

TOWN OF LEWISBORO
Westchester County, New York



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

Tel: (914) 763-3822
Fax: (914) 533-0097
Email: zoning@Lewisborogov.com

Wednesday, March 27, 2019
7:30 P.M

79 Bouton Road
South Salem, NY 10590

I. Review and adoption of the Minutes of February 2019

II. PUBLIC HEARINGS

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. 5-19-BZ

Application of David Townsend [Townsend, Lily Gunn & David, owners of record], 520 Mt. Holly Road, Katonah NY for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed shed that will have a side yard setback of 8' whereas 40' are required.

The property is located on the west side of (#520) Mt. Holly Road, designated on the Tax Map as Sheet 14, Block 10798, Lot 007 in an R-2, Two-Acre Residential District, consisting of approximately 1.766 acres.

CAL. NO. 6-19-BZ

Application of Kevin and Shari LeFauve [LeFauve, Kevin & Shari, owners of record], 27 Sunny Ridge, Katonah NY for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed generator that will have a rear yard setback of 22' whereas 30' are required.

The property is located on the southerly side of (#27) Sunny Ridge, designated on the Tax Map as Sheet 9D, Block 11149, Lot 063 in an R-1/2A, Half-Acre Residential District, consisting of approximately 0.41 acres.

CAL. NO. 7-19-BZ

Application of Heike A. Schneider [Markowitz, Robert & Kelly, Linda, owners of record], 4 Brookside Trail, South Salem NY for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed front additional that will have an eastern side yard setback of 9' whereas 12' are required and a proposed rear additional that has an eastern side yard setback of 9' whereas 12' are required, a western side yard setback of 8.9' whereas 12' are required and a rear yard setback of 11.10' whereas 25' are required.

The property is located on the west side of (#4) Brookside Trail, designated on the Tax Map as Sheet 42D, Block 10274, Lot 004 in an R-1/4A, Quarter-Acre District, consisting of approximately 0.22 acres.

CAL. NO. 8-19-BZ

Application of Mercedes Benz of Goldens Bridge [Charisma Holding Corp., owner of record], 321 Main Street, Goldens Bridge, NY for a variance of Article § Section 220-24E(A) as the proposed showroom/parking building has a rear yard setback of 2' whereas 30' are required,

for a variance of Article § 220-24E as the proposed showroom/parking building has a gross floor area of 50,900 square ft. whereas 10,000 square ft. is the maximum permitted, for a variance of Article § 220-24E as the proposed building coverage is 24.7% whereas 20% is the maximum permitted, for a variance of Article § 220-24E as the proposed site coverage is 64.4% whereas 60% is the maximum, for a variance of Article § 220-24E as the proposed showroom/parking building has a height of 51'-5.5" whereas the maximum permitted is 30', for a variance of Article § 220-55C(3) as the northern parking/storage lot has aisle widths of 19' and 21' whereas 25' are required, for a variance of Article § 220-55D(2) proposed grade within 30' of the street line for the southern exit/entrance is 10% and the northern is 7.4% whereas the maximum permitted is 3%, for a variance of Article § 220-55D(2) as the proposed driveway grade is 14.5% whereas the maximum permitted is 12%, for a variance of Article § 220-12E(1) as the proposed retaining wall on the northeastern corner of the service building has a height of 11' whereas the maximum permitted within a required setback is 6', for a variance of Article § 220-12E(1) as the proposed fence located on the western side of the northern parking/storage lot has a height of 8'-8" whereas the maximum permitted within a required setback is 6', for a variance of Article § 185-5F(3)(A) as the proposed wall sign has a length of 46' whereas the maximum permitted is 20, for a variance of Article § 185-5F(3)(A) as the proposed wall sign has a height of 3'-3.5" whereas the maximum permitted is 2', for a variance of Article § 185-5F(4) as there are seven additional proposed wall signs whereas only one is permitted, for a variance of Article § 185-F(4)(a) as of the seven additional proposed wall signs, five signs have an area of 16.5 square ft. each and two signs have an area of 7.8 square ft. each whereas the maximum permitted area of a secondary sign is 6 square ft., for a variance of Article § 185-6C(4) as four of the proposed wall signs extend above the second story whereas it is not permitted, for a variance of Article § 185-6(C)6 as the proposed wall sign has letters with a height of 24.5" whereas the maximum permitted is 12", for a variance of Article § 220-57B as the proposed off-street loading areas will temporarily block a portion of the required parking spaces whereas this is not permitted, for a variance of Article § 220-24E(A) as the proposed auto storage lifts on the northwest side of the northern parking/storage area has a rear yard setback of 17' whereas 30' are required, for a variance of Article § 220-55D(1) as the access to the proposed upper parking/storage lots has an access width of 16' whereas 20' are required, for a variance of Article § 220-55D(2) as the access to the proposed upper parking/storage lots has a grade of 16% whereas no entrance or exit for any off-street parking shall exceed a grade of 3% within 30' of the street line or 12% at any other point, for a variance of Article § 220-55E(3) as the proposed parking areas containing more than 25 spaces do not have planting islands whereas in all off-street parking areas containing 25 or more parking spaces, at least 10% of the surface within the parking area perimeter shall consist of planting islands, for a variance of Article § 220-57C(1) as the applicant proposes two loading spaces whereas six are required, applicant proposes two loading spaces whereas six are required, for a variance of Article § 220-56D as the applicant proposes 88 parking spaces for customers whereas one space per 500 square ft. of gross floor area is required and for a variance of Article § 220-15B(7) as the applicant is seeking a waiver to permit a deviation from the standards requiring landscape buffers.

