

**TOWN OF LEWISBORO**  
**Westchester County, New York**



**Zoning Board of Appeals**  
**79 Bouton Road**  
**South Salem, New York 10590**

**Tel: (914) 763-3822**  
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**Email: zoning@Lewisborogov.com**

**Wednesday, February 27, 2019**  
**7:30 P.M**

**79 Bouton Road**  
**South Salem, NY 10590**

**I. Review and adoption of the Minutes of November 28 and December 19, 2018**

**II. PUBLIC HEARINGS**

**CAL. NO. 17-18-BZ**

**Application of Bruce & Melinda Cascio, [Bruce & Melinda Cascio Revocable Trust, owner of record], 1 Old Oscaleta Road, South Salem, New York, for a variance of Article III § 220-9C(1) of the Zoning Ordinance in the matter of the proposed enlargement/extension of the office and storage area in an existing commercial structure (automobile repair shop) in an R-2A, Two-Acre Residential District.**

**The property is located on the northeast corner (#1) Old Oscaleta Road and Oscaleta Road, designated on the Tax Map as Sheet 35, Block 11826, Lot 2, in an R-2A, Two-Acre Residential District, consisting of approximately 2.5 acres.**

**CAL NO. 1-19-BZ**

**Application of Absolute Green Homes Inc. (S. Cote) [90 Spring St. LLC, owner of record] 33 Truesdale Lake Road, South Salem, NY, for a variance of Article III § 220-23D(11) of the Zoning Ordinance in the matter of the construction of an addition/alteration to the existing garage that is proposed to increase the floor area to 968 square feet whereas 600 square feet is the maximum permitted.**

**The property is located at 90 Spring Street, designated on the Tax Map as Sheet 30, Block 10542, Lot 20 in an R-1A SC, One-Acre Special Character District, consisting of approximately 3.0261 acres.**

**CAL NO. 2-19-BZ**

**Application of James Polera [Kaplan, Rich, owner of record], 120 Old Lake Street, West Harrison, NY, for a variance of Article III § 220-23(E) of the Zoning Ordinance in the matter of construction of an addition that will have a front yard setback of 48'6" whereas 50' are required.**

**The property is located at 5 Pamela Lane, South Salem, NY and designated on the Tax Map as Sheet 26-A, Block 10822, Lot 3 in an R-2A Residential District, consisting of approximately 1.0 acres.**

**CAL. NO. 3-19 BZ**

**Application of David Oddo [Oddo, David and Maria, owners of record], 70 Lambert Ridge Cross River, NY for a variance of Article III § 220-23E of the Zoning Ordinance in the matter of an as-built outdoor stone fireplace that has a side yard setback of 14' whereas 30' are required.**

**The property is located at 70 Lambert Ridge, Cross River, NY and designated on the Tax Map as Sheet 16, Block 10533, Lot 414 in an R-1A, One-Acre Residential District, consisting of approximately 1.374 acres.**

**CAL. NO. 4-19 BZ**

**Application of Margaret Bowen [Robert and Patricia Bowen, owners of record] 51 Gilbert 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 27' whereas 30' is required and a side yard**

**setback of 9.2' 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 south side of Gilbert Street, designated on the Tax Map as Sheet 36D, Block 11161, Lot 16, in an R-1/2A, One-Half-Acre Residential District, consisting of approximately 0.22 acres.**

### **III. CORRESPONDENCE & GENERAL BUSINESS**