

Town of Lewisboro

79 Bouton Road
South Salem, NY 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 17-18-162 (B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: BRUCE + MELINDA CASCIO

Phone: 914 763 6778

Address: 1 OLD OSCALETA ROAD

E-Mail: BAC12260@AOL.COM

Owner's Name: SAME

Phone: 914 643 2133 CELL

Address: SAME

E-Mail: _____

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

Application is hereby made for:

☒ A Variation of Article III Section 220-9(C)1 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) ENLARGE OFFICE + STORAGE, NOT USE

AND FURTHER DESCRIBED AS FOLLOWS: THU

see attached

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 1 OLD OSCALETA ROAD

Tax Map: Sheet 35 Block 11826 Lot(s) 2

Zoning District: L2A Lot Area: 2.5 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? 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: Melinda C. Cascio

Date: 8/14/18

VI. RECEIPT:

Date Received by Clerk: 8/14/18

Fee Received \$ 252.-

Check #: 6070

Receipt #: 28072

* 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, Melinda C. Cascio being duly sworn, deposes
County of Westchester
and says that ~~he~~ resides at 1 Old Oscaleta Rd in the Town of Lewisboro
in the County of Westchester in the State of N.Y. 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

14th

day of

August

2018

Melinda C. Cascio

(sign here)

(over)

Janet L. Donohue

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01D06259627
Qualified in Westchester County
Commission Expires April 16, 2020

Cascio, 1 Old Oscaleta Rd. ZBA application dated 8/14/18

The proposed enlargement/extension of the existing commercial structure is not permitted whereas such structure shall not be enlarged, extended or altered unless the use therein is changed to a conforming use per article III Section 220-9(C)1 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, November 28, 2018 at 7:30 P.M., at the Town Lewisboro Offices, 79 Bouton Road, South Salem, New York regarding the following:

CAL. NO. 21-18-BZ

Application of Adam Rose, 161 North Salem Road, Cross River, New York for a variance of the Zoning Ordinance in the matter of a proposed utility shed that will have a side yard setback of 2' whereas 50' is required per Article IV, § 220-23E of the Town of Lewisboro Code and a proposed generator that will have a side yard setback of 2' whereas 50' is required per Article IV, § 220-23E of the Town of Lewisboro Code in an R-4A, Four-Acre Residential District.

The property is located on the east side of North Salem Road, designated on the Tax Map as Sheet 15, Block 10802, Lot 77, 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, 79 Bouton Road, South Salem, New York during regular business hours. At such Hearing, all interested parties may attend and will be heard.

**Dated this 8th day of November, 2018
in South Salem, New York**

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: ROBIN PRICE
CHAIR**

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

79 Bouton Road
South Salem, NY 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 21-18 BZ

(B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Michael Fuller Sirignano Phone: (914) 763-5500

Address P.O. Box 784, Cross River, NY 10518 E-Mail lawoffice@sirignano.us

Owner's Name: Adam R. Rose Phone: (212) 210-6789

Address 161 North Salem Rd, Cross River, NY 10518 E-Mail adam@rosenyc.com

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

Application is hereby made for:

☒ A Variation of Article IV Section 220-23E 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: to permit utility shed and generator to be
2'-0" feet from side yard when 50' is required.

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 161 North Salem Road, Cross River, New York

Tax Map: Sheet 15 Block 10802 Lot(s) 77

Zoning District: R 4A Lot Area: 29 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? Yes - None

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: Date: 10/16/18

VI. RECEIPT:

Date Received by Clerk Fee Received \$

Check #: Receipt #:

* 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

County of Westchester

being duly sworn, deposes

and says that he resides at 161 North Salem Road 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

77 in Block 10802 on Sheet 15 and that he hereby authorizes

Michael Fuller Sirignano, Esq. 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

16th

day of October, 2018

ARose

(sign here)

(over)

MICHAEL F. SIRIGNANO
Notary Public, State of New York
No. 4709295
Qualified in Westchester County
Commission Expires January 31, 2021

Applicant's Signature: [Signature] Date: 10/16/18

VI. RECEIPT:

Date Received by Clerk Fee Received \$

Check #: Receipt #:

* 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."

