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, September 17, 2014 at 7:30 P.M., at the Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza, Lower Level, 20 North Salem Road, Cross River, New York regarding the following:

CAL. NO. 16-14-BZ

Application of Michaël F. Sirignano, Esq., 892 Route 35, Cross River, NY 10518 [Owner of Record: K& K Real Estate Inc. PO Box 340, Cross River, New York 10518] [Subject Property: Bacio Trattoria, 12 North Salem Road, Cross River New York 10518] to re-approve the variances previously granted under Cal. No. 28-11-BZ and renewed under Cal. No. 4-14-BZ expiring on January 30, 2014 for [1] a variance of Article IV, §220-23E of the Zoning Ordinance in the matter of a proposed restaurant addition which will be closer to the front lot line (proposed 40 feet from the street center line where 45 feet is required) [2] a variance of Article III, §220-16E (3)(4) as existing outdoor seating area is within the 15' landscape buffer and within 20' front yard setback from the property line [3] a variance of Article III, §220-16F Maximum Area: (25% of indoor seating area) (proposed 500 square feet of existing seasonal outdoor seating facilities where 211 square feet represents 25% allowed) [4] a variance of Article III, §220-9D(2) as existing nonconformity of restaurant building will increase however proposed addition shall not project further into the front yard setback than the existing building presently does.

The property is located on the south side of Route 35 and North Salem Road, designated on the Tax Map as Sheet 17, Block 10799, Lot 03, in an RB Retail Business District and R-½A, One Half –Acre Residential District.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at the Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza (P.O. Box 725), Lower Level, 20 North Salem Road, Cross River, New York 10518 during regular business hours. At such hearing, all interested parties may attend and will be heard.

Dated this 4th day of September, 2014
in Cross River, New York

ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: Carolyn Mandelker
Acting Chairperson

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. 16-14 - (B.Z.) **Cal. No. ..... (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

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

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

Owner's Name: K & K Real Estate Inc. Phone: .....

Address P.O. Box 340, Cross River, NY 10518 E-Mail .....

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

Application is hereby made for: RE-APPROVAL OF 12/22/11 RESOLUTION (CAL. NO. 28-11-BZ)

- ☐ 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: See attached sheet for variances requested.

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 12 North Salem Road, Cross River, NY 10518

Tax Map: Sheet 17 Block 10799 Lot(s) 3

Zoning District: RB/R-1/2A Lot Area: 1.9 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. 28-11-BZ Date 12/22/2011 Cal. No. ..... Date .....

Cal. No. 4-13-BZ Date 2/27/13 - ext. time 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? N/A

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: 7/25/14

VI. RECEIPT:

Date Received by Clerk 8/7/2014 Fee Received $ 252

Check #: 4693 Receipt #: 25579

* 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)

ADDENDUM

[1] A Variance of Article IV, §220-23E of the Zoning Ordinance in the matter of a proposed restaurant addition which will be closer to the front lot line (proposed 40 feet from the street center line where 45 feet is required).

[2] A Variance of Article III, §220-16E (3)(4) as existing outdoor seating area is within the 15' landscape buffer and within 20' front yard setback from the property line.

[3] A Variance of Article III, §220-16F as maximum area for seasonal outdoor restaurant seating facilities exceeds 25% of the total gross floor area of the inside restaurant seating area (500 square feet of existing seasonal outdoor seating facilities where 211 square feet represents 25% maximum allowed).

[4] A Variance of Article III, §220-9D(2) as existing nonconformity of restaurant building will increase however proposed addition shall not project further into the front yard setback than the existing building presently does.

RECEIVED
DEC 22 2011
TOWN CLERK
TOWN OF LEWISBORO

ZONING BOARD OF APPEALS
TOWN OF LEWISBORO

In the matter of:
CAL. NO. 28-11-BZ

Application of Michael F. Sirignano, Esq., 892 Route 35, Cross River, NY 10518 [Owner of Record: K& K Real Estate Inc. PO Box 340, Cross River, New York 10518] [Subject Property: Bacio Trattoria, 12 North Salem Road, Cross River New York 10518] [1] a variance of Article IV, §220-23E of the Zoning Ordinance in the matter of a proposed restaurant addition which will be closer to the front lot line (proposed 40 feet from the street center line where 45 feet is required) [2] a variance of Article III, §220-16E (3)(4) as existing outdoor seating area is within the 15' landscape buffer and within 20' front yard setback from the property line [3] a variance of Article III, §220-16F Maximum Area: (25% of indoor seating area) (proposed 385 square feet where 310.5 square feet is allowed) [4] a variance of Article III, §220-9D(2) as nonconformity of existing restaurant building will increase but proposed addition shall not project further into the front yard setback than the existing building presently does.