The property is located on the east side of (#321) Main Street, Sheet 4E, Block 11135, Lots 1, 2, 3, 4, 6 & 7 [Charisma Holding Corp., owner of record], Sheet 4E, Block 11135, Lot 5 [Spencemorg, LLC., owner of record] and Sheet 4E, Block 11137, Lot 42 [Robert Castelli, owner of record], in a RB, GB and in an R-1/2A, Half-Acre Residential District consisting of approximately 5 acres.

III. CORRESPONDENCE & GENERAL BUSINESS

The Board to discuss the Town Board's appointment of an alternate member to the Zoning Board of Appeals.

Town of Lewisboro

79 Bouton Road
South Salem, NY 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 3-19 (B.Z.) **Cal. No. _____ (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: DAVID ODDO Phone: (914) 763-2445
Address: 70 LAMBERT RIDGE E-Mail: DODDO@COOBLAW.COM
CROSS RIVER, N.Y. 10518
Owner's Name: DAVID & MARIA ODDO Phone: (914) 763-2445
Address: 70 LAMBERT RIDGE E-Mail: DODDO@COOBLAW.COM
CROSS RIVER, N.Y. 10518

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

Application is hereby made for:

- ☒ A Variation of Article 220 Section 236 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 230 (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: AN AS-BUILT STONE FIREPLACE (OUTDOOR)
CONSTRUCTED SUBSEQUENT TO POOL INSTALLATION WAS INSTALLED 1 FT.
FROM SIDE LOT LINE, WHEREBY 30 FT. MIN. IS REQUIRED. AN AREA VARIANCE
OF 10 FT. IS REQUESTED.

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 70 LAMBERT RIDGE, CROSS RIVER, N.Y. * see attached
Tax Map: Sheet 16 Block 10533 Lot(s) 414
Zoning District: R-1 Lot Area: 1.374 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? NO

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: David M. Oddo Date: 1/10/19

VI. RECEIPT:

Date Received by Clerk: _____ Fee Received \$: _____
Check #: 592 Receipt #: 28432

* 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

being duly sworn, deposes

and says that he resides at 70 Lambert Ridge 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
414 in Block 10533 on Sheet 16 and that he hereby authorizes
David Oddo & Greg McWilliam 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

10th

day of January 2019

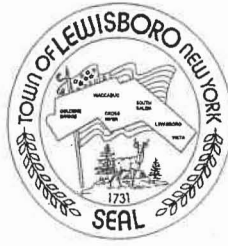
[Signature]
(sign here)

(over)

[Signature: John Pelose]

JOHN PELOSE
Notary Public, State of New York
No. 04PE6147380
Qualified in Westchester County
Commission Expires June 5, 2020 2022

TOWN OF LEWISBORO
Westchester County, New York



Building Department
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-3060
Fax: (914) 875-9148
Email: jangiello@lewisborogov.com

Zoning Denial

Oddo
70 Lambert Ridge, Cross River
0016-10533-414

The as-built outdoor stone fireplace has a side yard setback of 14' whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

Town of Lewisboro

P. O. Box 725

20 North Salem Road, Cross River, New York 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 519 (B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: DAVID TOWNSEND Phone: 347 860 5785
Address 520 Mt Holly Rd Katonah, NY 10524 E-Mail david5978@hotmail.com
Owner's Name: DAVID TOWNSEND Phone: 11 11
Address 11 11 E-Mail 11 11

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: see attached

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises:
Tax Map: Sheet 14 Block 10798 Lot(s) 7
Zoning District: R2 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? NO

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: 1/11/19

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, David Townsend being duly sworn, deposes
County of Westchester
and says that he resides at 520 Mt Holly Rd in the Town of Lewisboro 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
7 in Block 10798 on Sheet 14 and that he hereby authorizes
David Townsend 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 January 2019

DF
(sign here)
[Signature]
(over)



TOWN OF LEWISBORO
Westchester County, New York



Building Department
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-3060
Fax: (914) 875-9148
Email: jangiello@lewisborogov.com

Zoning Denial

Townsend
520 Mt. Holly Rd., Katonah
0014-10798-007

The proposed shed will have a side yard setback of 8' 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, March 27, 2019, at 7:30 P.M., at the Town Lewisboro Offices, 79 Bouton Road, South Salem, New York regarding the following:

CAL. NO. 5-19-BZ

Application of David Townsend [Townsend, Lily Gunn & David, owners of record], 520 Mt. Holly Road, Katonah, NY for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed shed that will have a side yard setback of 8' whereas 40' are required.

