

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, July 25, 2018 at 7:30 P.M., at the Town of Lewisboro Offices at 79 Bouton Road, South Salem, New York 10590 regarding the following:

CAL. NO. 13-18-BZ

Application of Jonathan Mazella & Vivecca Underwood, 25 East Street, South Salem, New York, for a variance of Article I §220-2 and Article IV § 220-23D(11) of the Zoning Ordinance in the matter of a proposed accessory building greater than 600 square feet in floor area (1802 square feet proposed) and exceeding 20 feet in height (23' 11" proposed) in an R-1A, One-Acre Residential District.

The property is located on the north side of (#25) East Street, designated on the Tax Map as Sheet 53, Block 9834, Lot 38, in an R-1A, One-Acre Residential District consisting of approximately 2.036 acres.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices at 79 Bouton Road, South Salem, New York 10590 during regular business hours. At such Hearing, all interested parties may attend and will be heard.

**Dated this 13th day of July , 2018
in South Salem, 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. 13-18- (B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: RE HAGELE Phone: (914) 232-9493
Address: 26 VALLEY AVE., WALDEN, NY 12586 E-Mail: RECHAGELEARCHITECTS.COM
Owner's Name: JONATHAN & VIVICA MAZELLA Phone: (914) 420-9076
Address: 26 EAST ST., SOUTH SALEM, NY 10590 E-Mail: JONMAZELLA@GMAIL.COM

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

Application is hereby made for:

☒ A Variation of Article IV Section 220-23.0(11) 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

IV 220-23.0(11) (Other) Accessory structure 1802 sq ft where 600 sq ft is max allowed

AND FURTHER DESCRIBED AS FOLLOWS: TO PERMIT CONSTRUCTION OF
ACCESSORY BUILDING GREATER THAN 600 S.F. AND
EXCEEDING 20 FT. IN HEIGHT

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 26 EAST ST., SOUTH SALEM
Tax Map: Sheet S3 Block 9834 Lot(s) 38
Zoning District: R1A Lot Area: 2.036 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: [Signature] Date: 5/29/18

VI. RECEIPT:

Date Received by Clerk: 6/7/18 Fee Received \$: 250.-

Check #: 456 Receipt #: 27113

* 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

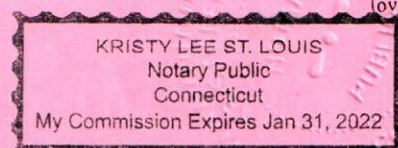
CT
State of ~~New York~~, JOHN MAZELLA being duly sworn, deposes
County of FAIRFOLD
and says that he resides at 25 EAST ST. in the Town of SOUTH SALER
in the County of WESTCHESTER in the State of NEW YORK and that
he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the
Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number
38 in Block 9834 on Sheet 53 and that he hereby authorizes
RE. HAGUE, ARCHITECT 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 5/29/18

day of

K. St. Louis

(sign here)