The Public Hearings were held on Wednesday, October 26th and November 16th 2011 at the Town House, 11 Main Street, South Salem, New York at 7:30 P.M.

Board Members:	Present:	Geoffrey Egginton 11/16/11 Jason Krellenstein Carolyn Mandelker Robin Price, Jr. Thomas Casper
	Absent:	Geoffrey Egginton 10/26/11
The Property:		The property is located on the south side of Route 35 and North Salem Road, designated on the Tax Map as Sheet 17, Block 10799, Lot 03, in an RB Retail Business District and R-½A, One Half – Acre Residential District.
Appearances:	For Applicant:	Mr. Michael Sirignano, Esq. Mr. James DeLalla
	In Support:	Virginia Dachenhausen 22 Mark Mead Road
	In Opposition:	Jennifer Dering 5 Mark Mead Road Jeffrey Yorke 7 Mark Mead Road
References:		Minutes of the Public Hearings; Letter of Support from Dean Travalino, dated 11/16/11; Site Plan, Floor Plans & Elevations, dated 9/20/11; Plans SP-1 through SP-4, SD-1 & SD-2, dated 9/20/11;

Action of the Board:		THE APPLICATION IS APPROVED.
The Vote:	To Approve:	November 16th 2011
	Affirmative:	Casper, Price, Mandelker, Krellenstein, Egginton
	Negative:	None
	Absent:	None

NATURE OF APPLICATION
AND
SUMMARY OF EVIDENCE PRESENTED

Application for [1] a variance of Article IV, §220-23E of the Zoning Ordinance in the matter of a proposed restaurant addition which will be closer to the front lot line (proposed 40 feet from the street center line where 45 feet is required) [2] a variance of Article III, §220-16E (3)(4) as existing outdoor seating area is within the 15' landscape buffer and within 20' front yard setback from the property line [3] a variance of Article III, §220-16F Maximum Area: (25% of indoor seating area) (proposed 385 square feet where 310.5 square feet is allowed) [4] a variance of Article III, §220-9D(2) as nonconformity of existing restaurant building will increase but proposed addition shall not project further into the front yard setback than the existing building presently does.

The property is located on the south side of Route 35 and North Salem Road, designated on the Tax Map as Sheet 17, Block 10799, Lot 03, in an RB Retail Business District and R-½A, One Half –Acre Residential District.

Mr. Michael Sirignano, Esq. and Mr. Jim DeLalla were present to represent the client at the October 26th meeting. He stated that they have been before the Planning Board for some time and are proposing expansion of the restaurant that will drastically revise and improve the site plan. Mr. Sirignano stated that they have been working with the Planning Board and they are pleased with the progress that has been made with the plan and they will be proceeding to the next level of review regarding storm water issues. He stated that they were referred to ACARC and received a waiver for the freestanding sign as well as approval.

Mr. DeLalla described the existing conditions on the site and discussed plans SP-1 and SP-3. He stated that the bathrooms would be relocated and the kitchen and dining area will be expanded. Mr. DeLalla stated that the 60 square foot expansion does not extend any closer to North Salem Road than it currently does. He stated that it will be a one way flow of traffic in and the entrance is pulled back from Route 35. Mr. DeLalla stated that currently they have 26 parking spaces and they are required to have 29 spaces for 58 seats in the restaurant. He stated that the outdoor dining area slightly exceeds the limit of what is allowed.

Mr. Casper asked if the outdoor seating exists without approvals.

Mr. DeLalla responded that the outdoor seating predates the ordinance.

Ms. Mandelker stated that the outdoor dining is grandfathered.

Mr. DeLalla stated that the existing sign will be relocated.

Mr. Sirignano stated that the proposed restaurant addition which will be closer to the front lot line proposed 40 feet from the street center line where 45 feet is required and a variance of Article III, §220-9D(2) as nonconformity of existing restaurant building will increase but the proposed addition shall not project further into the front yard setback than the existing building presently does. He stated that they are also requesting a variance of §220-16E (3)(4) as existing outdoor seating area is within the 15' landscape buffer and within 20' front yard setback from the property line.