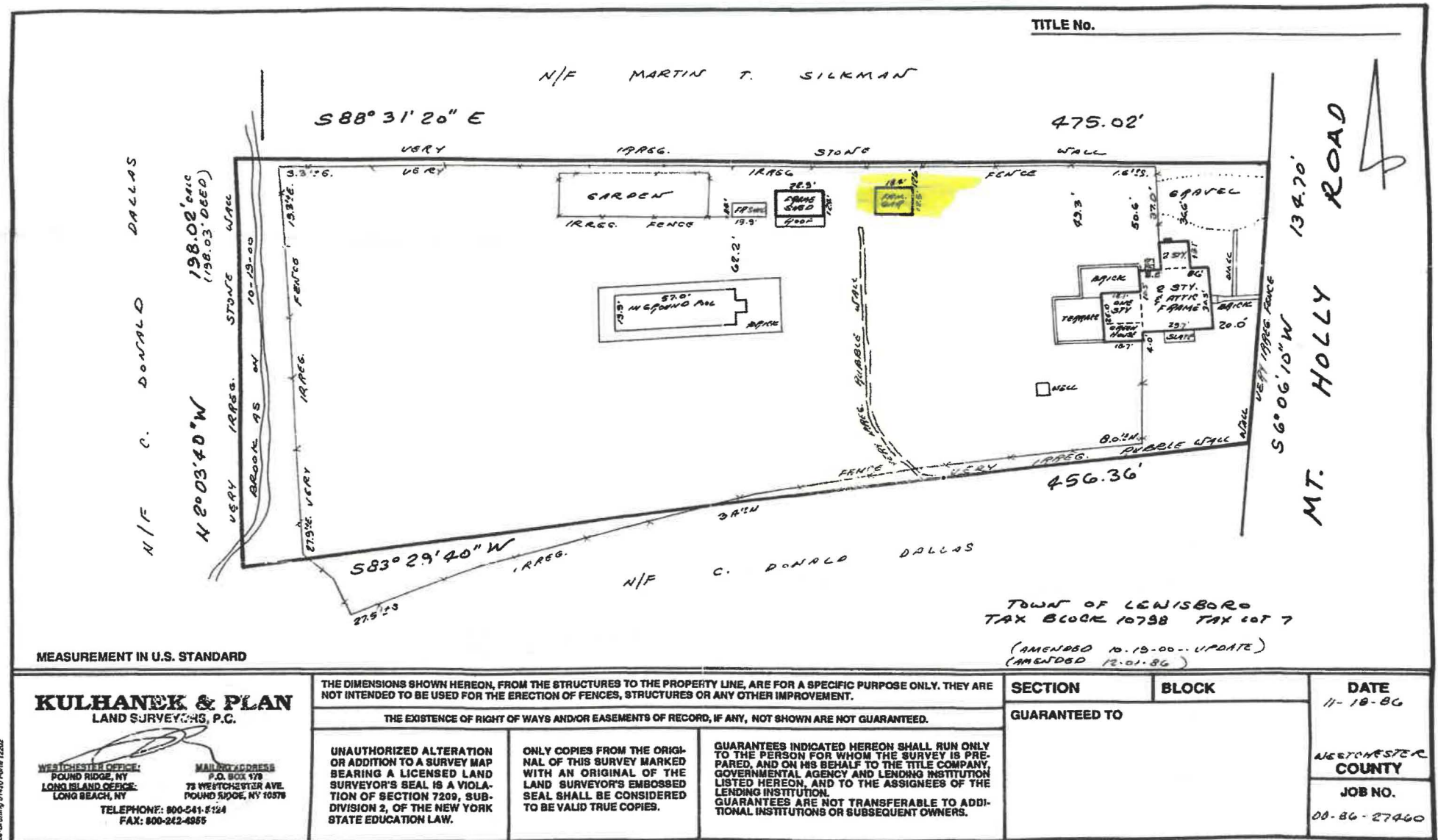
The property is located on the west side of (#520) Mt. Holly Road, designated on the Tax Map as Sheet 14, Block 10798, Lot 007 in an R-2, Two-Acre Residential District, consisting of approximately 1.766 acres.

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.

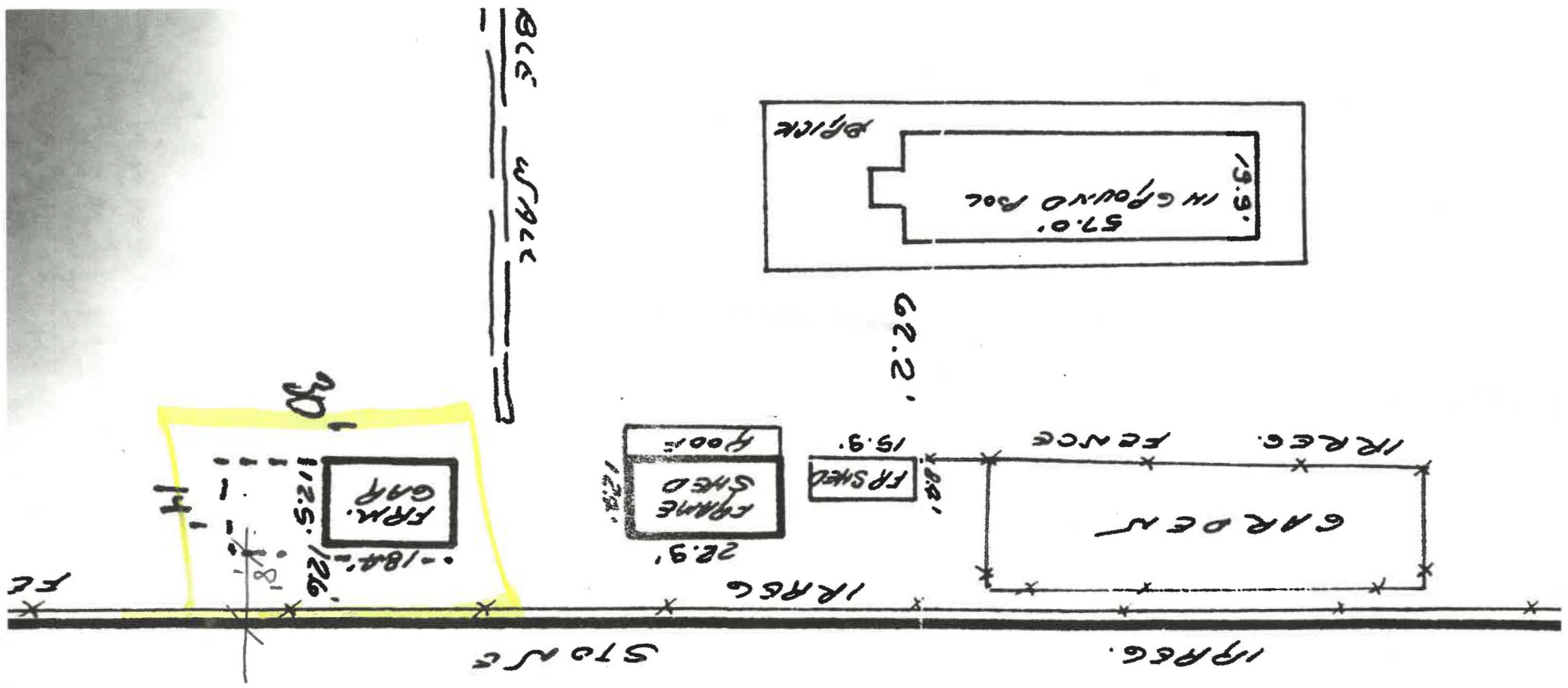
**Dated this 11th day of March, 2019
in South Salem, New York**

