state just what is desired.

(5) The height of the proposed main and accessory buildings or structures are as follows:

(6) The buildings or structures now on the lot are used for the following purposes:

RESIDENCE

(7) The premises which are the subject of this application are owned by:

FRANCIS OLIVER

Address NORTH SALEM RD. CROSS RIVER NY

(8) My position with respect to this application is that of AGENT
(Owner, Lessee, Tenant or Agent)

(9) I am familiar with the Building Zone Ordinance and Building Code Ordinance and submit this application in conformity with its provisions.

(10) I hereby certify that the above statements and data are correct and true to the best of my knowledge and belief.

John W. Ross Pres
WESTPORT GREENWICH, NY
(Signature of applicant)
14 10/25/63
(Address of applicant)

Estimated Cost 4,300.
(from Application for Building Permit)

Fee 2.50
(to be paid on filing this application)

(over)

New Building
Alterations

TOWN OF LEWISBORO

WESTCHESTER COUNTY
NEW YORK

May 31, 1940..... 19

To the Building Inspector:

Application is hereby made for permission to perform the work in accordance with the plans and specifications herewith submitted and in compliance with the information given below.

It is agreed that if such permission is granted said building will conform in all respects to said plans and specifications and shall comply with all provisions of the local Building Zone Ordinance, and all State or Federal laws or regulations pertaining in any way thereto.

Attached hereto are duplicate copies of plans showing the position of building on the plot and setting forth such other information as is required to determine the conformity of the proposed building to the Building Zone Ordinance.

Accompanying this application is the required fee of \$ 3.00....., being in the sum of \$ 2.00 for permit, plus \$ 1.00.....for Certificate of Occupancy.

Owner Susan L. Crosby.....Address Cross River, New York.....
Applicant Owner.....Address " ".....
Architect.....Address.....
Builder.....Address.....

Building is to be located on plot known as No. 10533, Lot 29.....Town of Lewisboro Tax Map.
the lot side thereof,.....feet distant from the corner.....Street,
Corner 15 feet 10533, Block 10533, Lot 29.....

Estimated Cost \$ 5,000.00.....

Proposed use: Garage and auto quarters.....

If a tenement house, how many families on each floor?.....the
Building?.....

Number of stories 1; Height 16.....feet.

Front yard 11.....feet.

Rear yard.....

Side yards 115 north.....

Type of Construction—Fireproof—Semi-fireproof

1940 Building Permit for Lot 29

(over)

I hereby certify that the statements and data on the reverse side of this sheet are correct and true to the best of my knowledge and belief.

(Signed) Susan J. G. Goble
Business Address
Residence Address 62033 Niagara Ave.

Date May 31, 1940, 19.....

Notes: Before the building for which a permit is issued can be used for any purpose the owner or lessee thereof must obtain a Certificate of Occupancy from the Building Inspector as provided in the Building Zone Ordinance.

ACTION BY BUILDING INSPECTOR

The foregoing application and accompanying plans and specifications have been examined and considered, and the following action taken by me:

- ☐ Application Rejected
- ☒ Application Granted
- ☐ Referred to Board of Appeals
- ☐ Referred to Town Board

Reasons or Remarks:

1940 Building Permit for Lot 29

Susan J. G. Goble
Building Inspector for the Town of Lewisboro, N. Y.

Date May 31, 1940, 19.....

TOWN OF LEWISBORO

Application for Building Permit

Application No. 340

Date Revised19..... Date Denied19.....

Date Approved May 31, 1940, 19..... Date Referred19.....

Applicant Notified May 31, 1940

(over)

For Plot plan
see folder no. 154

APPLICATION FOR CERTIFICATE OF OCCUPANCY

TO THE BUILDING INSPECTOR

of Town of Lewisboro,
 Westchester County, New York.

(1) Having complied with the provisions of the Building Zone Ordinance with respect to the filing of any necessary plans and specifications, I hereby apply for a Certificate of Occupancy, as required in said Ordinance, to apply to the following described premises:

(2) Located at No. *North on the Cross River Road* of
 (Street, Avenue or Place), *Sheet No. 15*, Block No. *10532*, Lot No. *29*,
 Town of Lewisboro Assessment Map.