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(over)

NOW OR FORMERLY
THE WESTCHESTER LAND TRUST

TAX LOT 15-10802-77
AREA = 29.382 ACRES

Lot 77
29 acres

HANDS OF LAND TRUST

NOW OR FORMERLY WACCABUG COUNTRY CLUB

N.Y.S.E. & G.

EASEMENT

NOW OR FORMERLY ANNE P. TODD

TAX LOT 15-10802-78
AREA = 18.634 ACRES

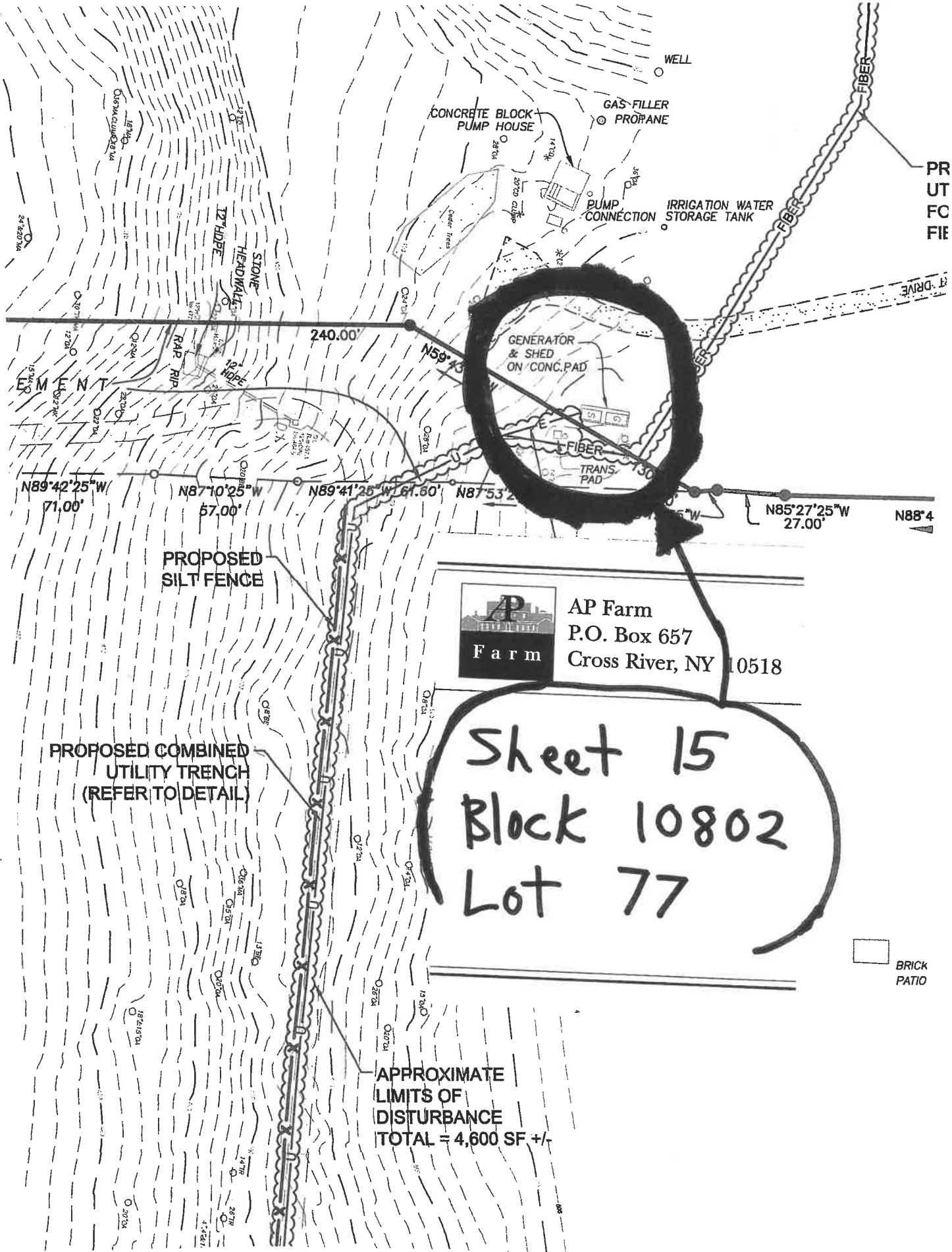
OF AN


AREA OF
WORK

Lot 78
18 acres

NOW OR FORMERLY
BARRY & FRAN WEISSLER

NOW OR FORMERLY
MICHAEL J. & MARCELLA M. BERLAND



 **AP Farm**
P.O. Box 657
Cross River, NY 10518

Sheet 15
Block 10802
Lot 77

 BRICK PATIO

APPROXIMATE
LIMITS OF
DISTURBANCE
TOTAL = 4,600 SF +/-

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, November 28, 2018 at 7:30 P.M., at the Town Lewisboro Offices, 79 Bouton Road, South Salem, New York regarding the following:

CAL. NO. 22-18-BZ

Application of John Buckley, 33 Deerfield Road, Katonah, New York, for a variance of the Zoning Ordinance in the matter proposed propane tanks that will have a rear yard setback of 15' whereas 30' is required per Article IV, § 220-23E of the Town of Lewisboro Code.

The property is located on the north side of Deerfield Road, designated on the Tax Map as Sheet 9C, Block 10792, Lot 63, in an R-1/2A, One-Half-Acre Residential District.

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

**Dated this 8th day of November, 2018
in South Salem, New York**

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: ROBIN PRICE
CHAIR**

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Town of Lewisboro

79 Bouton Road
South Salem, NY 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 22-18 (B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: JOHN BUCKLEY Phone: 914-227-7201

Address 33 DEERFIELD ROAD, KATONAH E-Mail BUCKLEYCHAP@AOL.COM

Owner's Name: JOHN-LINDA BUCKLEY Phone:

Address 33 DEERFIELD ROAD, KATONAH 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

☐ (Other)

AND FURTHER DESCRIBED AS FOLLOWS:

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 33 DEERFIELD ROAD, KATONAH

Tax Map: Sheet 10712 Block 63 Lot(s) 9C

Zoning District: R1/2A Lot Area: 0.367 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: 11-1-18

VI. RECEIPT:

Date Received by Clerk 11/1/18 Fee Received \$ 252

Check #: 1559 Receipt #: 28279

* 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)