**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.



N/F MARTIN T. SILKMAN



520 Mt. Holly Rd.



Store: Bethel

Date: 11-21-2018

Order: 61024 David Townsend

14x30 Grand Victorian Cape

Color: White	Siding: Duratemp
Trim: Black	Roof: Architectural Shingles
Roof: Rustic Black	Window Style: 30x36 6/6 (6)
Window: White	Shutters: Louvered [12in] with 1x3 Trim
Shutter: Black	Door Size: 5' Double Door (1), 8' Double Door (1)
1x3 Trim: Black	Door Trim: Square
Door: Black	Transom Window: 2
	Transom Window Location: Above Door (2)
	Transom Dormer: 6 Windows
	Pressure Treated Ramp: 8' (1)
	Additional Options: Stairs [L-Shaped] (1)
	Electrical Package: Deluxe

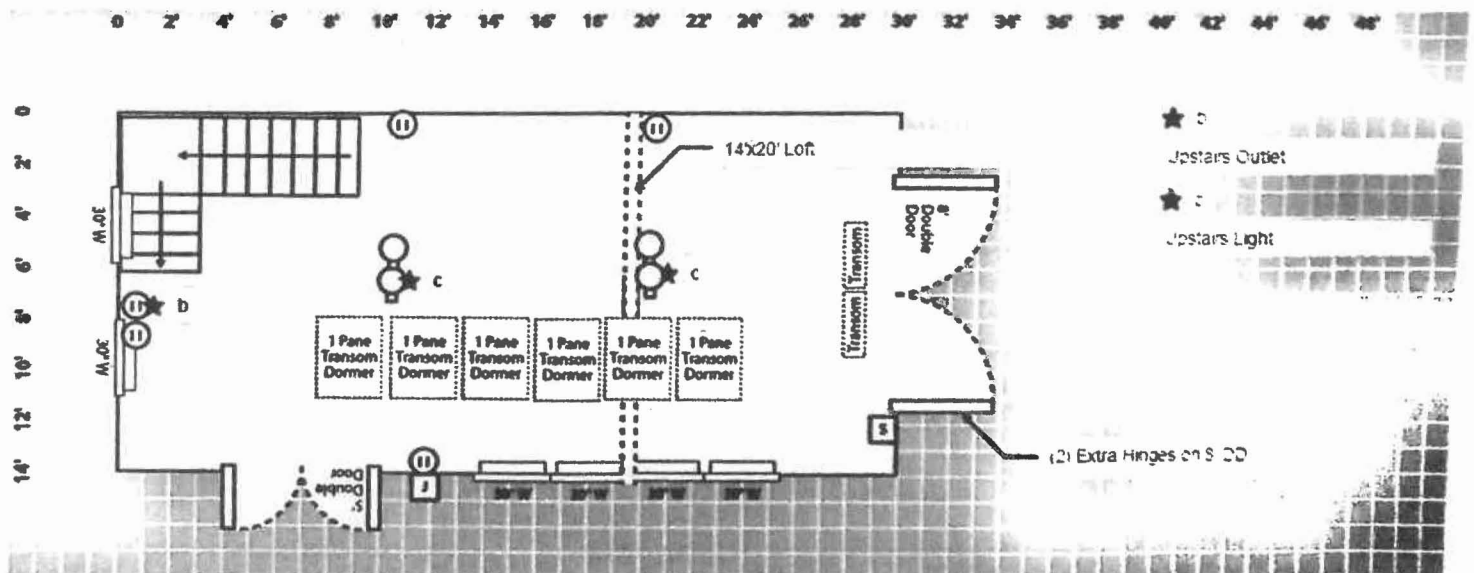
Phone

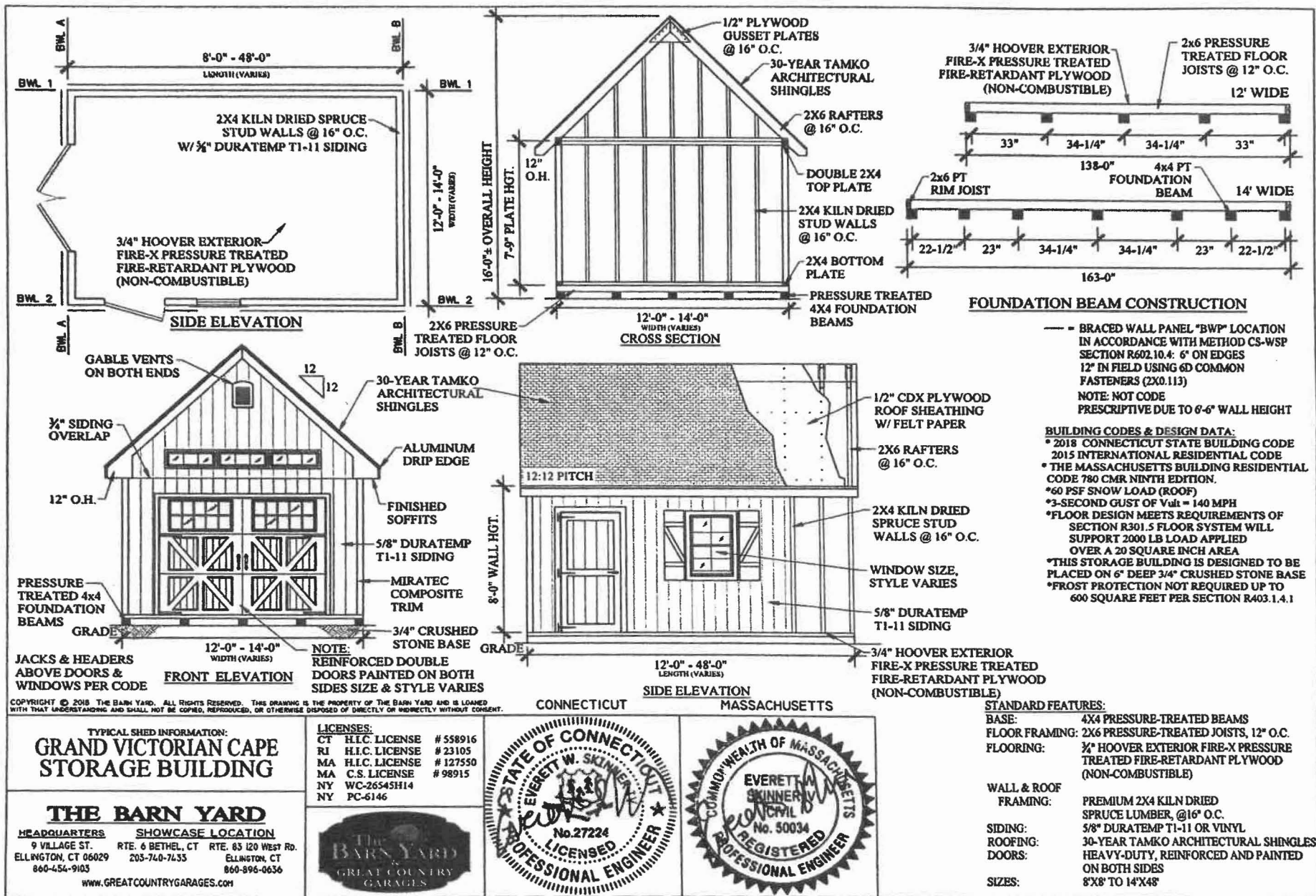
Customer Signature:

Date: 11-21-2018

Special Notes: 14'x30' Grand Victorian. (1) 8' Double Door, (4) Hinges per Door, Centered on Right Gable. (1) 5' Double Door, on Front Eve, 4' from Left Corner. (6) 30"x36" Windows, Four Centered between DD and Right Corner on Front Eve, Two Evenly Spaced on Left Gable. (2) Transom Windows, in Right Gable Centered over DD. (6) 1-Pane Transom Dormer, Centered over Front Eve. (1) 14'x20' Loft, 2'x8' Construction, Starting from Left Gable. (1) Full Construction Stairs, L-Shaped, Back Left Corner. (1) Junction Box, to the Right of 5' DD. (1) Switch to the Left of the 8' DD upon Entrance. (5) Outlets, One to the Right of the 5' DD upon Entrance, (1) Centered on Left Gable 1st Floor, One Centered on Left Gable 2nd Floor, Two Evenly Spaced on Back Eve. (4) Lights, Two Evenly Spaced on 1st Floor, Two Evenly Spaced on 2nd Floor.

Layout:





Town of Lewisboro

78 Bouton Road
South Salem, NY 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 6-19 (B.Z.) *Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Kevin and Shari LeFauve Phone: (914) 343-2716
Address: 27 Sunnyside Road E-Mail: klefauve@msn.com
Owner's Name: same Phone: _____
Address: same E-Mail: _____

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

- ☒ ~~Variance~~ 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: The proposed generator will have
a rear yard setback of 22' whereas 30' is required per Article

III. IDENTIFICATION OF PROPERTY: IV Section 220-23E of the Town of Lewisboro Zoning Code.

Location of Affected Premises: 27 Sunnyside Rd Katonah, NY
Tax Map: Sheet 099D Block 11149 Lot(s) 063
Zoning District: R2A Lot Area: 1 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? No

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: Shari LeFauve Date: 2-5-19