(3) The dimensions, shape and location of the lot to be built upon; and the dimensions of the existing and proposed buildings and their projections thereon are the plans, drawn to scale, submitted herewith and made a part of this Application

(4) It is proposed to occupy or use the premises, buildings or structures on for the following purposes:

..... *Garage and main quarters*

NOTE: If to be used for manufacturing or business purposes, state exact nature thereof; if residential purposes, state number of families. In either case, give full particulars respecting each building or structure. If only part of the premises is to be used, and Certificates desired for only that part, state just what is desired.

(5) The heights of the proposed main and accessory buildings or structures are as follows:

..... *2nd story*

(6) The buildings or structures now on the lot are used for the following purposes:

..... *residence*

(7) The premises which are the subject of this application are owned by:

..... *Edward L. Crosby*

Address *Cross River, N.Y.*

(8) My position with respect to this application is that of *owner*
 (Owner, Lessee or Tenant).

(9) I am familiar with the Building Zone Ordinance and submit this application in conformity with its provisions.

(over)

1940 C of O for Lot 29

(10) I hereby certify that the above statements and data are correct and true to the best of my knowledge and belief.

Date May 31, 1940 19.....

(Signed) Susan Q. Casby
Business Address

Residence Address Cross River, N.Y.....

Application No. 3-40

Date Received May 31, 1940

TOWN OF LEWISBORO
Westchester County, N. Y.

APPLICATION FOR
CERTIFICATE OF OCCUPANCY

Date Revised 19.....

Date Approved 11/6 19 40

Date Denied 19.....

Date Referred 19.....

Applicant Notified 11/6 19 40

CERTIFICATE OF OCCUPANCY

Certificate No. 4-40

Date Issued 11/6 19 40

ACTION BY BUILDING INSPECTOR

The foregoing application and accompanying plans and specifications have been examined and considered, and the following action taken by me:

Application Rejected

✓ Application Granted

Referred to Board of Appeals

Reasons or Remarks:

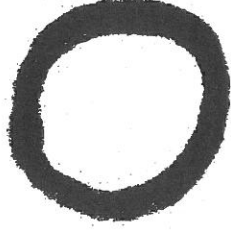
.....

.....

Date 11/6/40 19.....

By: Wm. W. Russell
Building Inspector
For the Town of Lewisboro,
Westchester County, New York

1940 C of O for Lot 29



MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of the Lewisboro Planning Board

CC: Aimee Hodges
Bruce Barber, PWS
Lawrence Praga, Esq.

FROM: Jan K. Johannessen, AICP *JKS*
Consulting Town Planner

Ryan Coyne, P.E. *RC*
Consulting Town Engineer

DATE: May 21, 2010

RE: Hayes/Stein Subdivision
North Salem Road
Sheet 15, Block 10533, Lots 7, 8, and 9

Project Description

The applicants, Jocelyn Hayes and Howard Stein, are proposing a three (3) lot subdivision consisting of 67.5 acres of land, located on North Salem Road (NYS Route 121) and Todd Road, within the R-4A Zoning District. The subject property consists of three tax parcels; however, these parcels were created by deed and were never formally subdivided. Tax Lot 7 (Stein) consists of ± 24.6 acres and is currently vacant, Tax Lot 8 (Stein) consists of ± 38.1 acres and is currently vacant, and Tax Lot 9 (Hayes) consists of ± 4.8 acres and is developed with what appears to be two dwelling units.

The applicants are proposing to modify the existing tax lot line configuration. Tax Lot 9, which is currently landlocked, will be increased from ± 4.8 acres to ± 13.1 acres and will contain ± 433 feet of road frontage. Tax Lot 7 will be reduced from ± 24.6 acres to ± 20.6 acres and Tax Lot 8 will be reduced from ± 38.1 acres to ± 33.8 acres.

SEQRA

The proposed action is an Unlisted Action under the State Environmental Review Act (SEQRA) and does not require a coordinated review. Prior to the granting of Preliminary Subdivision Plat Approval, a Determination of Significance will be required to be made by the Planning Board. In order to evaluate the proposed action, the applicant should submit Parts 1 and 2 of Full Environmental Assessment Form (EAF).