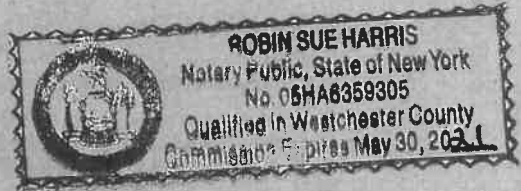
AFFIDAVIT OF OWNERSHIP

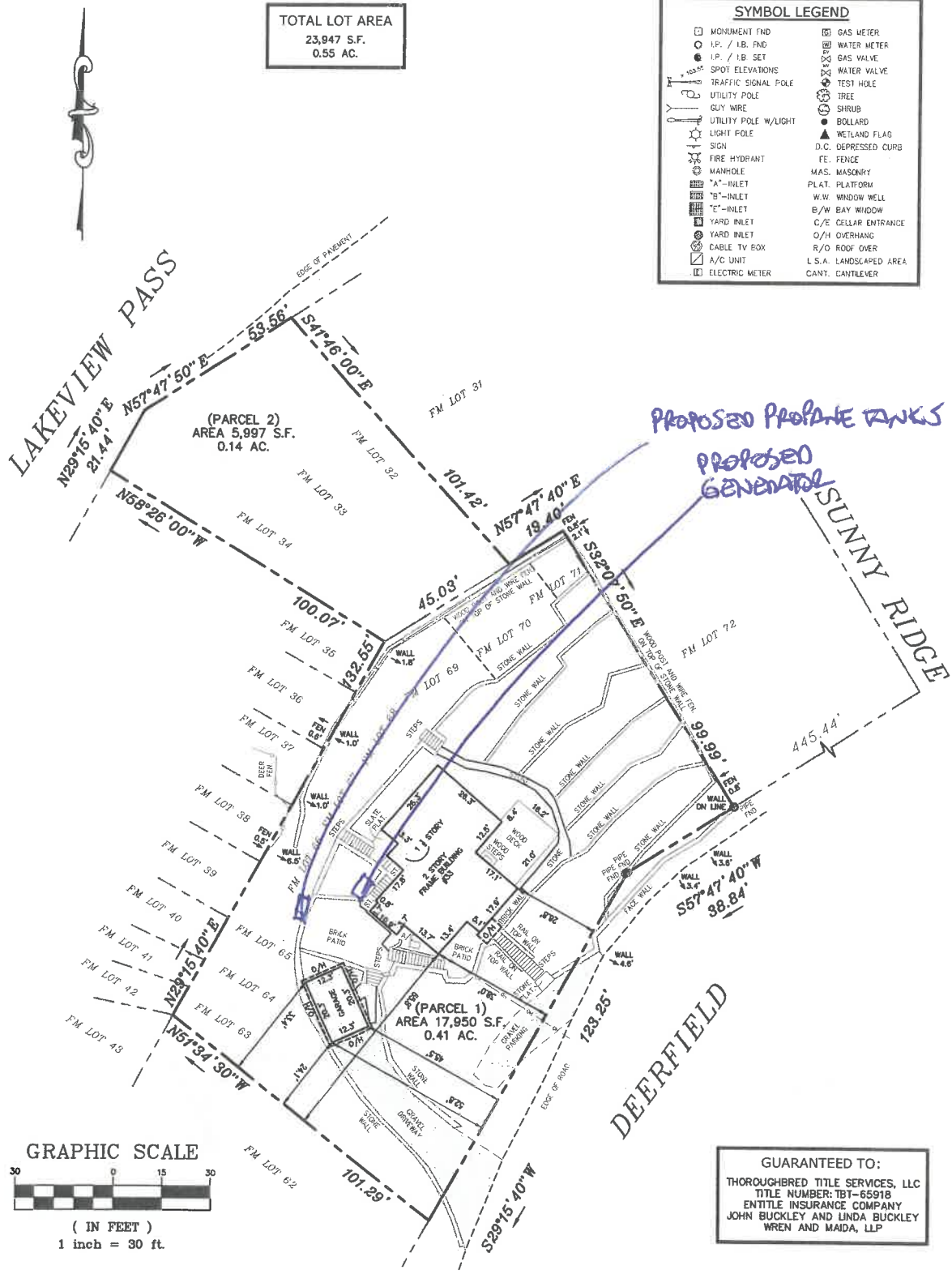
State of New York, John Buckley III being duly sworn, deposes
 County of Westchester
 and says that he resides at 33 Deerfield Rd in the Town of Katonah
 in the County of Westchester in the State of New York and that
 he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the
 Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number
1c in Block 63 on Sheet 10792 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 15th
 day of November 2018

[Signature]
 (sign here)

(over)





SCALICE LAND SURVEYING P.C.
Always On Point
99-105 West Hoffman Avenue, Lindenhurst, New York 11757
Email: MJS@scalice.com Phone: 631-957-2400 Fax: 631-226-2400

DR.:MC	CREW.:JD	SCALE: 1" = 30'	WESTCHESTER TAX MAP NO. 9C-10792-32 & 63
DATE SURVEYED: 06/07/2018	JOB No. W18-1123		

SURVEY OF PROPERTY
LOTS 32 THRU 34 & 63 THRU 71, BLOCK V
MAP OF
LAKE KATONAH
SECTION NO. 2 & AMENDED SECTION NO. 1
FILE DATE: 06/19/1992 MAP NO. 3528
SITUATE
KATONAH, TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

THE UNDERSIGNED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, AT THE CITY OF NEW YORK, ON THE 19TH DAY OF JUNE, 1992.

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, November 28, 2018 at 7:30 P.M., at the Town Lewisboro Offices, 79 Bouton Road, South Salem, New York regarding the following:

CAL. NO. 23-18-BZ

Application of Malcolm & Eileen Brown, 28 Bouton Street, South Salem, New York, for a variance of the Zoning Ordinance in the matter of an as-built deck that has a rear yard setback of 15.81' whereas 25' is required per Article IV, § 220-23E of the Town of Lewisboro Code in an R-1/4A, One-Quarter-Acre Residential District.