VI. RECEIPT:

Date Received by Clerk: 2/5/19 Fee Received \$: 252.00

Check #: 110 Receipt #: 28492

* EXPIRATION: (S 220-24E(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, Kevin LeFauve being duly sworn, deposes
County of Westchester
and says that he resides at 27 Sunnyridge 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
063 in Block 11149 on Sheet 0091 and that he hereby authorizes
Lake Katonah Electric 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

5th

day of

February, 2019

Janet L. Donohue
(sign here)

(over)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2020

TOWN OF LEWISBORO
Westchester County, New York



Building Department
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-3060
Fax: (914) 875-9148
Email: jangiello@lewisborogov.com

Zoning Denial 2/4/19
Building Permit app. #0052-2019

LeFauve
27 Sunny Ridge
009D-11149-063

The proposed generator will have a rear yard setback of 22' whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

Building Inspector

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, March 27, 2019, at 7:30 P.M., at the Town Lewisboro Offices, 79 Bouton Road, South Salem, New York regarding the following:

CAL. NO. 6-19-BZ

Application of Kevin and Shari LeFauve [LeFauve, Kevin & Shari, owners of record], 27 Sunny Ridge, Katonah, NY for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed generator that will have a rear yard setback of 22' whereas 30' are required.

The property is located on the southerly side of (#27) Sunny Ridge, designated on the Tax Map as Sheet 9D, Block 11149, Lot 063 in an R-1/2A, Half-Acre Residential District, consisting of approximately 0.41 acres.

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 11th day of March, 2019
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. 7-19 (B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: HEIKE A. SCHNEIDER, R.A. Phone: (914) 299 9677

Address: 515 CROTON HTS RD, YORKTOWN, NY E-Mail: HEIKE@HS-ARCHITECTURE.COM

Owner's Name: LINDA KELLY Phone: 914 299 1450

Address: 4 BROOKSIDE TRAIL, SOUTH SALEM E-Mail: LINDAKELLY@GMAIL.COM
ROBERT HARKOWITZ, TEACHER@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 220-23E 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: AREA VARIANCE, SIDE YARD SETBACK
REQ'D 12', 4' EXIST REQUESTING 3' SIDE YARD VARIANCE
REAR YARD VARIANCE REQUESTED 11-2', REQUIRED 25' REAR 13-8'
13-2' IS CURRENTLY EXISTING * see attached

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 4 BROOKSIDE TRAIL

Tax Map: Sheet 042D Block 10274 Lot(s) 004

Zoning District: R-1/4A Lot Area: 0.335 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? _____

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: 11-11-19

VI. RECEIPT:

Date Received by Clerk _____ Fee Received \$ 252.00

Check #: 1357 Receipt #: 28445

* 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,

being duly sworn, deposes

County of Westchester

and says that he resides at A BROOKSIDE TRAIL in the Town of SOUTH SALEM
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
15 in Block 65-1 on Sheet 65-8 and that he hereby authorizes
Robert Markowitz 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

January

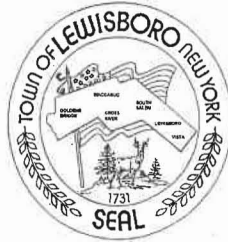
2019

(sign here)

(over)

JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 01DO6259627
Qualified in Westchester County
Commission Expires April 16, 2020

TOWN OF LEWISBORO
Westchester County, New York



Building Department
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-3060
Fax: (914) 875-9148
Email: jangiello@lewisborogov.com

Zoning Denial 2/20/19

Markowitz
4 Brookside Trail
042D-10274-004

The proposed front addition has an eastern side yard setback of 9' whereas 12' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The proposed rear addition has an eastern side yard setback of 9' whereas 12' are required, a western side yard setback of 8.9' whereas 12' are required and a rear yard setback of 11.10' whereas 25' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

Building Inspector

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, March 27, 2019, at 7:30 P.M., at the Town Lewisboro Offices, 79 Bouton Road, South Salem, New York regarding the following:

CAL. NO. 7-19-BZ

Application of Heike A. Schneider [Markowitz, Robert & Kelly, Linda, owners of record], 4 Brookside Trail, South Salem NY for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed front additional that will have an eastern side yard setback of 9' whereas 12' are required and a proposed rear addition that has an eastern side yard setback of 9' whereas 12' are required, a western side yard setback of 8.9' whereas 12' are required and a rear yard setback of 11.10' whereas 25' are required.

The property is located on the west side of (#4) Brookside Trail, designated on the Tax Map as Sheet 42D, Block 10274, Lot 004 in an R-1/4A, Quarter-Acre Residential District, consisting of approximately 0.22 acres.

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.

