**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, December 7, 2016 Town Offices @ Cross River**

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

**I. Review and adoption of the Minutes of October 26, 2016**

**II. REQUEST FOR AN EXTENSION OF TIME**

**Cal. No. 28-15-BZ**

**Application of Robert Lauria, North County Shopping Center, Suite 201, Goldens Bridge, NY 10526 [Stephen Cipes, P. O. Box 544, Goldens Bridge, NY, owner of record] seeking the following variances associated with the proposed new Phase 1 Development consisting of a new 2-story mixed-use building and proposed Phase 2 consisting of a new single-story retail building and all related site improvements: [1] Article III, Section 220-12E (1) in the matter of the proposed north retaining wall located within the required yard area where the maximum height proposed is 21.5 feet and the south retaining wall located within the required yard area where the maximum proposed height is 19.8 feet where six feet is permitted; [2] Article IV, Section 220-23E in the matter of a variance of the maximum site coverage (upon completion of Phase 2 the coverage of the entire property will be 63.97%, where 60% is permitted); [3] Article VII, Section 220-56D in the matter of the existing and proposed parking at the Goldens Bridge Shopping Center where 288 parking spaces are required for the existing conditions and there exists 218 parking spaces; 354 parking spaces are required for the proposed Phase 1 development and the applicant is providing 292 parking spaces; and 404 parking spaces are required for the proposed Phase 2 development and the applicant is providing 384 parking spaces.**

**The property is located on the east side of NYS Route 22 and on the south side of NYS Route 138 and designated on the Tax Map of the town of Lewisboro as Sheet 4, Block 11126, Lot 7 in the RB Retail Business District.**

**III. PUBLIC HEARING**

**CAL. NO. 31-16-BZ**

**Application of John Stanley Pottinger, 49 Twin Lakes Road, South Salem, NY for a variance of Article IV § 220-23E of the Zoning** **Ordinance in the matter of a proposed an addition that is closer to the side lot line than permitted (11.5’ proposed where 15’ is required) in an R-1/2A, One-Half Acre Residential District.**

**The property is located on the north side of (#49) Twin Lakes Road, South Salem, New York and designated on the Tax Map as Sheet 34B, Block 11827, Lot 32, in an R-1/2A, One-Half Acre Residential District consisting of approximately 0.777 acres.**

**IV. CORRESPONDENCE & GENERAL BUSINESS**