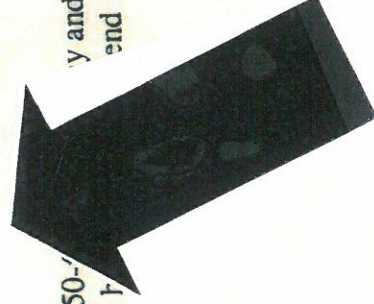
Required Approvals

1. Preliminary and Final Subdivision Plat Approval are required from the Planning Board.
2. A variance for the second dwelling unit on Lot 9 and a 280-a variance for access onto Jonas Lane may be required (pending a determination by the Building Inspector).
3. Approval from the Westchester County Department of Health (WCHD) is required for the Realty Subdivision and proposed water supply and wastewater treatment systems.
4. Access onto Todd Road will require authorization from the Town Highway Superintendent.
5. Coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit (GP-0-10-001) is required.

Parts 1 and 2 EAF Review - Pending receipt.

Planning and Engineering Comments:

1. The applicant should submit Parts 1 and 2 of the Full EAF.
2. There appears to be two existing residences located on proposed Lot 9. Unless the applicant can demonstrate that the second residence is a legal secondary dwelling, it appears that a variance will be required for the secondary dwelling unit on Lot 9. This should be confirmed by the Building Inspector.
3. Lot 8 is proposed to be accessed via a 50'-
a private road. Does the applicant
y and the extension of Jonas Lane,
end this road? Who owns and



Planning Board Consultant 2010

maintains the road and what, if a private road will require a 280 Building Inspector.

required? It appears that access off this ever, this should be confirmed by the

4. All existing structures and uses on Lot 9 should be clearly identified. Please identify the gross floor area and number of bedrooms associated with each existing dwelling unit. Are any improvements proposed on Lot 9?
5. The zoning conformance table should be revised to include the front yard setback from the street centerline. The proposed building coverage for each lot should be presented as a percentage. The table entitled "Calculation of Required Minimum Lot Area" provided on the plat appears to add wetland areas to the lot area, which is not required.
6. The applicant should evaluate the area of each proposed lot in accordance with Section 220-10E(1). More specifically, no part of any lot that is less than 1/3 the required minimum lot width can be counted toward the required minimum lot area.
7. The contiguous buildable area shown on Sheet 2 should be reviewed for accuracy. There appears to be slopes in excess of 15% that have been included within the buildable area and slopes < 15% that have not been included. The applicant should note that only slopes $\geq 15\%$ over a horizontal distance of 25 feet are to be excluded from the buildable area and that there must be a minimum width of 50 feet between the opposing limits of the contiguous buildable area line (refer to Figure B under Section 220-10E).
8. Please submit an overall slopes map, shading all slopes $\geq 15\%$ (over a horizontal distance of 25 feet or more in the direction of the slope).
9. Cut and fill calculations for Lots 7 and 8 should be provided. Please illustrate and calculate the proposed limits of disturbance. The applicant should submit an erosion and sediment control plan.
10. Septic and well locations associated with parcels located on the east side of Jonas Lane should be illustrated.

4. HAYES, ADRIENNE
(DOB: 10/1988)
(Age: 27)

128 N SALEM RD
CROSS RIVER, NY 10518-1028
WESTCHESTER COUNTY
(11/2004-Current)
914-763-8738
HAYES CHRISTOPHER N JR
(Current Listing Name)

116-74-XXXX
(NY:1989-1990)
LexID(sm):148788714195

5. HAYES, CHLOE
HAYES, CHLOE N
(Gender: Female)
(DOB: 10/1992)
(Age: 23)

128 N SALEM RD
CROSS RIVER, NY 10518-1028
WESTCHESTER COUNTY
(08/2012-Current)
914-763-8738
HAYES CHRISTOPHER N JR
(Current Listing Name)

LexID(sm):176891028318

6. HAYES, CHLOE
HAYES, CHLOE C
(Gender: Female)

PO BOX 267
CROSS RIVER, NY 10518-0267
WESTCHESTER COUNTY
(10/2015-05/2016)

128 N SALEM RD
CROSS RIVER, NY 10518-1028
WESTCHESTER COUNTY
(03/2015-Current)
914-763-8738
HAYES CHRISTOPHER N JR
(Current Listing Name)