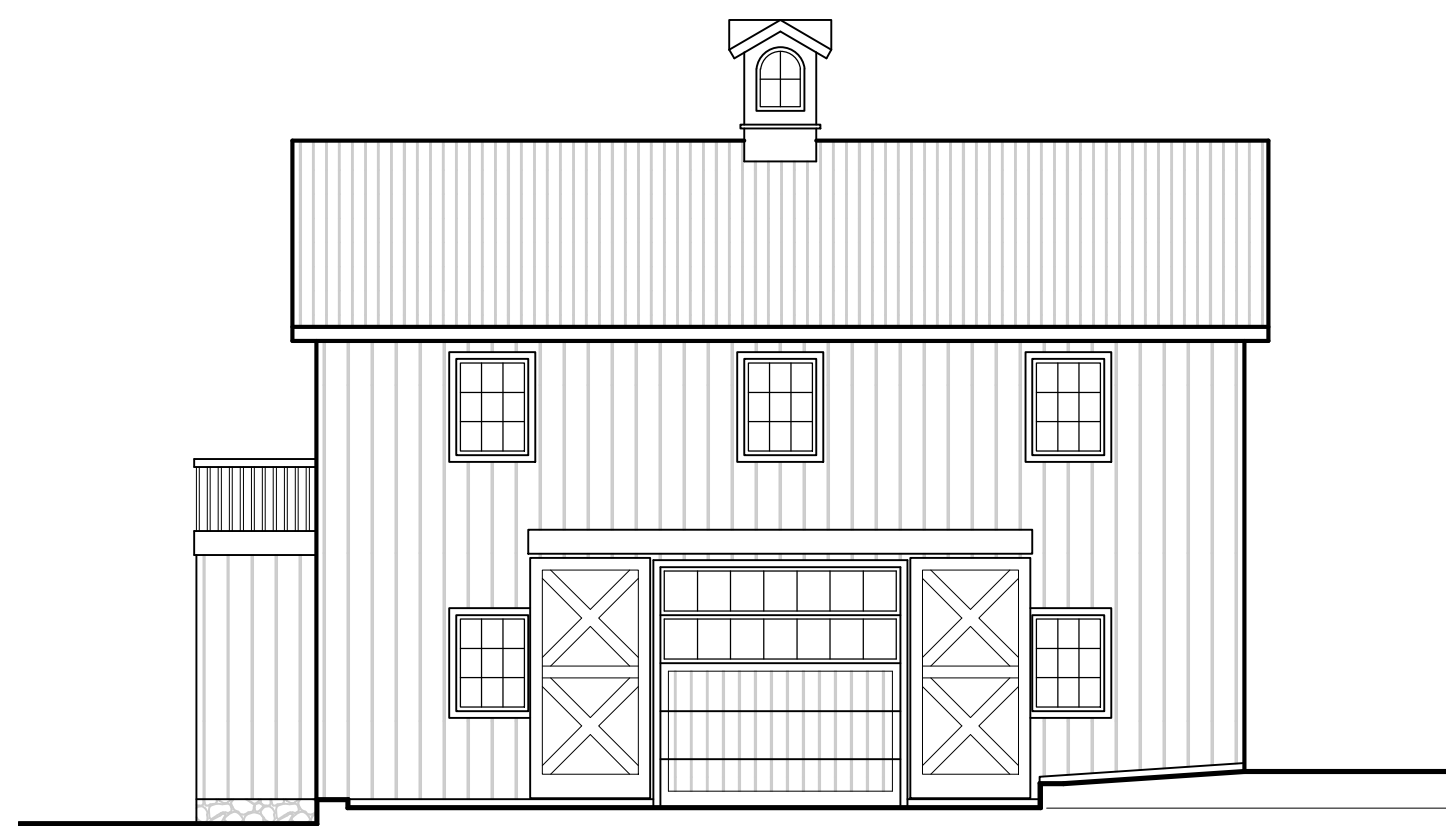




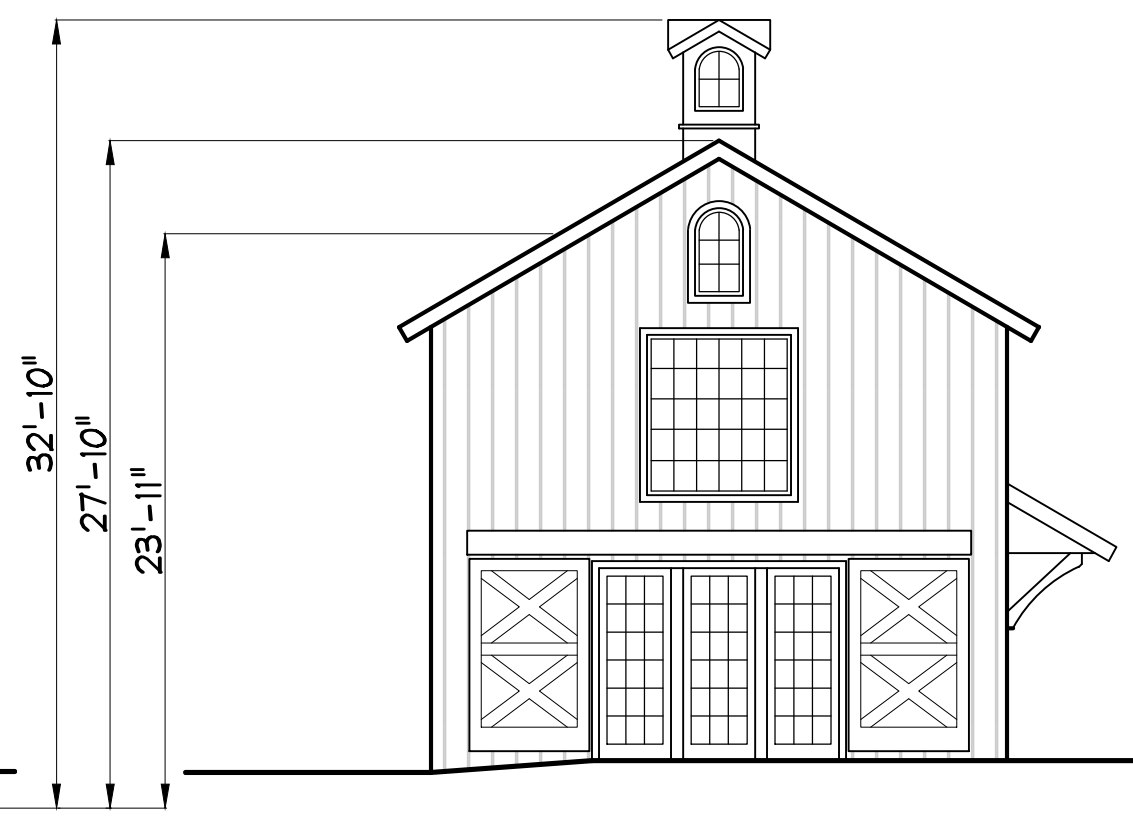
7 NORTH ELEVATION
P-1
1/8" = 1'-0"



