**TOWN OF LEWISBORO**

 **Westchester County, New York**



 **Zoning Board of Appeals Tel: (914) 763-3822**

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**ZONING BOARD OF APPEALS**

**AGENDA**

**Wednesday, March 26, 2014 Town Offices @ Cross River**

**7:30 P.M Cross River Plaza, Cross River**

**I. Review and adoption of the Minutes of February 26, 2014**

**II. REQUESTS FOR EXTENSION OF TIME**

**CAL. NO. 03-13-BZ**

**Application of Michael F. Sirignano, Esq., 892 Route 35, Cross River, NY 10518 [Owner of record: Donald and Sharon Gale, 27 Knapp Road, South Salem, NY 10590] a variance of Section 280A of the Town Law in the matter of the proposed construction of a one family residence which does not have frontage on a road which is improved to the satisfaction of the Town. Previously approved under Cal. No. 15-10-BZ and 27-11-BZ.**

**The property is located on the east side of Knapp Road, designated on the Tax Map as Sheet 34, Block 11826, Lot 59 in an R-1A, One-Acre Residential District.**

**CAL. NO 02-13-BZ**

**Application of Michael F. Sirignano, Esq., 892 Route 35, Cross River, NY 10518 [Owner of record: James T. Janover and Marcy A. Sandler, 8 Schoolhouse Road, Waccabuc, New York 10597] for a variance of [1] Article IV, §220-23D(11) of the Zoning Ordinance in the matter of an existing accessory building that exceeds 600 square feet (proposed 1445 square feet) in an R-4A, Four Acre Residential District; [2] a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of the existing accessory building which is closer to the side line (proposed 25 feet where 50 feet is required) than permitted in an R-4A, Four-Acre Residential District. [3] a Special Permit pursuant to Article V, § 220-40 of the Zoning Ordinance in the matter of a proposed accessory apartment in an existing accessory building.**

**The property is located on the south side of Schoolhouse Road, designated on the Tax Map as Sheet 21, Block 10801, Lot 51, in an R-4A, Four-Acre Residential District.**

**III. PUBLIC HEARINGS**

**CAL. NO. 08-14-BZ**

**Application of Michael Fuller Sirignano, Esq., 892 Route 35, Cross River, N.Y. [Owners of Record: William R. & Christina S. Geist, 183 Ridgefield Avenue, South Salem, N. Y. 10590] for a variance of Article IV § 220-23E of the Zoning** **Ordinance in the matter of an “As-Built” shed installed by a prior owner closer to the front lot line than permitted (4’ where 50’ is required) in an R-4A, Four Acre Residential District.**

 **The property is located on the south side of (#183) Ridgefield Avenue, designated on the Tax Map as Sheet 40, Block 10263, Lot 39, in an R-4A, Four Acre Residential District.**

**CAL. NO. 7-14-BZ/SP**

**Application of James Herzog, 18 Woodway, South Salem, New York 10590 [Owner of record: Simon & Lorraine Kirke, 44 Post Office Road, Waccabuc, NY 10597] for a variance of [1] Article III §220-9D(2) and [2] Article IV §220-23E of the Zoning Ordinance in the matter of an increase to an existing non-conforming accessory structure that is closer to the front line (50’ required where 12’ is provided). [3] A Special Permit pursuant to Article V, §220-40 of the Zoning Ordinance in the matter of an accessory apartment in an existing accessory structure.**

**The property is located on the south west side of (#44) Post Office Road and the north west side of East Ridge Road and is designated on the Tax Map as Sheet 25, Block 10812, Lots 19, 20 & 21 in an R-2A Residential District.**

**III. CORRESPONDENCE & GENERAL BUSINESS**