125-80-XXXX
(NY:1993-1994)
LexID(sm):193855522308

2312 ELLISTON PL APT 604
NASHVILLE, TN 37203-5375
DAVIDSON COUNTY
(08/2015-06/2016)
914-263-3478

Phone & ZIP code conflict

7. LEVINE, JOHN M
LEVINE, JOHN MORTON
(Gender: Male)

127-80-XXXX
(NY:1993-1994)
LexID(sm):112444215525

May be disconnected
Phone & ZIP code conflict
Phone & Address may conflict

8. PALMER, TAYLOR
PALMER, TAYLOR M
PALMER, TAYLOR P
PALMER, TYLOR M
PALMER TAYLOR, P
TAYLOR, PALMER
(Gender: Male)
(DOB: 07/1985)
(Age: 30)

128 N SALEM RD A
CROSS RIVER, NY 10518-1028
WESTCHESTER COUNTY
(07/2003-Current)
914-763-8738
HAYES CHRISTOPHER N JR
(Current Listing Name)

PO BOX 259
CROSS RIVER, NY 10518-0259
WESTCHESTER COUNTY
(09/2004-06/2016)

128A N SALEM RD
CROSS RIVER, NY 10518-1028
WESTCHESTER COUNTY
(07/2003-06/2015)

9. SCHWARTZ, DEBORAH
(Gender: Female)

128 N SALEM RD
CROSS RIVER, NY 10518-1028
WESTCHESTER COUNTY
(09/2000-Current)
518-359-7160

LexID(sm):173085761800

Phone may be disconnected
Phone & ZIP code conflict

2016 LexisNexis



photographed August 2016

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, October 26, 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. 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.

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 14th day of October, 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. 2A-16- (B.Z.) **Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: JAMES HEDGECOCK Phone: 914 548 3860
Address: 1206 BOSTON RD
Owner's Name: PETER + ANNETTE McGINNESS Phone: 646 704 1178
Address: 17 SCHOOLHOUSE RD WAREHOUSING & LOGS

II. TO THE ZONING BOARD OF APPEALS OF THE TOWN OF LEWISBORO:
Application is hereby made for:

- ☒ A Variation of Article 220-23E of the Zoning Ordinance.
- ☒ A Special Permit pursuant to Article 220-230(1) Any structure over 600 sq ft of the Zoning Ordinance. w/ horse keep families
- ☐ 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:

949 sq ft Floor Area Warehouse is max. Accessory building.
Close to 5100 sq ft. horse line. Then 1500 sq ft. horse is real

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 17 Schoolhouse Rd
Tax Map: Sheet 0222 Block 10802 Lot(s) 035
Zoning District: RAH Lot Area: 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. 60-89 Date 1/21/00

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: James Hedgcock Date: 9/30/16

VI. RECEIPT:

Date Received by Clerk: 9/30/16 Fee Received \$ 250 -
Check #: 1815 Receipt #: 26809

* EXPIRATION: (§ 220-74E(6)) "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.

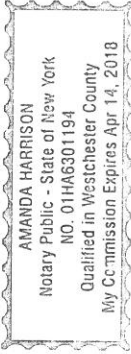
(over)

AFFIDAVIT OF OWNERSHIP

State of New York, Annette McGuinness being duly sworn, deposes
County of Westchester and says that he resides at 17 Sawadwaize Rd in the Town of Whateletown
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 30th of Sept. 2016 (sign here)
day of (over)

Annette McGuinness



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, October 26, 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. 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.

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 (P. O. 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 14th Day of October, 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. 30-16 - (B.Z.) **Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: ~~ST. LAURENCE RIDGE DEVELOPMENT INC.~~ **LAURENCE RIDGE DEVELOPMENT INC.** Phone: **914-815-5752**
Address: **450 OAKBRIDGE COMMONS, SOUTH SALEM, NY 10590** E-Mail: **P4P2557@AOL.COM**
Owner's Name: **PHIL PINE, PRESIDENT** E-Mail: **SAME**
Address: **SAME Smith Ridge Housing LLC** E-Mail: **SAME**

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

Application is hereby made for:

- ☒ A Variation of Article **220** Section **26, B.** 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) **DEVELOPMENT DENSITY**
AND FURTHER DESCRIBED AS FOLLOWS: **CONSTRUCT 18 UNITS IN**
PHASE TWO AS THREE BEDROOM UNITS

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: **OAKBRIDGE DRIVE, SOUTH SALEM**
Tax Map: Sheet **49-1** Block **9830** Lot(s) **248/314 + 315-324**
Zoning District: **RMF** Lot Area: **9.193** Acres

IV. ADDITIONAL INFORMATION

Have previous appeals/special permits been filed in regard to these premises? **YES**
(If yes, please give calendar number & date) **EXT: 7-11-02**