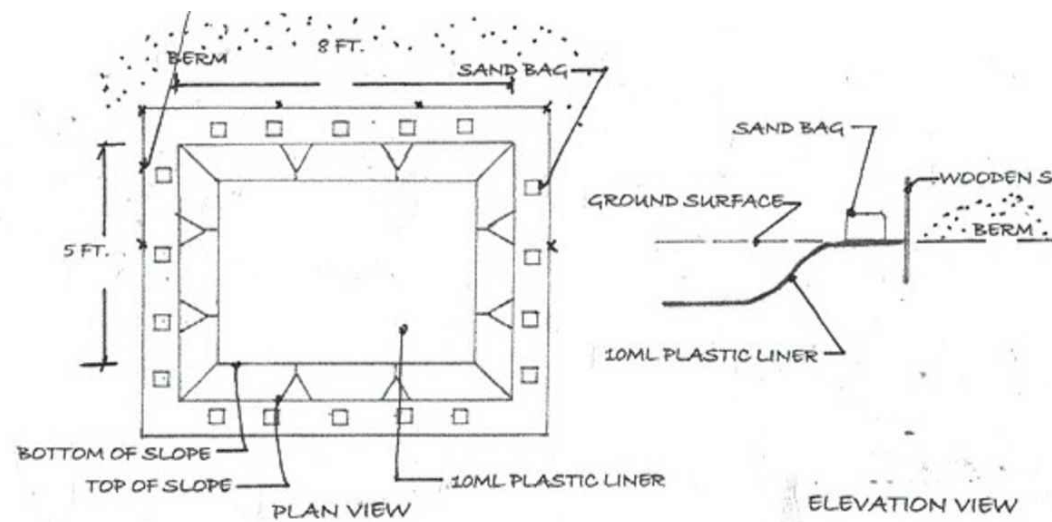
6 EAST ELEVATION
P-1
1/8" = 1'-0"