The property is located on the west side of Bouton Street, designated on the Tax Map as Sheet 36E, Block 11165, Lot 16, in an R-1/4A, One-Quarter-Acre Residential District.

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

**Dated this 8th day of November, 2018
in South Salem, New York**

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: ROBIN PRICE
CHAIR**

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. 23-18 (B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: MALCOLM & EILEEN BROWN Phone: 917-468-4681
Address: 28 BOUTON STREET E-Mail: BROWN.M@NEWSCHOOL.EDU
Owner's Name: MALCOLM & EILEEN BROWN Phone: 917-468-4681
Address: 28 BOUTON STREET E-Mail: BROWN.M@NEWSCHOOL.EDU

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 E 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:

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 28 BOUTON STREET
Tax Map: Sheet 03CE Block 111G5 Lot(s) 01F
Zoning District: R-4A Lot Area: 0.29 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? 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: STEVEN C. HELMES Date: 11-1-18

VI. RECEIPT:

THE HELMES GROUP, LLP

Date Received by Clerk Fee Received \$

Check #: Receipt #:

* 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 2880010N STREET 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 016 in Block 1165 on Sheet 036E and that he hereby authorizes

STEVEN C. HELMES, AIA 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 1st

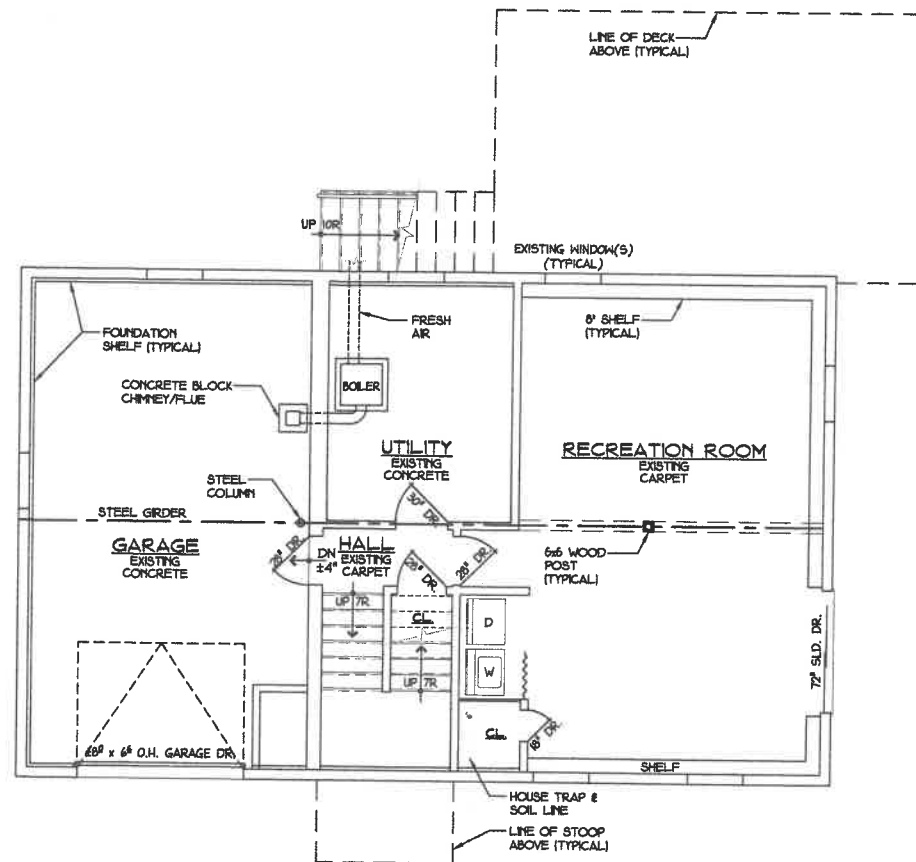
day of November, 2013



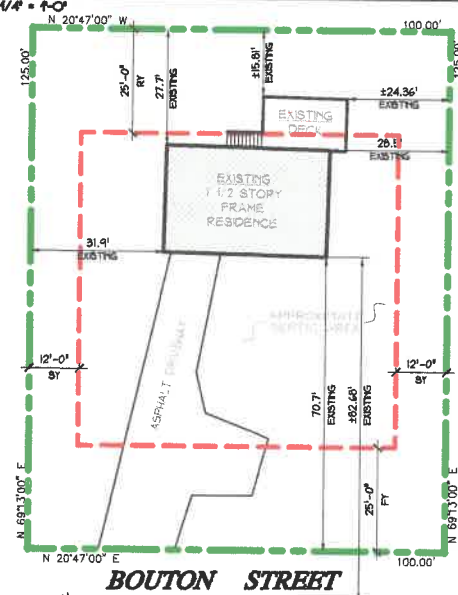
(sign here)