Cal. No. **46-05-BZ** 1/27/06, EXT. of **4/26/11** Gal. No.
Cal. No. **28-08-BZ** 1/27/06, EXT. of **4/26/11** Gal. No.
Date **8-13-02** Date

Has a court summons been served relative to this matter? **YES**
Date

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**

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: **9/30/2016**

VI. RECEIPT:

Date Received by Clerk: **9/30/2016** Fee Received \$: **252.-**
Check #: **1820** Receipt #: **26889**

* 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, Philip G. Pink being duly sworn, deposes
County of Westchester 610 Pinetop Blvd in the Town of New York
and says that he resides at City of New York
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
298/314 315B24 in Block 9820 on Sheet 49L and that he hereby authorizes
Anna P. D. G. Development, Inc. 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 October 11 2016

day of

(sign here)

(over)



CROSS RIVER ARCHITECTS

ROBERT J. EBERTS, R.A.
PRINCIPAL

September 30, 2016

Town of Lewisboro Zoning Board of Appeals
Cross River Shopping Center
Suite L, Lower Level
20 North Salem Rd.
Cross River, NY 10518

Re: Laurel Ridge Townhomes, South Salem, NY
3 Bedroom Units
Tax Lot Designation 492/494, 9830, 298/315
Zone R-MF

Dear Mr. Chairman and Members of the Board:

On Oct 12, 2010, the Lewisboro Planning Board granted Site Plan Approval for the referenced project (previously referred to as Oakridge Gardens) for a total of (46) two bedroom units in three phases. Five of the 19 of units in Phase One were designed and constructed of "middle income" units as defined by the Lewisboro Zoning Ordinance. The Planning Board allowed a 40% increase in the number of Density Units based on the "middle income" units. The total number of Density Units approved was 23.272 DU, based on the reduced site area of 8.3115 Acres x 2 DU + 40% increase for the "middle income" units.

Currently, all 19 units in Phase One have been constructed, including the five "middle income" units. There are 27 units in Phases Two and Three, nine of the units designated as Buildings 5 and 6 are currently under construction. There are 18 units in Phases Two and Three in which construction has not yet started. Sales of the Phase Two units are significantly slower than anticipated in large part because three bedroom units are not available.

This application is requesting relief from the two bedroom restriction. We are proposing that the remaining 18 units be constructed as three bedroom units. This will allow the project to be completed and sold more quickly. Please note that no change in footprint or the building mass is proposed. The third bedroom will be taken from within the interior space. Some window fenestration changes are proposed as will be required to meet day lighting, ventilation and emergency egress requirements of the NYS Building Codes.

Constructing three bedroom units will not affect the parking calculation. Parking spots approved by the Lewisboro Planning Board have or will be constructed to match the Site Plan Approval.

The 18 three bedroom units will increase the number of Density Units from 23.272 to 25.88. This exceeds the limits set forth in the Lewisboro Zoning Ordinance. Therefore, we are asking for a variance of 2.608 Density Units.

Sincerely,



Robert Eberts
Cross River Architects, LLC

Attachment: Site Density Calculation Table

PO Box 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, NY 10518
914.763.5887
Email RJE@CRARCH.com

SITE DENSITY CALCULATIONS

<u>SITE DENSITY CALCULATIONS</u>			
Site Area	Required Maximum	As Approved	Proposed
<u>Net Lot Area</u>	Gross Site Less 75% of Wetlands, Waterbodies, Watercourses and Steep Slopes	8.3115 Acres (* pursuant to Variance)	
	2 density units per acre of net lot area. (One Density Unit = 2 two bedroom units or 1.5 three bedroom units	8.3115 Ac x 2 =16.623 DU + 40% increase for Middle income Units =	8.3115 Ac x (28) 2 BR Units x 0.5 + (18) 3 BR Units x 0.66 = 25.88 DU Proposed
	<u>Development Density</u>	23.272 DU Approved	

* An area variance was granted by the Lewisbor Zoning Board of Appeals (ZBA Cal No. 46-05-BZ dated Jan. 27, 2006, extended on April 26, 2011) which permits a unit density calculation based on the original areas of steep slopes of 25% or greater in lieu of the required 15% or greater standard, resulting in a maximum density with a full middle income unit bonus of 46 residential units (all two bedroom units)