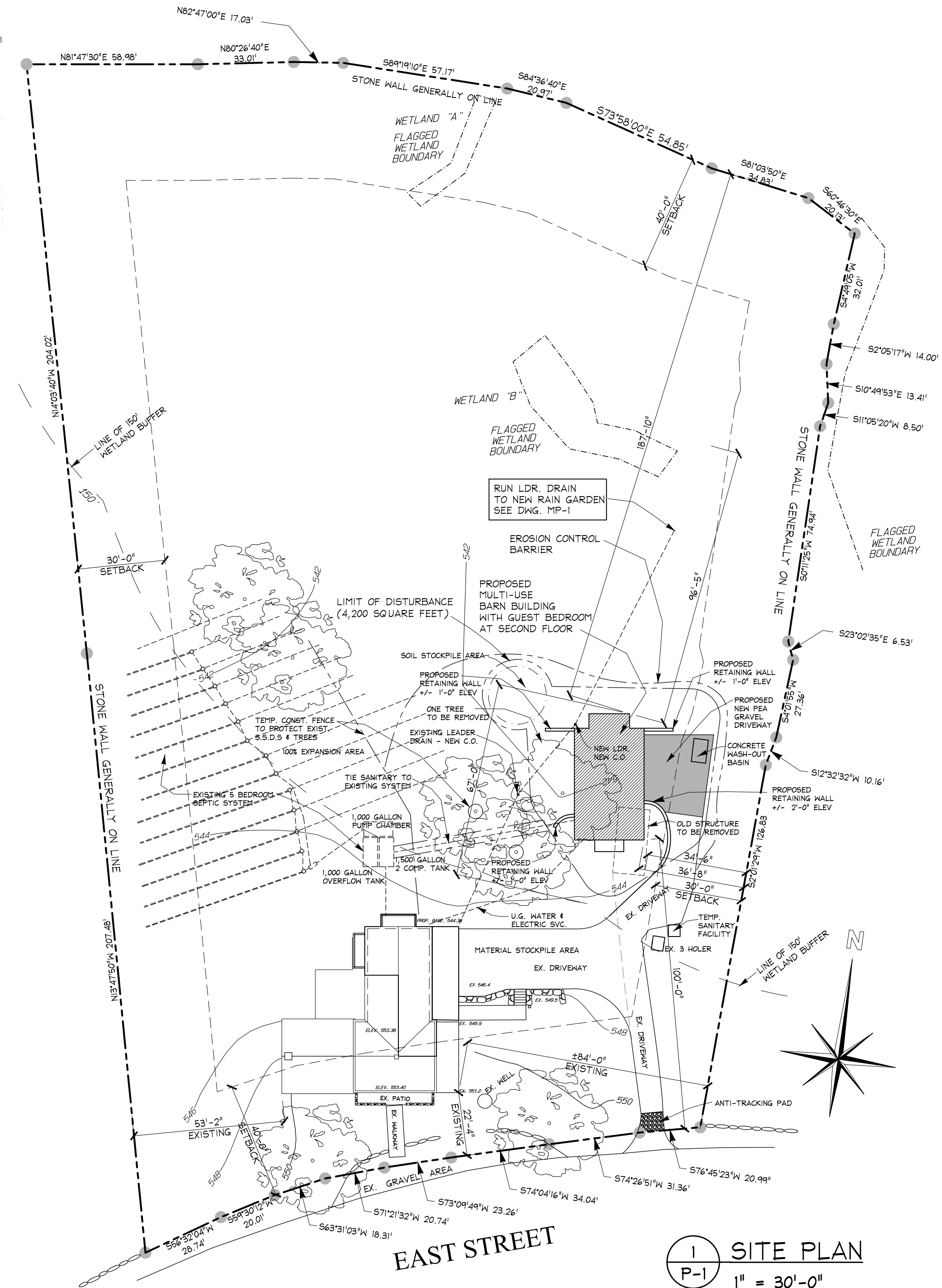
5 WEST ELEVATION
P-1
1/8" = 1'-0"



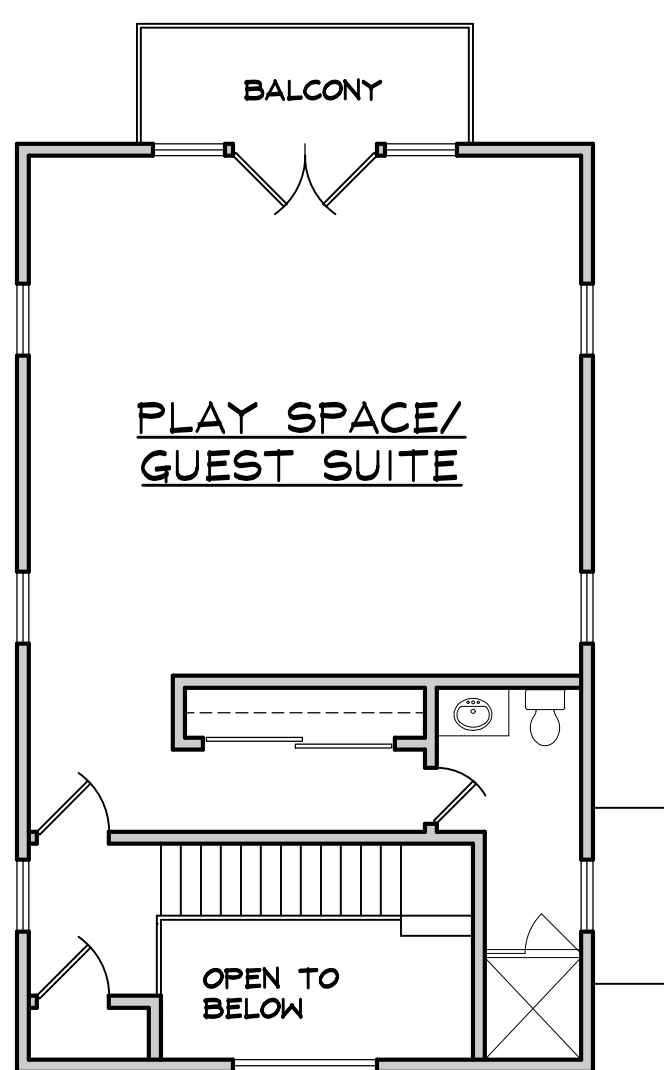
4 SOUTH ELEVATION
P-1
1/8" = 1'-0"