Mr. Krellenstein asked how much a variance is being requested.

Mr. DeLalla stated that it is 8' were 15' is required.

Mr. Casper asked if any of the variance requests have to do with parking or seating issues.

Mr. Sirignano responded no, they have DOH approval for 58 seats and they can rope off or close down 25% of the indoor seating and use it outside. Mr. Sirignano stated that they are not increasing the seating capacity for the outdoor seating area.

Mr. Casper stated that come the summer time the applicant would have a combined total of 58 seats.

Mr. Sirignano stated that they would have to meet the parking requirements for any additional seating.

Ms. Mandelker asked if anyone wished to be heard either in favor or opposed.

Ms. Jennifer Dering of 5 Mark Mead Road stated that she is an engineer and has lived on the road for 15 years. She stated that the reality is that there is not one way traffic flow.

Mr. Casper stated that the applicant was discussing the proposed plans and that is under the purview of the Planning Board. He asked if the entrance is subject to a variance request.

Ms. Dering responded that it relates to safety. She stated that they have requested that intersection safety studies be done to evaluate the hazards. Ms. Dering stated that on 5 occasions per month she is almost hit by patrons exiting the restaurant parking lot. She stated that the owner takes no responsibility for controlling the patrons. Ms. Dering stated that you can not walk down the street it is loud and they purchased the restaurant knowing that it was out of conformance with the ordinance as it existed. She stated that the expansion of the restaurant is for personal gain and therefore not a hardship. Ms. Dering stated that they are taking away the aesthetics and beauty of the community. She stated that safety is a major component of this project. Ms. Dering stated that they have not provided anything for the privacy of the neighbors. She stated that to unduly expand the restaurant leads to overcrowding and is a disservice to the community and the patrons. Ms. Dering stated that her well is down stream of their septic system and many years ago someone filled in the pond and they are within the wetland buffer. She stated that she builds power plants in people's neighborhoods with more privacy screening.

Mr. Casper stated that the wetlands are the purview of the Planning Board.

Mr. Jeffrey Yorke of 7 Mark Mead Road stated that when he came to the neighborhood 28 years ago Koch's Corner was so inconspicuous and was not burdensome. He stated that their neighborhood quality of life has been diminished and the request for 4 variances should be a red flag. Mr. Yorke stated that on more than one occasion they have had very narrow escapes from the drivers pulling out of the restaurant. He stated that the Koch family previously had picnic tables out there and now there are space heaters and a canopy, in effect this has become an ancillary structure. Mr. Yorke stated that the applicant is asking the ZBA to make an already bad situation worse. He stated that people continue to park in the street and on the grass. Mr. Yorke stated that Mrs. Koch magically made the pond disappear but it is still there below the surface.

Mr. Martin Sternberg of 20 Mark Mead Road stated that he is a 33 year resident and commented that Mr. Casper has brushed aside the wetlands issue.

Mr. Casper responded that he is not brushing aside the wetlands issue; he wants to be clear about what he is voting on.

Mr. Sternberg stated that the pond disappeared overnight and the traffic is a major problem. He stated that drivers don't drive carefully and the 4 variances will create a more dangerous situation.

Ms. Dering stated that Mr. Sirignano mentioned that they had been working with the Planning Board on their application and that they have come up with something that they think will work. She stated that that is unethical and the Planning Board should not be in cahoots with an applicant.

Mr. Sirignano stated that he takes exception to being accused of doing something unethical or being in cahoots with anyone. He stated that what he means by working with the Planning Board is that the Planning Board consultants make suggestions or requests and the applicant goes back to the drawing board and they respond by giving them what they want or they explain why they can't give them everything that they want. Mr. Sirignano stated that he wants to be clear that the Planning Board has done nothing unethical.

