

**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](mailto:zoning@Lewisborogov.com)**

**Wednesday, April 24, 2019**  
**7:30 P.M**

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

**I. Review and adoption of the Minutes of March 2019**

**II. PUBLIC HEARINGS**

**CAL. NO. 9-19 BZ**

Application of John Assumma [Waccabuc Country Club, owner of record], 5 Carriage House Road, Waccabuc, NY for variances in the matter of a proposed chemical storage and wash down facility that will have a front yard setback of 21'-4" whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code, that will increase the lot coverage to 18.6% whereas 6% is the maximum permitted per Article IV Section 220-23E of the Town of Lewisboro Zoning Code, that will have a floor area of 3,150 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D(11) of the Town of Lewisboro Zoning Code, that will be an improvement to a nonconforming use whereas an approval by the Board of Appeals is required per Article III Section 220-9E(1) of the Town of Lewisboro Zoning Code, and that will not have frontage on a road which is improved to the satisfaction of the Town and requires variances per Article III Section 220-11 of the Town of Lewisboro Zoning Code and Section 280a of NYS Town Law.

The property is located on the north side of (#5) Carriage House Road, designated on the Tax Map as Sheet 22, Block 10802, Lot 061 in an R-4A, Four-Acre Residential District, consisting of approximately 2.460 acres.

**III. CORRESPONDENCE & GENERAL BUSINESS**

The Board to discuss the request of the Town Planning Board for voluntary feedback of the proposed variances being sought by Mercedes Benz of Goldens Bridge (CAL NO. 8-19BZ).

## **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, April 24, 2019, at 7:30 P.M., at the Town Lewisboro Offices, 79 Bouton Road, South Salem, New York regarding the following:**

#### **CAL. NO. 9-19-BZ**

**Application of John Assumma [Waccabuc Country Club, owner of record], 5 Carriage House Road, Waccabuc, NY for variances in the matter of a proposed chemical storage and wash down facility that will have a front yard setback of 21'-4" whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code, that will increase the lot coverage to 18.6% whereas 6% is the maximum permitted per Article IV Section 220-23E of the Town of Lewisboro Zoning Code, that will have a floor area of 3,150 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D(11) of the Town of Lewisboro Zoning Code, that will be an improvement to a nonconforming use whereas an approval by the Board of Appeals is required per Article III Section 220-9E(1) of the Town of Lewisboro Zoning Code, and that will not have frontage on a road which is improved to the satisfaction of the Town and requires variances per Article III Section 220-11 of the Town of Lewisboro Zoning Code and Section 280a of NYS Town Law.**

**The property is located on the north side of (#5) Carriage House Road, designated on the Tax Map as Sheet 22, Block 10802, Lot 061 in an R-4A, Four-Acre Residential District, consisting of approximately 2.460 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 8<sup>th</sup> day of April, 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. 9-19 (B.Z.)

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

### I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: .. John Assumma ..... Phone: ... (914) 763-3144 ext. 212. ....

Address ...90 Mead Street..... E-Mail ..jdassumma@optonline.net.....

Owner's Name: ..Waccabuc Country Club..... Phone: ..(914) 763-3144.....

Address ....90 Mead Street..... 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, 220-23D(11); Art III 220-9E(1), 220-11 of the Zoning Ordinance.

☐ A Special Permit pursuant to Article ..... Section ..... of the Zoning Ordinance.

☐ An Interpretation of the Zoning Ordinance or Zoning Map.

☐ An appeal from an Order of the Building Inspector to correct a Violation of the Housing Code Section .....

☒ (Other) 280a -NYS Town Law.....

AND FURTHER DESCRIBED AS FOLLOWS: See attached  
.....

### III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: ..5 Carriage House Road.....

Tax Map: Sheet .....22..... Block ..10,802..... Lot(s) ...61 / 75.....

Zoning District: .R-4A..... Lot Area: ..4.260..... 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. .41-87-BZ.. Date .1987.... Cal. No. .13-41-BZ.. Date .1951....

Cal. No. .13-51-BZ.. Date .1951... Cal. No. .15-51-BZ.. Date .1951....

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: [Signature] Date: 2-22-19

### VI. RECEIPT:

Date Received by Clerk 2/22/19 Fee Received \$ 252

Check #: 0304 66 - cash Receipt #: 28539

\* 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

Mark C. Weigel

being duly sworn, deposes

and says that he resides at 8 Carriage House 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

61/75 in Block 10,802 on Sheet 22 and that he hereby authorizes

John Doyle of Doyle Coffin Architects 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.

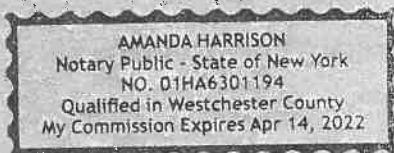
Sworn to before me, this 22<sup>nd</sup>

day of February 2019

(sign here)

(over)

*[Signature]*



*[Signature]*

2/22/19

MARK C WEIGEL

TREASURER, JACCADIC COUNTRY CLUB

**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](mailto:jangiello@lewisborogov.com)**

**Zoning Denial 2/6/19**  
**Building Permit app. #0425-2018**

**Waccabuc Country Club**  
**5 Carriage House Rd.**  
**0022-10802-061**

The proposed chemical storage and wash down facility will have a side yard setback of 21'-4" whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The proposed chemical storage and wash down facility will increase the lot coverage to 18.6% whereas 6% is the maximum permitted per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The proposed chemical storage and wash down facility will have a floor area of 3,150 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D(11) of the Town of Lewisboro Zoning Code.

The proposed chemical storage and wash down facility will be an improvement to a nonconforming use whereas an approval by the Board of Appeals is required per Article III Section 220-9E(1) of the Town of Lewisboro Zoning Code.

The proposed chemical storage and wash down facility will not have frontage on a road which is improved to the satisfaction of the Town and requires a variance of per Article III Section 220-11 of the Town of Lewisboro Zoning Code.

The proposed chemical storage and wash down facility will not have frontage on a road which is improved to the satisfaction of the Town and requires a variance of Section 280a of NYS Town Law.

**Building Inspector**