PROPOSED
CONCRETE WASHOUT BASIN
DETAIL
SCALE: N.T.S.

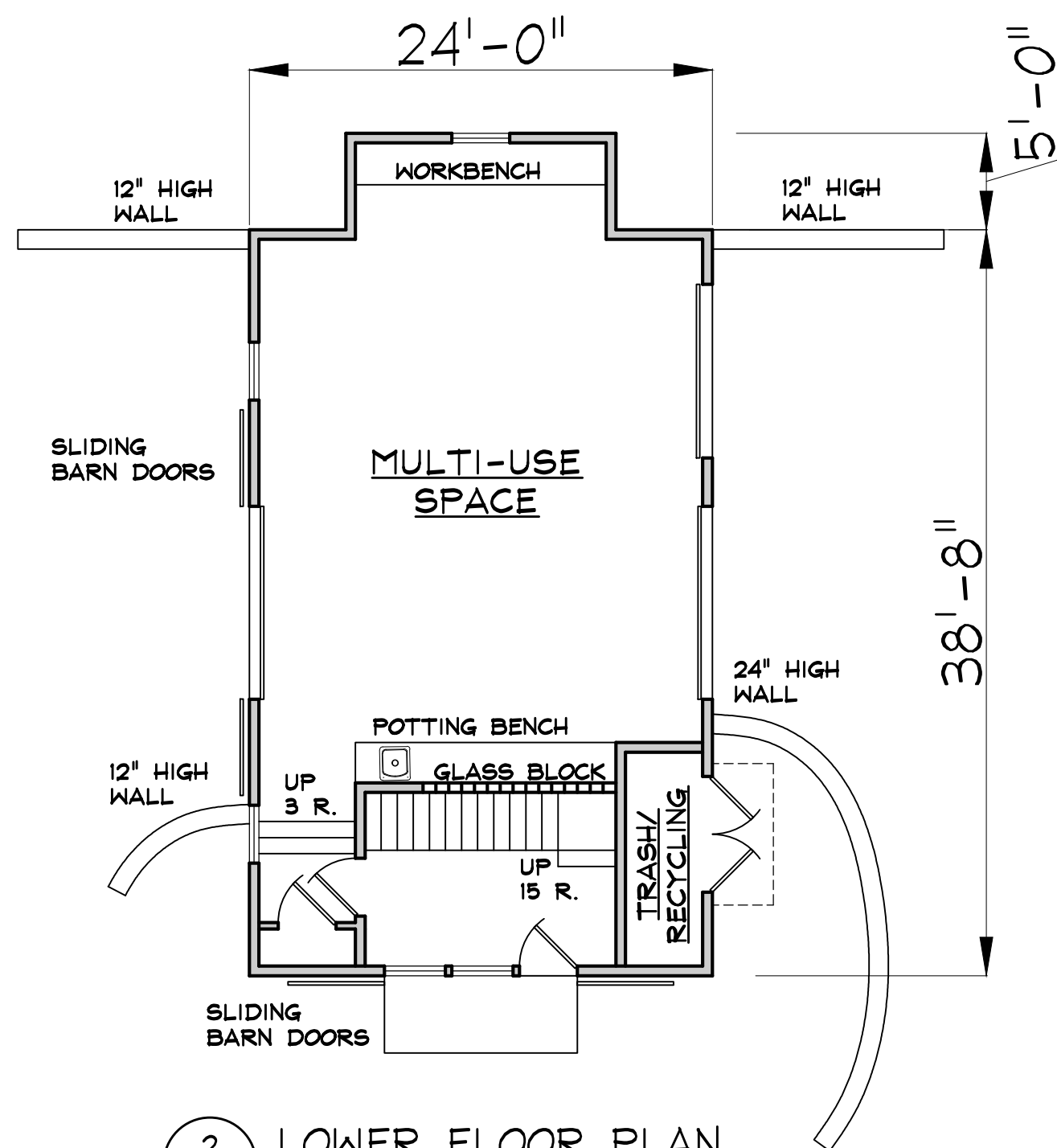


1 SITE PLAN
P-1
1" = 30'-0"



3 UPPER FLOOR PLAN
P-1
1/8" = 1'-0"

GROSS FLOOR AREA = 804 S.F.