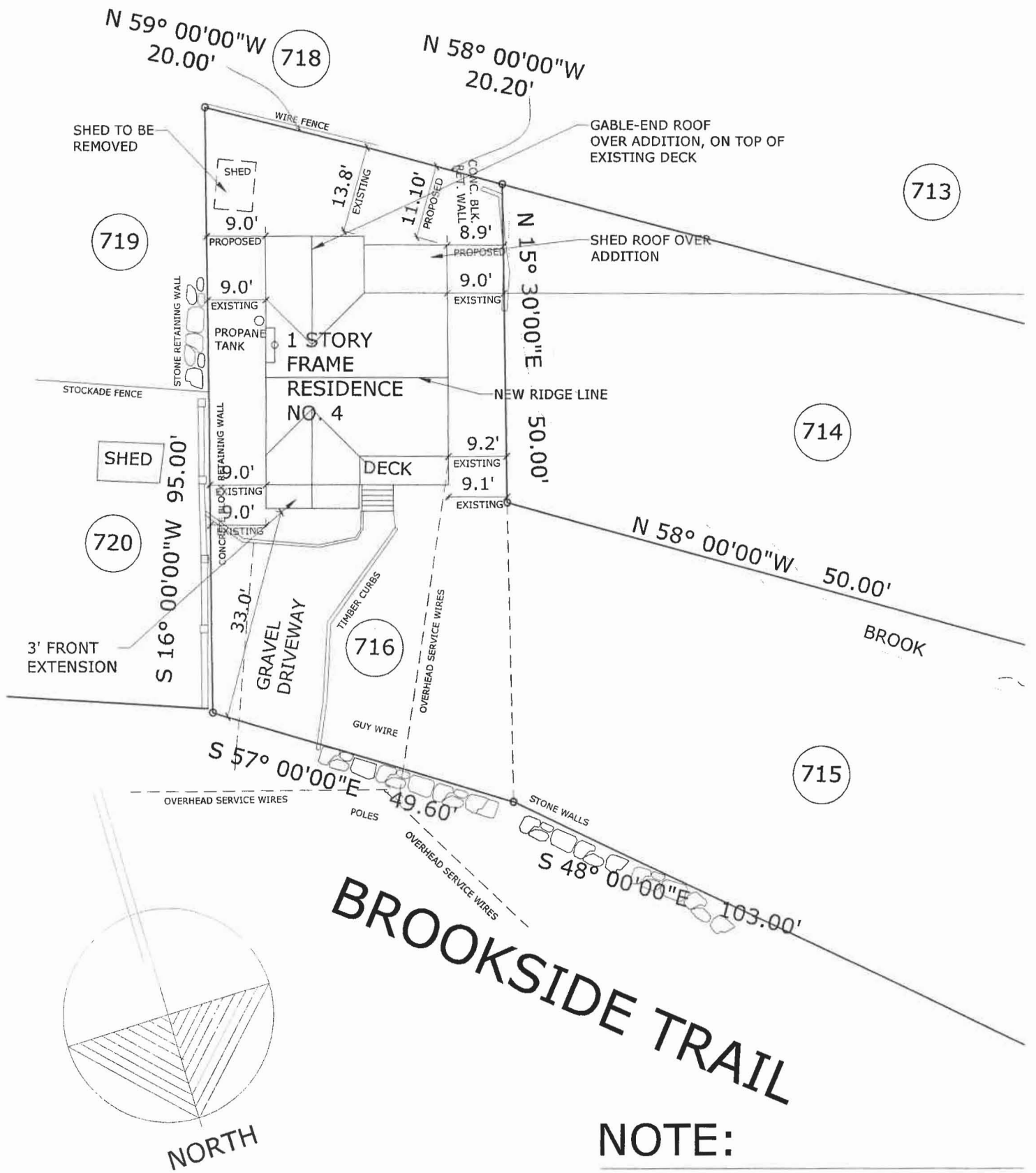
**Dated this 11th day of March, 2019
in South Salem, New York**

**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.

PROPERTY DATA	
PROPERTY OWNER	LINDA KELLY & ROBERT MARKOWITZ
APPLICANT	HEIKE A. SCHNEIDER, ARCHITECT
LOCATION	4 BROOKSIDE TRAIL, SOUTH SALEM, NY 10590
TAX MAP DATA	SECTION: 65.8, BLOCK: 1, LOT: 15
SITE AREA	0.225 ACRES

ZONING DISTRICT: R-1/4 ACRE - LEWISBORO, NY			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F.)	.25 ACRES	0.225 ACRES	NO CHANGE
MINIMUM LOT WIDTH: (FEET)	75 FT.	147/47 FT	NO CHANGE
MINIMUM SETBACKS FOR MAIN BUILDING: FRONT YARD SETBACK (STREET CENTER LINE):	50'		
FRONT YARD SETBACK (FRONT LOT LINE):	25'	36.6'	33'
SIDE YARD SETBACK:	12'	9'/9'	9'/8.9'
REAR YARD SETBACK:	25'	13.8'	11.10'
MAXIMUM BUILDING HEIGHT: STORIES: FEET	2 1/2 35'	1 14'	1 15.9'
MAXIMUM BUILDING COVERAGE (PERCENTAGE OF LOT AREA)	25%	8.9%	11.9%
MAIN HOUSE - SQUARE FOOTAGE	————	745 SQ.FT.	993 SQ.FT.



NOTE:

ALL INFORMATION TAKEN FROM
SURVEY PREPARED BY
STEPHEN T. JOHNSON, P.L.S.
MAP PREPARED: MARCH 30, 2018

Town of Lewisboro

79 Bouton Road
South Salem, NY 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 8-19 (B.Z.)

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

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Mercedes-Benz of Goldens Bridge Phone: (914) 232-8122

Address 321 Main Street (NYS Rt. 22) E-Mail

Owner's Name: Tom Maoli Phone: (973) 319-2900

Address 130 Route 10, Whippany, NJ 07981 E-Mail tmaoli@celebritymotorcar.com

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) Appeal from 1/8/19 list of variances determined to be needed for proposed improvements to dealership by Building Inspector (see attached 1/8/19 list).