Mr. DeLalla stated that they have had an application before the Planning Board for the last several years which they have commented on and given their input regarding the design layout. He stated that currently the existing entrance is wide enough for two way traffic flow and cars park within the setbacks. Mr. DeLalla stated that they are proposing to create a one way traffic flow with angled parking and the cars will not be able to maneuver out of the entrance which alleviates potential for conflicts with cars and makes it safer than what exists there today. He stated that they are moving a lot of the parking from the front and it will improve the aesthetics. Mr. DeLalla stated that two of the variances are for the pre-existing outdoor seating and the terrace has been there just to establish what currently exists on the site. He stated that approximately half the site is zoned residential which will remain undeveloped and the other portion of the site is retail business and the restaurant is a permitted use.

Mr. Sirignano stated that his clients are sensitive to the residential area and the owners abandoned Mrs. Koch's plans for a second building. He stated that this is a retail business zone and the restaurant is permitted. Mr. Sirignano stated that it is a busy intersection because of the two state highways. He stated that all the professionals and board members are in agreement that the plan makes this a much safer situation for ingress and egress. Mr. Sirignano stated that his client has forfeited any development of the residential acre, it will just be lawn. He stated that the Town Board moved the line so that the site plan could be implemented in a retail business zone.

Ms. Dering stated that she is concerned about their septic system and her well.

Mr. Sirignano stated that the septic system is under the jurisdiction of the Department of Health.

Mr. Yorke stated that the DOH has no jurisdiction over the zoning laws. He stated that supporting a restaurant on a residential property is a violation of the zoning law.

Ms. Virginia Dachenhausen of 22 Mark Mead Road stated that she has lived there for 24 years and she recalls seeing applications for strip malls and low income housing as well as a bank with a drive through ATM. She stated that a lot of neighbors were concerned about those projects and they wanted the restaurant to expand. Ms. Dachenhausen stated that unfortunately they live at a busy intersection but it is fortunate to the neighborhood that they do not have a bar crowd and they do have reasonable hours of operation compared to what could have gone in that location.

Ms. Mandelker stated that the public hearing will remain open and a site walk will be conducted on the morning of Saturday, November 12th.

FINDINGS AND CONCLUSIONS

Chairman Egginton stated that a site walk was conducted on the morning of Saturday, November 12th. He asked if anyone wished to comment on the site walk.

Mr. Sirignano and Mr. DeLalla were present at the November 16th meeting.

Chairman Egginton read a letter of support from Dean Travalino of 105 Spring Street dated 11/16/11.

Chairman Egginton stated that the requests are relatively minor; the overall improvements with respect to the site plan will increase the handicap accessibility, the traffic flow in front of the restaurant as well as to ensure the use of it as a modest restaurant.

Mr. Casper stated that it makes sense.

Chairman Egginton moved that the application be approved as presented for the following reasons:

- That there will be no undesirable change in the character of the neighborhood with respect to site plan aspects;
- That there is no practical alternative to request a variance;
- That the area variance is relatively unsubstantial;
- That there will be no adverse environmental impact, it will be an improvement;
- That the difficulty is not self-created;

The motion was seconded by Mr. Price. In favor: Mr. Casper, Mr. Price, Mr. Krellenstein, Ms. Mandelker and Chairman Egginton. To Deny: None; Abstain: None; Absent: None;

Prior to commencement of any work done under this approval, the Applicant is directed to contact the Building Department to obtain such permits as may be necessary and to pay such fees as may be required.

Geoffrey Egginton
Chairman

Dated in South Salem, New York
This ___ day of December 2011

Expiration: The 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 its decision, shall expire if work is not initiated pursuant thereto within one (1) year of the date said decision is filed with the Office of the Town Clerk or if said use or uses shall cease for more than one (1) year.

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will hold a Public Hearing on Wednesday, September 17, 2014 at 7:30 P.M., at the Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza, Lower Level, 20 North Salem Road, Cross River, New York regarding the following:

Cal. NO. 17-14-BZ

Application of Patrick Croke, 11 Court Road, Bedford, New York [The McCaffery Family Partnership, 22 Perch Bay Rd., Waccabuc, N. Y. 10597, owners of record] for a variance of [1] Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed accessory structure (cabana) that will be closer to the rear yard line than permitted (14' proposed where 50' is required) and [2] Article IV, §220-23D (11) in the matter of the construction of an accessory structure that will exceed 600 square feet (proposed 896 square feet) in an R-2A, Residential District.

The property is located on the north side of (#22) Perch Bay Road, designated on the Tax Maps of the Town of Lewisboro as Sheet 25A, Block 10813, Lot 2, in an R-2A, Two Acre Residential District.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza (PO Box 725), Lower Level, 20 North Salem Road, Cross River, New York 10518 during regular business hours. At such hearing, all interested parties may attend and will be heard.