2 LOWER FLOOR PLAN
P-1
1/8" = 1'-0"

GROSS FLOOR AREA = 998 S.F.

NOTE:

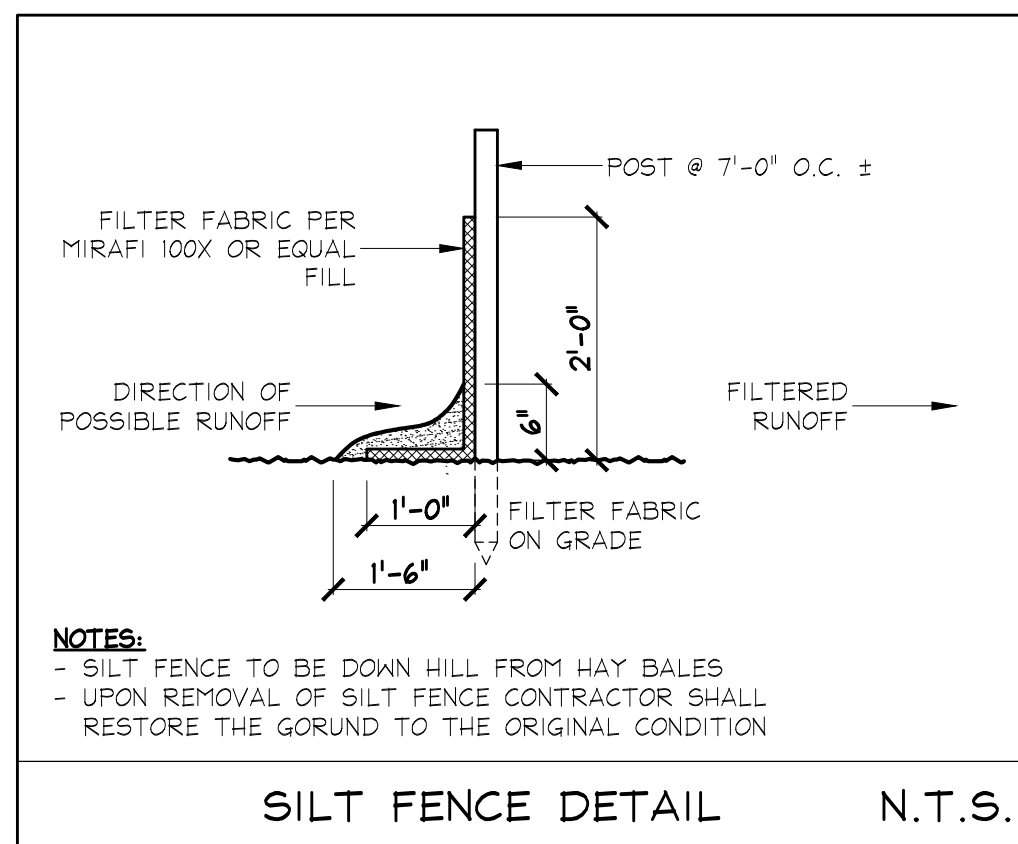
- ALL WORK TO COMPLY WITH NYS ENERGY CODE, RESCHECK TO BE SUBMITTED WITH CONDOCS.
- THE FOLLOWING LOADING CONDITIONS APPLY:
FIRST FLOOR - 40 POUNDS/SQ FT
SECOND FLOOR - 30 POUNDS/SQ FT
ATTIC FLOOR - 20 POUNDS/SQ FT
ROOF LOAD - 30 POUNDS/SQ FT
GROUND SNOW LOAD-45 POUNDS/S.F.
WIND LOAD - 40 MPH
SEISMIC - CATEGORY C
- PROVIDE THE FOLLOWING (SIMPSON OR EQUAL):
RAFTER TIES AT ALL RAFTERS
JOIST HANGERS AT BEAM
CONNECTIONS POST ANCHORS AT ALL POST LOCATIONS BEAM/POST ANCHORS AT ALL LOCATIONS
PROVIDE FIRE BLOCKING PER NYS BUILDING CODE
ALL INSULATION TO MEET NYS BUILDING CODE REQUIREMENTS FOR FLAME SPREAD & RESISTANCE TO SMOKE DEVELOPMENT
ALL ABOVE TO BE APPROVED BY ARCHITECT AND TOWN BUILDING DEPARTMENT
-
-
-