(over)



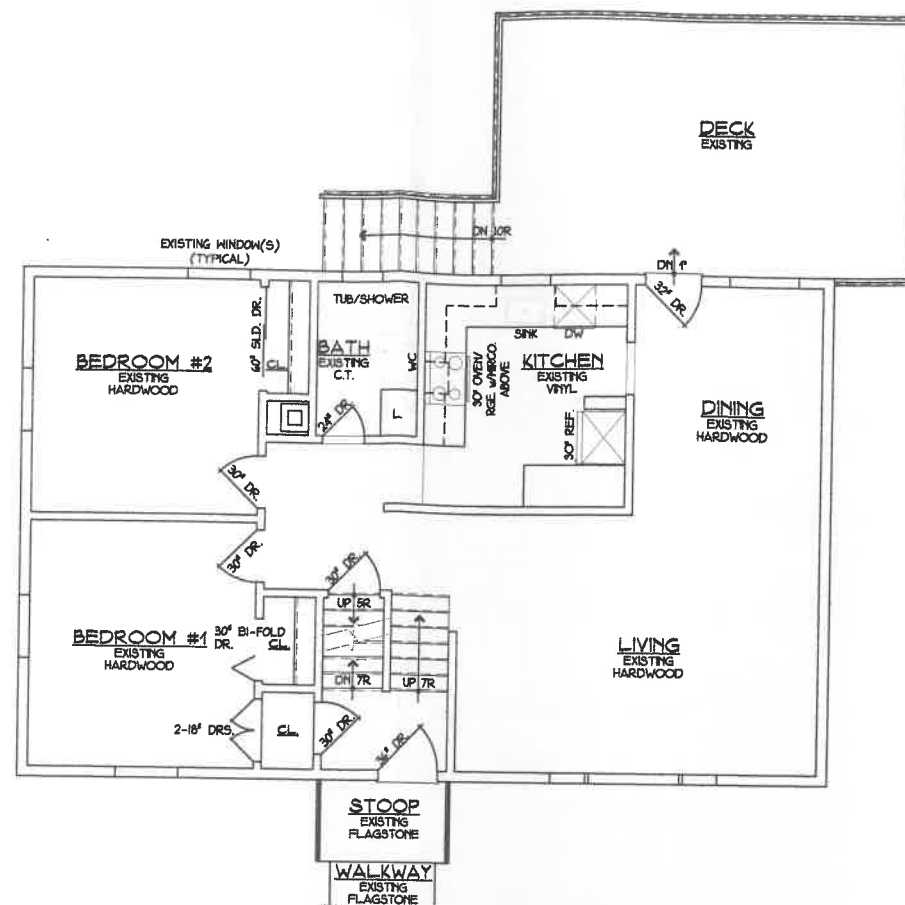


EXISTING BASEMENT/GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING SURVEY
SCALE: 1" = 20'-0"