Dated this 4th day of September, 2014
in South Salem, New York

By:

ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
CAROLYN MANDELKER
ACTING CHAIRWOMAN

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.

ZONING BOARD OF APPEALS

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The property is located on the north side of (#22) Perch Bay Road, designated on the Tax Maps of the Town of Lewisboro as Sheet 25A, Block 10813, Lot 2, in an R-2A, Two Acre Residential District.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza (PO Box 725), Lower Level, 20 North Salem Road, Cross River, New York 10518 during regular business hours. At such hearing, all interested parties may attend and will be heard.

Dated this 4th day of September, 2014
in South Salem, New York

By:

ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
CAROLYN MANDELKER
ACTING CHAIRWOMAN

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Town of Lewisboro

P. O. Box 725
20 North Salem Road, Cross River, New York 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 17-14- (B.Z.) **Cal. No. ..... (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: PATRICK CROKE Phone: (914) 234-6093

Address 11 COURT ROAD, BEDFORD NY 10506 E-Mail PATRICK@PMCARCHITECT.COM

Owner's Name: THE MCCAFFERY Family PARTNERSHIP Phone: (646) 416-1060

Address 22 PERCH BAY ROAD, WACCABUC NY, 10597 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 220-23 D(11) 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: construct a building with A REAR yard setback of 14' where 50' is required.
220-23D(11) Accy structure over 600# total of 896#

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 22 PERCH BAY ROAD, WACCABUC 10597

Tax Map: Sheet 25A Block 10813 Lot(s) 2

Zoning District: R2A Lot Area: 3.722 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: ..... Date: .....

VI. RECEIPT:

Date Received by Clerk 8/8/14 Fee Received $ 252.-

Check #: 4707 Receipt #: 25598

* 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)

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, September 17, 2014 at 7:30 P.M., at the Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza, Lower Level, 20 North Salem Road, Cross River, New York 10518 regarding the following:

CAL. NO. 18-14-BZ

Application of Robert & Jamie Turriago, 21 Tri-Brook Drive, South Salem, New York 10590 for a variance of [1] Article IV, §220-23D (11) of the Zoning Ordinance in the matter of an "As-Built" expansion of an existing accessory building totaling 1932 square feet where 600 square feet is permitted in an R-2A, Two Acre Residential District [2] Or an interpretation of the Zoning Ordinance as to whether connection of accessory building to residence by means of a pergola of approximately 170' is considered "attached" thereby making the accessory building part of the residence.

The property is located on the north side of Tri-Brook Drive and designated on the Tax Maps of the Town of Lewisboro as Sheet 47B, Block 10060, Lot 24, in an R-2A, Two-Acre Residential District.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza, (PO Box 725) Lower Level, 20 North Salem Road, Cross River, New York 10518 during regular business hours. At such Hearing, all interested parties may attend and will be heard.

Dated this 4th day of September, 2014
in South Salem, New York

By: ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
CAROLYN MANDELKER
ACTING CHAIRWOMAN

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. 18-14- (B.Z.) **Cal. No. ..... (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Janice & Robert Turriano Phone: 914-533-0125

Address 21 Tribrook Dr. E-Mail Cell-917-560-1133

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:

- ☑ A Variation of Article IV Section 220-23D11 of the Zoning Ordinance.
- ☐ A Special Permit pursuant to Article ..... Section ..... of the Zoning Ordinance.
- ☑ An Interpretation of the Zoning Ordinance or Zoning Map. Would 170' pergola be considered attached thereby making back part of residence.
- ☐ 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: Accessory structure 1832 sf larger than permitted 600sf.

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 21 Tribrook Dr.

Tax Map: Sheet 475 Block 10660 Lot(s) 24

Zoning District: R2A Lot Area: 2.6 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: ..... Date: .....