SURVEY DATA TAKEN FROM PLAN PREPARED BY:
H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.,
42 SMITH AVENUE
P.O. BOX 93
MT. KISCO,
NEW YORK 10549

DATED: DECEMBER 23, 2004
UPDATED: APRIL 3, 2016
TOWN OF LEWISBORO TAX LOT:
Sheet 53 ; Block 9834 ; Lot 38

FLAGGED WETLANDS BOUNDARIES SHOWN HEREON DELINEATED BY:
PAUL J. JAEHNIG,
WETLANDS AND SOIL CONSULTING
P.O. BOX 1071
RIDGEFIELD, CT 06877

DATED: MARCH 1, 2016
TOWN OF LEWISBORO TAX LOT:
Sheet 53 ; Block 9834 ; Lot 38



SILT FENCE DETAIL N.T.S.

AREA OF DISTURBANCE = 4,200 SQUARE FEET

Climatic and Geographic Design Criteria

Ground snow load	Wind Speed (mph)	Seismic design category	Subject to damage from	Winter design temp	Ice shield underlayment required	Flood hazards
45	90-100 mph	C	Weathering Frost line depth Termites Decay	7° F	YES	36/227A 5/64

BUILDING DATA - ZONE RIA

VALUE	REQUIRED	EXISTING	PROPOSED
LOT SIZE	1 ACRES	2.03% ACRES (88669.1 SF)	N/C
BUILDING COVERAGE	12% MAX. 10642.64 S.F.	3.54% ±9148 SF	4.39% ±9896 SF
SETBACKS:			
FRONT	40'-0"	22'-4"	N/C*
RIGHT SIDE	30'-0"	84'-0"	36'-8"
LEFT SIDE	30'-0"	53'-2"	N/C*
REAR	40'-0"	297'-6"	187'-10"

GROSS FLOOR AREA
FIRST FLOOR = 998 S.F. / SECOND FLOOR = 804 S.F. / TOTAL AREA = 1,802 S.F.
PROPOSED BUILDING HEIGHT FROM AVERAGE GRADE:
TO ROOF MID POINT = 23'-11" / TO RIDGE = 27'-10" / TOP OF CUPOLA = 32'-10" / EXISTING HOUSE HAS LESSER SETBACK

HAGELE
ARCHITECT
25 VALLEY AVENUE
WALDEN, NY 12586
(914) 232-9493

REV DATE DESCRIPTION
A 05/24/2018 2BA/PB SUBMISSION
B 6/11/2018 ADD FLOOR AREA & BLDG. HT.

RESIDENCE OF:
JONATHAN & VIVECCA
MAZELLA
25 EAST STREET
SOUTH SALEM, NEW YORK
SHEET 53; BLOCK 9834; LOT 38

DRAWING NAME:
PROPOSED
SITE PLAN
FLOOR PLANS
ELEVATIONS

ISSUE DATE
04/19/2018
SCALE
AS NOTED
JOB NO.
017022
SHEET NO.

P-1A

APPROVALS PRINT - NOT FOR CONSTRUCTION

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, August 22, 2018 at 7:30 P.M., at the Town of Lewisboro Offices, 79 Bouton Road, South Salem, New York 10590 regarding the following:

CAL. NO. 14-18-BZ

Application of Thistlewaithe Learning Center, (Lily Pond Lane, LLC, owner of record) 1340 Route 35, South Salem, New York, for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed ramp, stairs and deck associated with an accessory structure [yurt] where the proposed ramp is closer to the rear property line (30' where 50' is required), where the proposed stairs are closer to the rear yard (41.6' where 50' is required) and where the proposed deck will be closer to the side yard (34.9' where 40' is required) in an R-2A, Two Acre Residential District. A variance for a 30' deck and a 20' diameter yurt was granted January 24, 2018 under Cal. No. 02-18-BZ without the stairs and ramp.

The property is located on the northerly side of (#1340) NYS Route 35, designated on the Tax Map as Sheet 39, Block 10543, Lots 7 & 29, in an R-2A, Two Acre Residential District consisting of approximately 6.421 acres.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices, 79 Bouton Road, South Salem, New York 10590 during regular business hours. At such Hearing, all interested parties may attend and will be heard.