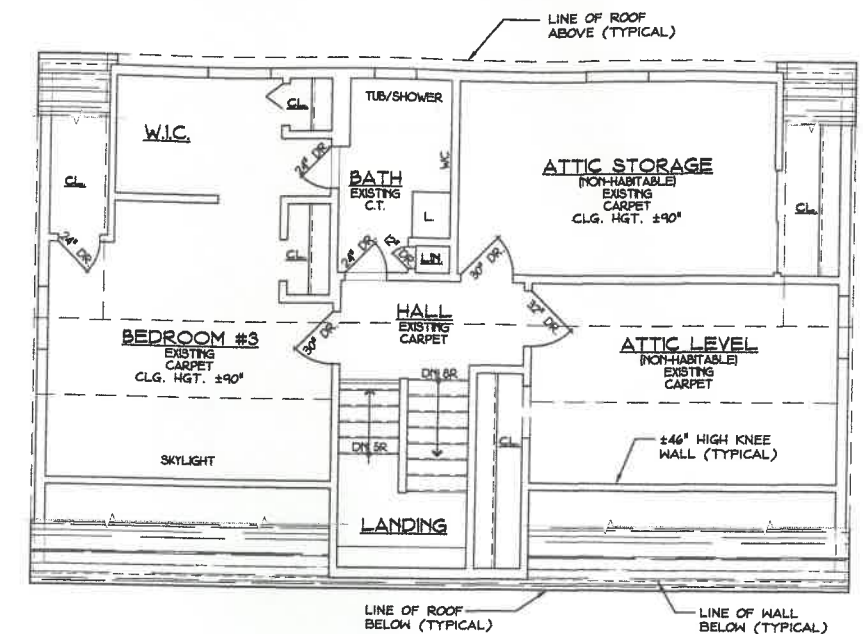
NOTE:
SURVEY INFORMATION AS PREPARED BY:
BUNNEY & ASSOCIATES
DATED: NOVEMBER 8, 1967



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



REFERENCE PHOTOGRAPHS



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ZONING & SITE DATA TOWN OF LEWISBORO, NEW YORK

TABLE OF DIMENSIONAL REQUIREMENTS (RESIDENTIAL)
SHEET 036E, BLOCK 4465, LOT 016
ZONING DISTRICT R-1/4A (1/4 ACRE ONE FAMILY RESIDENTIAL DISTRICT)

MEASURE	REQUIRED	EXISTING	PROPOSED
Area	1/4 Acre	.29 Acres	(No Change)
Width/Circle (feet)	75 FT	100.00 FT	(No Change)
MEASURE YARDS (feet)			
Front:			
From street center line	50 FT	182.60 FT	(No Change)
From front lot line	25 FT	70.70 FT	(No Change)
Side: (House)	12 FT	28.50 FT	(No Change)
Rear: (House)	25 FT	27.70 FT	(No Change)
Side: (Deck)	12 FT	124.36 FT	(No Change)
Rear: (Deck)	25 FT	115.01 FT	(No Change)
MEASURE HEIGHT			
Stories:	2 1/2	1 1/2	(No Change)
Feet:	35 FT	26 FT	(No Change)
MEASURE BUILDING COVERAGE			
Lot Area (Percent)	25%	10.31 %	(No Change)

* VARIANCE REQUESTED

ISSUE DATES:	AS-BUILT PLANS FOR: MR. & MRS. MALCOLM BROWN SOUTH SALEM, NY - TOWN OF LEWISBORO		
	28 BOUTON STREET		
	AS-BUILT FLOOR PLANS SCALE: AS NOTED		
	DRAWN BY: GHA		
	CHECKED BY: SCH		
	DRAWING NO:		
	1 OF 1		

THE HELMES GROUP, LLP
ARCHITECTURE • ENGINEERING
PROJECT MANAGEMENT
184 KATONAH AVENUE, KATONAH, NY 10856
TEL: (914) 232-4633 FAX: (914) 232-0768
EMAIL: thg@thelmesgroup.com

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, November 28, 2018 at 7:30 P.M., at the Town Lewisboro Offices, 79 Bouton Road, South Salem, New York regarding the following:

CAL. NO. 24-18-BZ

Application of Brian Bunker, 4 North Lake Circle, South Salem, New York, for a variance of the Zoning Ordinance in the matter of an existing above-ground fuel oil tank that has a side yard setback of 17'6 " whereas 15' is required per Article IV, § 220-23E of the Town of Lewisboro Code in an R-1/2A, One-Half-Acre Residential District.

The property is located on the north side of North Lake Circle, designated on the Tax Map as Sheet 34A, Block 11830, Lot 2, in an R-1/2A, One-Half-Acre Residential District.