VI. RECEIPT:

Date Received by Clerk 8/29/14 Fee Received $ 250.-

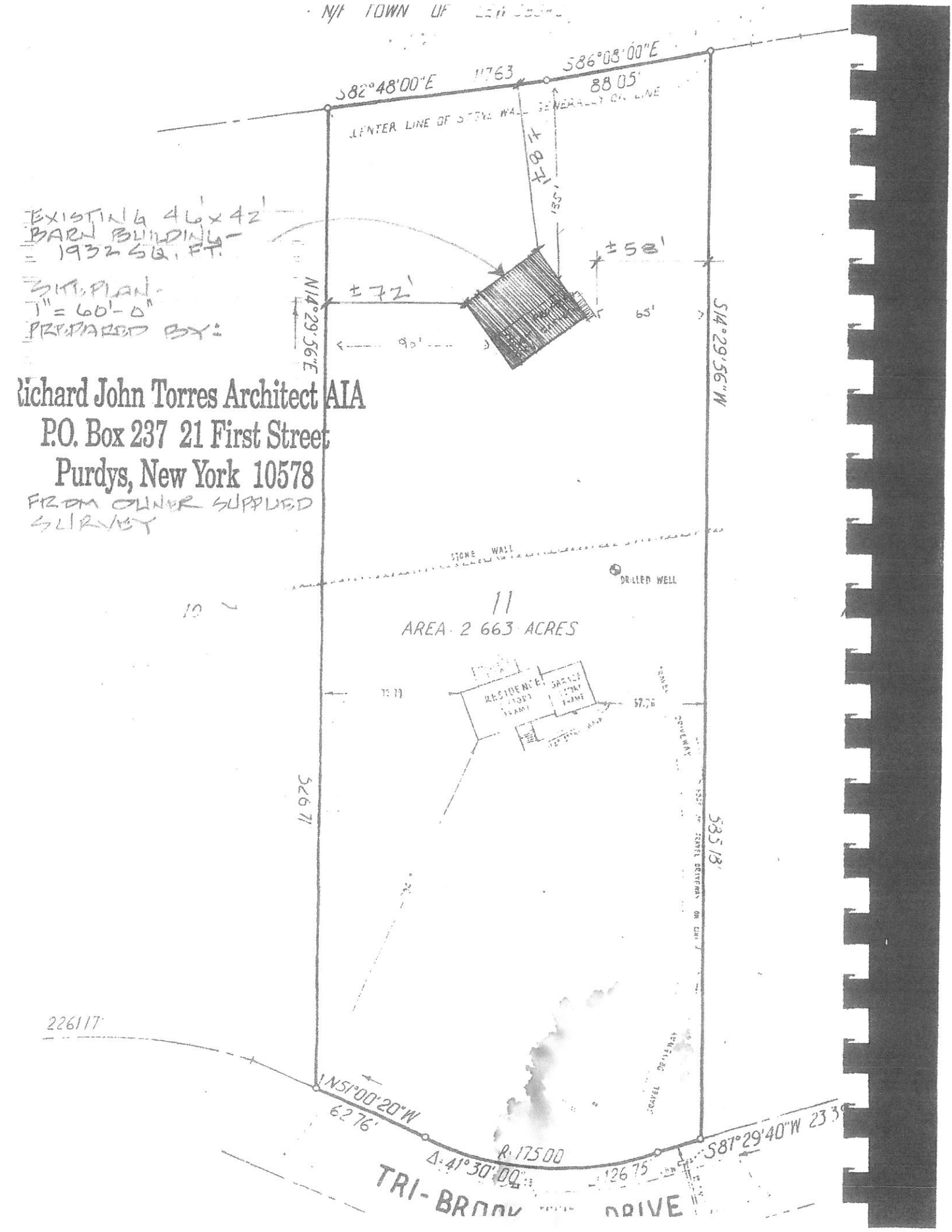
Check #: 2230 Receipt #: 25445

* 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.

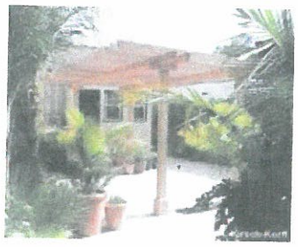
*** Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

(over)


