



October 21, 2016

Chairman Price & Members of the Board  
Zoning Board of Appeals - Town of Lewisboro  
20 North Salem Road / P.O. Box 725  
Cross River Shopping Center  
Cross River NY 10518

**Project:** Goldens Bridge Shopping Centre

**Subject:** Request for Extension of Zoning Board Approval  
(ZBA Resolution Cal. No. 28-15-BZ)

Dear Chairman Price & Members of the Board:

It has come to our attention that the Zoning Variance filed with the office of the Town Clerk on October 28, 2016 will expire shortly if an extension is not requested. Accordingly, on behalf of the Owner, we respectfully request a one (1) year extension or whatever extension would be permissible, if the Board cannot grant a full one-year extension.

We have been diligent in pursuing the ability to commence construction within the one-year period, however, due to various circumstances beyond our control, were unable to do so. Processing of the amended site plan could not commence until subsequent to the issuance of the requested variances. Thereafter, the owner was required to pursue a multiplicity of local municipal and regulatory approvals from the Planning Board, NYS DOT, NYSDEC, NYCDEP and Westchester County Department of Health. Pursuit of such approvals required multiple submissions, revisions and hearings with the concomitant delays applicable to same.

As a consequence of the Owner's diligence in pursuing such approvals, two (2) complete sets of the required Mylar Drawings, approved and acceptable to the Town Engineer, have been submitted to the Planning Board, which we expect to be signed by the Chairman and Secretary as well as the Town Engineer within the next week or two. From that point forward, we will have one-year to begin construction.

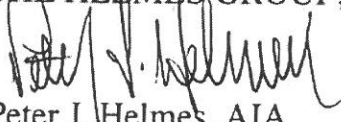
However, with the onset of winter, it will not be feasible to begin construction until sometime in the Spring of 2017. Therefore, we respectfully request an extension of the Zoning Board's Approval by one (1) year, to more or less coincide with the anticipated date of Planning Board Approval.

Based on the above, please advise if any additional information is needed. Also, kindly advise if we will need to appear before your Board or if the requested extension can be handled on an administrative basis.

Thank you for your consideration in this matter and we look forward to hearing back from you.

Respectfully submitted,

THE HELMES GROUP, LLP



Peter J. Helmes, AIA  
Architect

PJH:KF

cc: Robert J. Lauria - Goldens Bridge Shopping Centre  
Stephen Cipes  
Charles V. Martabano, Esq.

WP 63/25

**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, December 7, 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. 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.**

**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 25th day of November, 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. 31-16- (B.Z.) \*\*Cal. No. (S.P.)

### I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: STANLEY POTTINGER Phone: 917-446-4641  
Address: 49 TWIN LAKES RD. E-Mail: stanpottinger@aol.com  
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 220-23 F 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) Closer to side yard than permitted, 11.5 ft where 15 m.w.

AND FURTHER DESCRIBED AS FOLLOWS: Addition

### III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 49 TWIN LAKES RD.  
Tax Map: Sheet 34B Block 11827 Lot(s) 32  
Zoning District: R-1/2A Lot Area: 0.777 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: J. S. Pottinger Date: Nov 14, 2016

### VI. RECEIPT:

Date Received by Clerk: 11/14/2016 Fee Received \$: 052.-  
Check #: 1143 Receipt #: 26965

\* 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, John Stanley Pottinger being duly sworn, deposes  
County of Westchester  
and says that he resides at 49 Twin Lakes Rd in the Town of Lewisboro  
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  
32 in Block 11827 on Sheet 348 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 11<sup>th</sup> Day of November

day of November 2016

Samantha L

J. S. Pottinger  
(sign here)

(over)

SAMANTHA L INCLEDON  
Notary Public - State of New York  
No. 011N6304669  
Qualified In Westchester County  
My Commission Expires June 2, 2018