**Dated this 10th day of August, 2018
in South Salem, 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. 14-18- (B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Thistlewaithe Learning Ctr, Lorna O'Farrell Rep ^{Byrne} Phone: 914-977-3662
Address: 1340 Route 35, South Salem, NY 10590 E-Mail: LornaO'FarrellByrne@gmail.com
Owner's Name: Lily Pond, LLC Lorna O'Farrell-Rep ^{Byrne} Phone: 914-977-3662
Address: 1 Lily Pond Lane, Katonah, NY 10536 E-Mail: LornaO'FarrellByrne@gmail.com

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

Application is hereby made for:

- ☒ A Variation of Article 220 ²²⁰ 1V Section 23E ^{23E} 12(A) 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)

Previously granted rear yard variance for 30'

AND FURTHER DESCRIBED AS FOLLOWS: x30' deck and 20' dia. yurt did not include stairs and ramp. Requesting 30' rear yard where 50' is required. Variance requested is * see attached

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 1340 Route 35, South Salem, NY 10590
Tax Map: Sheet 39 Block 10543 Lot(s) 7
Zoning District: R2A Lot Area: 6.421 acres 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. 2-18 BZ Date Feb 9, 2018

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?
Yes, No change anticipated

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: Lorna O'Farrell Byrne Date:

VI. RECEIPT:

Date Received by Clerk 7/23/18 Fee Received \$ 252-

Check #: 1944 Receipt #: 28023

* 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, Lorna O'Farrell-Byrne

County of Dutchess

being duly sworn, deposes

and says that he resides at

in the Town of

in the County of

in the State of

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

7 in Block 10543 on Sheet 39

and that he hereby authorizes

LORNA O'FARRELL BYRNE

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 6th

day of JULY, 2018


(sign here)

(over)

THERESA GIANNONE
Notary Public, State of New York
No. 01G14888784
Qualified in Dutchess County
Commission Expires 04/06/2019

Thistlewaithe Learning Center

1340 Route 35

South Salem

The proposed ramp will have a 30' rear yard setback whereas 50' are required, the stairs will have a 41.6' rear yard setback whereas 50' are required and the deck will have a side yard setback of 34.9' whereas 40' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

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, August 22, 2018 at 7:30 P.M., at the Town of Lewisboro Offices, 79 Bouton Road, South Salem, New York 10590 regarding the following:

CAL. NO. 15-18-BZ

Application Charles McCormack (Charles & Stephanie McCormack, owners of record), 5 Bayberry Lane, South Salem, New York, for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of the installation of a generator that is proposed to be located closer to the side property line (30' where 40' is required) and the installation of propane tanks that are proposed to be installed closer to the side property line (30' proposed where 40' is required) in an SCR-2A, Special Character Two Acre Residential District.

The property is located on the easterly side of (#5 Bayberry Lane), designated on the Tax Map as Sheet 31, Block 10805, Lot 34, in an SCR-2A, Two-Acre Residential District consisting of approximately 1.4 acres.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices, 79 Bouton Road, South Salem, New York 10590 during regular business hours. At such Hearing, all interested parties may attend and will be heard.

**Dated this 10th day of August, 2018
in South Salem, New York**

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: ROBIN PRICE, JR.
CHAIRMAN**

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Town of Lewisboro

79 Bouton Road
South Salem, NY 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 15-18- (B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Charles McCormack Phone: 914-582-9704

Address: 5 Bayberry Lane E-Mail: JohnCarlyne@gmail.com

Owner's Name: Charles McCormack Phone: ↑

Address: 5 Bayberry 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 220-23E 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: Generate 2 Propane

30' from the side yard - The proposed structures will have a side yard setbacks of 30' whereas 40' are required per Article IV section 220-23E of the Town of Lewisboro Zoning Code.

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 5 Bayberry Lane

Tax Map: Sheet 31 Block 10805 Lot(s) 34

Zoning District: SR2A Lot Area: 1.4 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: Charles McCormack Date: 7-23-18

VI. RECEIPT:

Date Received by Clerk: 7/23/18 Fee Received \$: 252.-

Check #: 3702 Receipt #: 28022

* 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

and says that he resides at Charles McQuinn being duly sworn, deposes
5 Bayberry Ln in the Town of Lewisboro
in the County of New York 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
34 in Block 10805 on Sheet 34 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

day of

23rd

July

Charles McQuinn

(sign here)

(over)