N/F TOWN OF
S82°48'00"E
11763
S86°08'00"E
88 05'
CENTER LINE OF STONE WALL GENERALLY ON LINE
±87'
135'
EXISTING 46'x42' BARN BUILDING - 1932 SQ. FT.
±58'
±72'
N14°29'56"E
S14°29'56"W
65'
90'
SITE PLAN - 1" = 60'-0" PREPARED BY:
Richard John Torres Architect AIA
P.O. Box 237 21 First Street
Purdys, New York 10578
FROM OWNER SUPPLIED SURVEY
STONE WALL
DRILLED WELL
11
AREA 2 663 ACRES
RESIDENCE
GARAGE
526 71
585 18'
226117'
N51°00'20"W
62 76'
R 175 00
Δ 41°30'00"
126 75'
S87°29'40"W 23 3
TRI-BROOK DRIVE

treated wood trellis covered walkway ideas

IMAGE SEARCH



Patio Covers & Trellises

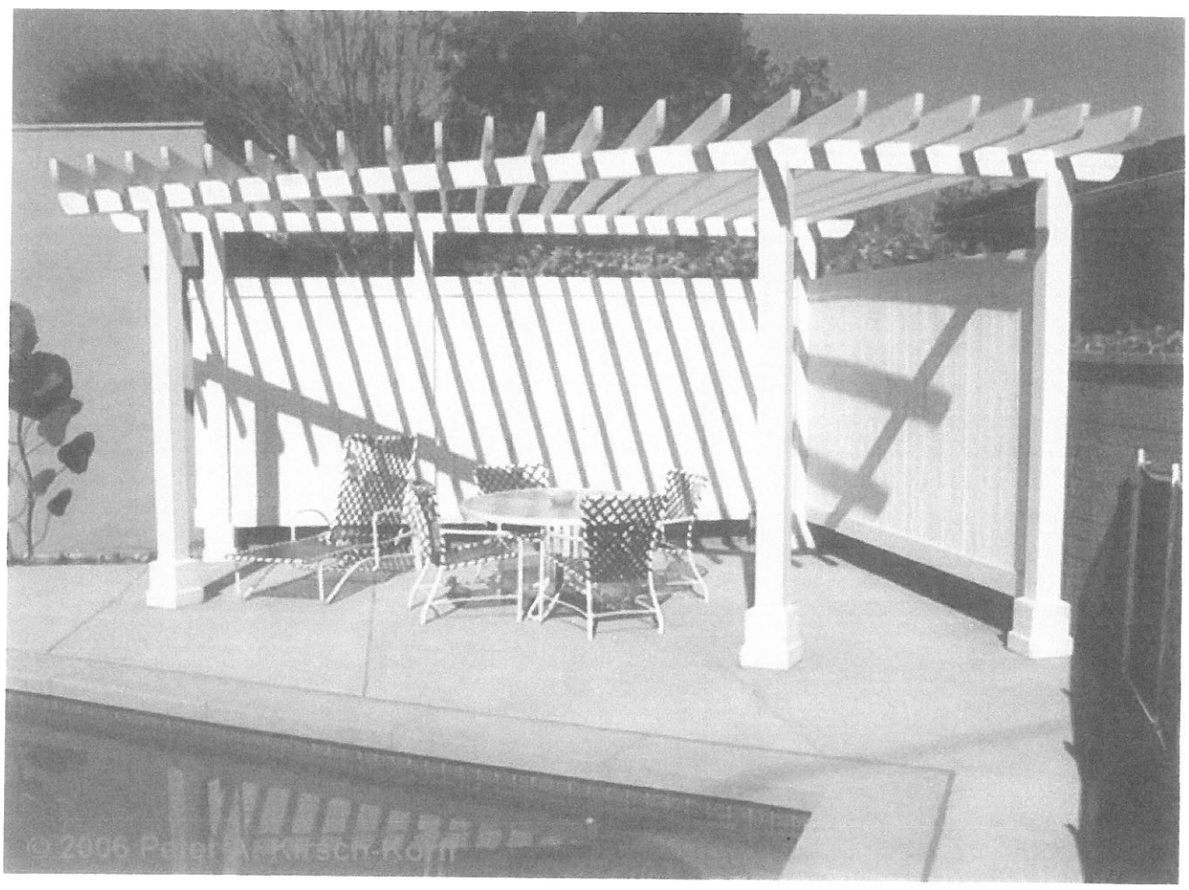
600 x 489 pixels
132KB

The image is at:
www.kirsch-korff.com/Pages/arbors.htm

Image may be subject to copyright

See Full-Size Image

Peter A. Kirsch-Korff

Beautiful Wood Arbors, Pergolas & Patio Covers

Los Angeles Pasadena Arcadia Malibu Bradbury