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

**Dated this 8th day of November, 2018
in South Salem, New York**

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: ROBIN PRICE
CHAIR**

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Town of Lewisboro

79 Bouton Road
South Salem, NY 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 24-18 (B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Thomas Peterman, Esq. Phone: (845) 656 3441
Address: 73 Gleneida Ave Carmel NY 10512 E-Mail: petermanlawfirm@comcast.net
Owner's Name: Brian Bunker Phone: (914) 763-3850
Address: 4 North Lake Circle, South Salem, New York E-Mail: None

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

- ☒ A Variation of Article 220 Section 12 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:

FUEL OIL TANK within 15 foot SetBack by 2' 6"

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 4 North Lake Circle, South Salem New York
Tax Map: Sheet 34A Block 11830 Lot(s) 2
Zoning District: R-1/2 Lot Area: Acres

IV. ADDITIONAL INFORMATION

Have previous appeals/special permits been filed in regard to these premises? NO
(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? 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: Thomas Peterman Date: 11-1-2018

VI. RECEIPT:

Date Received by Clerk Fee Received \$

Check #: Receipt #:

* 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.

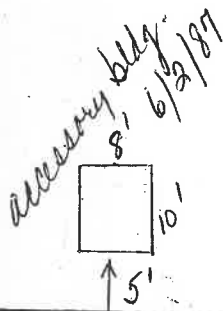
*** Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

(over)

N. Henrietta M. Ericson

200.00

FUEL OIL
TANK
6' long
4' tall
2' 3" wide
2' 6" off wall
11' 4" from edge



N/F Herbert Bra
and Certified Cor
the Title Guarantee Co.
Co. of America and
this survey was prepared
practice for
York State
Surveyors.
E.L.S INC.
Surveyor
who made
that the
more on
1952
Said
To
W.

AFFIDAVIT OF OWNERSHIP

State of New York, Thomas Peterman being duly sworn, deposes
County of Westchester
and says that he resides at 155 Seligman Drive in the Town of Carmel
in the County of Putnam 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
2 in Block 11830 on Sheet 34A and that he hereby authorizes
is authorized 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 11th Day of November

day of 2018

[Signature]

(sign here)

(over)



Sheet 34A Block 11830 Lot 2

FILE NO

NORTH LAKE CIRCLE (50')
(MACADAM PAVEMENT)

100.00'

N. 76° 44' 00" E

100.00'

R=30.24'
Δ=108° 28' 10" L=57.25'

Birch
10' 11"

39.85'

30.32'

39.88'

STONE WALL

SY WIRES

STONE WALL

1STY. FR.
RES.

FLAG PORCH

13.86'

13.86'

N. 13° 16' 00" W.

N/F Sune N. & Henrietta M. Ericson
S. 13° 16' 00" E 200.00'

FUEL OIL
TANK
6' long
4' tall
2' 3" wide
2' 6" off house
11' 4" from edge

auxiliary bldg.
8' 6" x 10'
6/2/87

N/F Herbert Brantt

200.00'

S. 76° 44' 00" W. 100.00'

BUSHES
FORSYTHIA

CHAIN LINK FENCE

0.37'

0.78'
2.3'

N/F Mary T. Wilson

N/F John M.
& Jean C. Geraerds

6139624

W92825

Commonwealth Title
M. B. 4/6/72

This survey brought to date March 1972 and Certified Correct to
L. Bradley & Dorothea Bunker and the Title Guarantee Company,
the Commonwealth Land Title Insurance Co. of America and the
National Bank of Westchester. This survey was prepared in
accordance with the existing code of practice for
Land Surveys adopted by the New York State
Association of Professional Land Surveyors.

CHAS. H. SELL INC.

By

James H. Sell
N.Y. State Surveyor

TWIN LAKES RD.

I, J. L. WILSON, the surveyor who made
this map do hereby certify that the
survey of the property shown hereon
was completed on Oct. 1952.

SURVEY OF PROPERTY
ON THE SOUTHERLY SIDE OF
NORTH LAKE CIRCLE
PART OF BLOCK "B"
AS SHOWN ON OUTLINE MAP OF
TWIN LAKES VILLAGE
Said map filed Dec. 5, 1949 as No. 6955
TOWN OF LEWISBORO
WESTCHESTER CO., N.Y.

All certifications hereon are
valid for the map and copies
thereof.