AND FURTHER DESCRIBED AS FOLLOWS:

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 321 Main Street (NYS Rt 22), Goldens Bridge, NY

Tax Map: Sheet 4E Block 11135 Lot(s) 1, 2, 3, 4, 5, 6, 7, 8 & 9 Sheet 4E, Blk 11137, Lot 42

Zoning District: GB&RB Lot Area: 4.9± 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. 18-10-BZ Date 5/11/2011

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:  Date: 2/7/19

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)

AFFIDAVIT OF OWNERSHIP

State of New York, Tom Maoli of Celebrity Motor Car, LLC being duly sworn, deposes
County of New York

and says that he resides at conducts business 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 1,2,3,
4, 5, 6, 7, 8, 9 in Block 11135 on Sheet 4E* and that he hereby authorizes
Mercedes-Benz of Goldens Bridge 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 7th

day of February 2019

(sign here)

(over)

*and Lot 42 in Block 11137 on Sheet 4E


MICHAEL F. SIRIGNANO
Notary Public, State of New York
No. 4709295
Qualified in Westchester County
Commission Expires January 31, 2023

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, March 27, 2019, at 7:30 P.M., at the Town Lewisboro Offices, 79 Bouton Road, South Salem, New York regarding the following:

CAL. NO. 8-19-BZ

Application of Mercedes Benz of Goldens Bridge [Charisma Holding Corp., owner of record], 321 Main Street, Goldens Bridge, NY for a variance of Article § Section 220-24E(A) as the proposed showroom/parking building has a rear yard setback of 2' whereas 30' are required, for a variance of Article § 220-24E as the proposed showroom/parking building has a gross floor area of 50,900 square ft. whereas 10,000 square ft. is the maximum permitted, for a variance of Article § 220-24E as the proposed building coverage is 24.7% whereas 20% is the maximum permitted, for a variance of Article § 220-24E as the proposed site coverage is 64.4% whereas 60% is the maximum, for a variance of Article § 220-24E as the proposed showroom/parking building has a height of 51'-5.5" whereas the maximum permitted is 30', for a variance of Article § 220-55C(3) as the northern parking/storage lot has aisle widths of 19' and 21' whereas 25' are required, for a variance of Article § 220-55D(2) proposed grade within 30' of the street line for the southern exit/entrance is 10% and the northern is 7.4% whereas the maximum permitted is 3%, for a variance of Article § 220-55D(2) as the proposed driveway grade is 14.5% whereas the maximum permitted is 12%, for a variance of Article § 220-12E(1) as the proposed retaining wall on the northeastern corner of the service building has a height of 11' whereas the maximum permitted within a required setback is 6', for a variance of Article § 220-12E(1) as the proposed fence located on the western side of the northern parking/storage lot has a height of 8'-8" whereas the maximum permitted within a required setback is 6', for a variance of Article § 185-5F(3)(A) as the proposed wall sign has a length of 46' whereas the maximum permitted is 20, for a variance of Article § 185-5F(3)(A) as the proposed wall sign has a height of 3'-3.5" whereas the maximum permitted is 2', for a variance of Article § 185-5F(4) as there are seven additional proposed wall signs whereas only one is permitted, for a variance of Article § 185-F(4)(a) as of the seven additional proposed wall signs, five signs have an area of 16.5 square ft. each and two signs have an area of 7.8 square ft. each whereas the maximum permitted area of a secondary sign is 6 square ft., for a variance of Article § 185-6C(4) as four of the proposed wall signs extend above the second story whereas it is not permitted, for a variance of Article § 185-6(C)6 as the proposed wall sign has letters with a height of 24.5" whereas the maximum permitted is 12", for a variance of Article § 220-57B as the proposed off-street loading areas will temporarily block a portion of the required parking spaces whereas this is not permitted, for a variance of Article § 220-24E(A) as the proposed auto storage lifts on the northwest side of the northern parking/storage area has a rear yard setback of 17' whereas 30' are required, for a variance of Article § 220-55D(1) as the access to the proposed upper parking/storage lots has an access width of 16' whereas 20' are required, for a variance of Article § 220-55D(2) as the access to the proposed upper parking/storage lots has a grade of 16% whereas no entrance or exit for any off-street parking shall exceed a grade of 3% within 30' of the street line or 12% at any other point, for a variance of Article § 220-55E(3) as the proposed parking areas containing more than 25 spaces do not have planting islands whereas in all off-street parking areas containing 25 or more parking spaces, at least 10% of the surface within the

parking area perimeter shall consist of planting islands, for a variance of Article § 220-57C(1) as the applicant proposes two loading spaces whereas six are required, applicant proposes two loading spaces whereas six are required, for a variance of Article § 220-56D as the applicant proposes 88 parking spaces for customers whereas one space per 500 square ft. of gross floor area is required and for a variance of Article § 220-15B(7) as the applicant is seeking a waiver to permit a deviation from the standards requiring landscape buffers.

The property is located on the east side of (#321) Main Street, Sheet 4E, Block 11135, Lots 1, 2, 3, 4, 6 & 7 [Charisma Holding Corp., owner of record], Sheet 4E, Block 11135, Lot 5 [Spencemorg, LLC., owner of record], Sheet 4E, Block 11137, Lot 42 [Robert Castelli, owner of record] and Sheet 4E, Block 11135, Lot 9 [Charles Monaco, owner of record], in a RB, GB and an R-1/2A, Half-Acre Residential District consisting of approximately 5 acres.

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 11th day of March, 2019
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.