TOWN OF LEWISBORO
Westchester County, New York

Zoning Board of Appeals
PO Box 725
Cross River, New York 10518

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

ZONING BOARD OF APPEALS
AGENDA

Wednesday, October 29, 2014
7:30 P.M

Town Offices @ Cross River
Cross River Plaza, Cross River

I. Review and adoption of the Minutes of September 19, 2014

II. PUBLIC HEARINGS

- **Carried over**

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. 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.

- **New Business**

Cal. #19-14-BZ

Application of Teo Siguenza, RA, 460 Old Post Road, Bedford, New York 10506 (Owner of Record: Clifford Wallach, 49 Lake Shore Drive, South Salem, New York 10590) for a [1] variance of Article III § 220-9D (2) and [2] Article IV § 220-23E of the Zoning Ordinance in the matter of an increase in nonconformity other than use due to the proposed addition that will be closer to the front line than permitted (14'7" at closest proposed where 30' is required) and closer to the street center line (40' proposed where 55' is required) in an R-1/2A, Residential District.

The property is located on the east side of (#49) Lake Shore Drive, designated on the Tax Maps of the Town of Lewisboro as Sheets 36G & 36H, Block 11174, Lots 10, 11 & 29, in an R-1/2A, One-Half Acre Residential District.

Cal. #20-14-BZ

Application of Tadeusz Rajwer, 51 Knapp Road, South Salem, New York (Owner of Record: Tadeusz Rajwer and Karen Foley, 51 Knapp Road, South Salem, New York 10590) for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed propane tank that is closer to side lot line (20'proposed where 30' is required) in an R-1A, Residential District.

The property is located on the north side of (#51) Knapp Road, designated on the Tax Maps of the Town of Lewisboro as Sheet 34C, Block 11826, Lot 29, in an R-1A, One Acre Residential District.

III. CORRESPONDENCE & GENERAL BUSINESS

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, October 29, 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. #20-14-BZ

Application of Tadeusz Rajwer, 51 Knapp Road, South Salem, New York (Owner of Record: Tadeusz Rajwer and Karen Foley, 51 Knapp Road, South Salem, New York 10590) for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed propane tank that is closer to side lot line (20'proposed where 30' is required) in an R-1A, Residential District.

The property is located on the north side of (#51) Knapp Road, designated on the Tax Maps of the Town of Lewisboro as Sheet 34C, Block 11826, Lot 29, in an R-1A, One Acre Residential District.

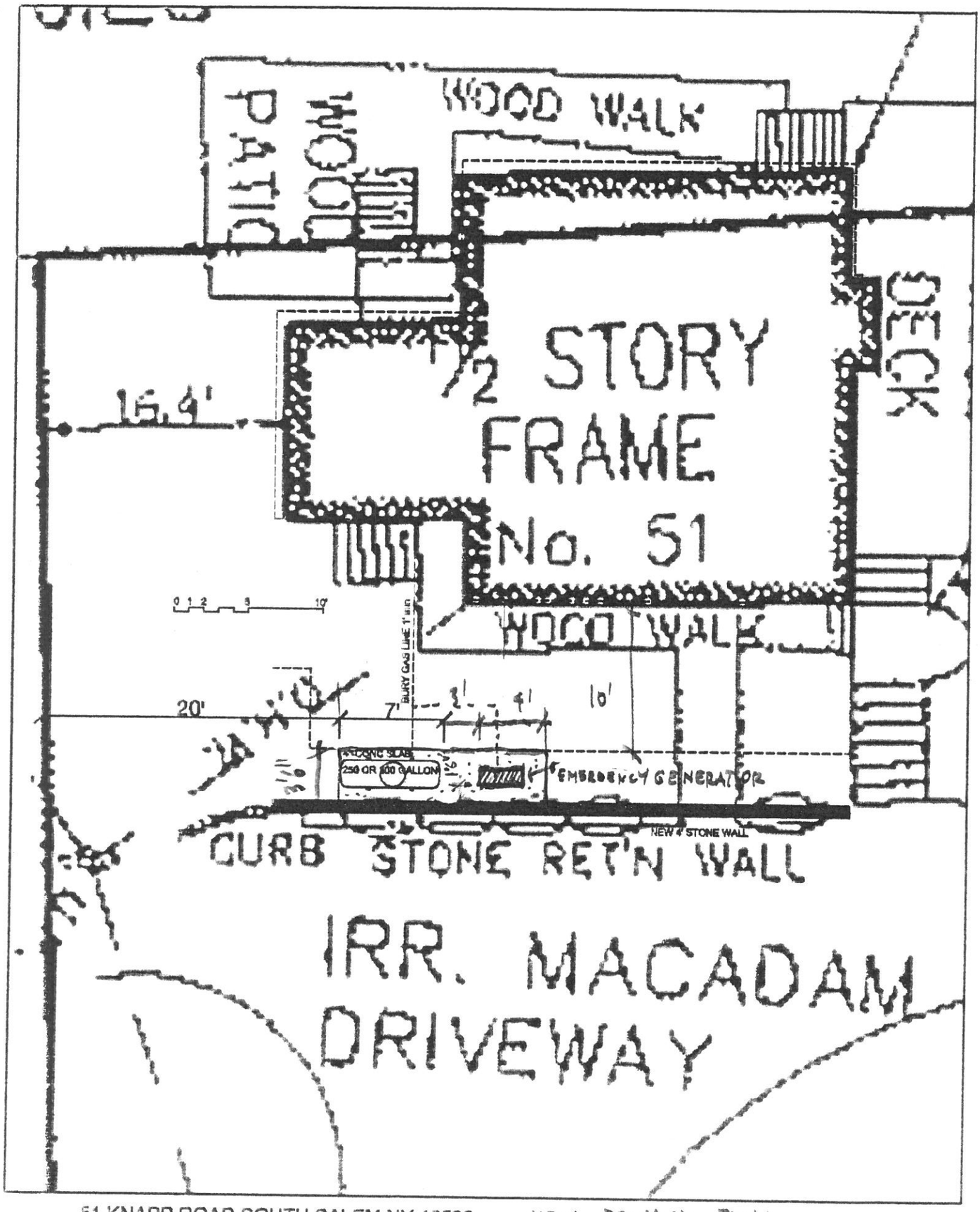
Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza (PO Box 725), Lower Level, 20 North Salem Road, Cross River, New York 10518 during regular business hours.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

Dated this 16th day of October, 2014
in South Salem, New York

By:

ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
ROBIN PRICE, JR.
CHAIRMAN

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.



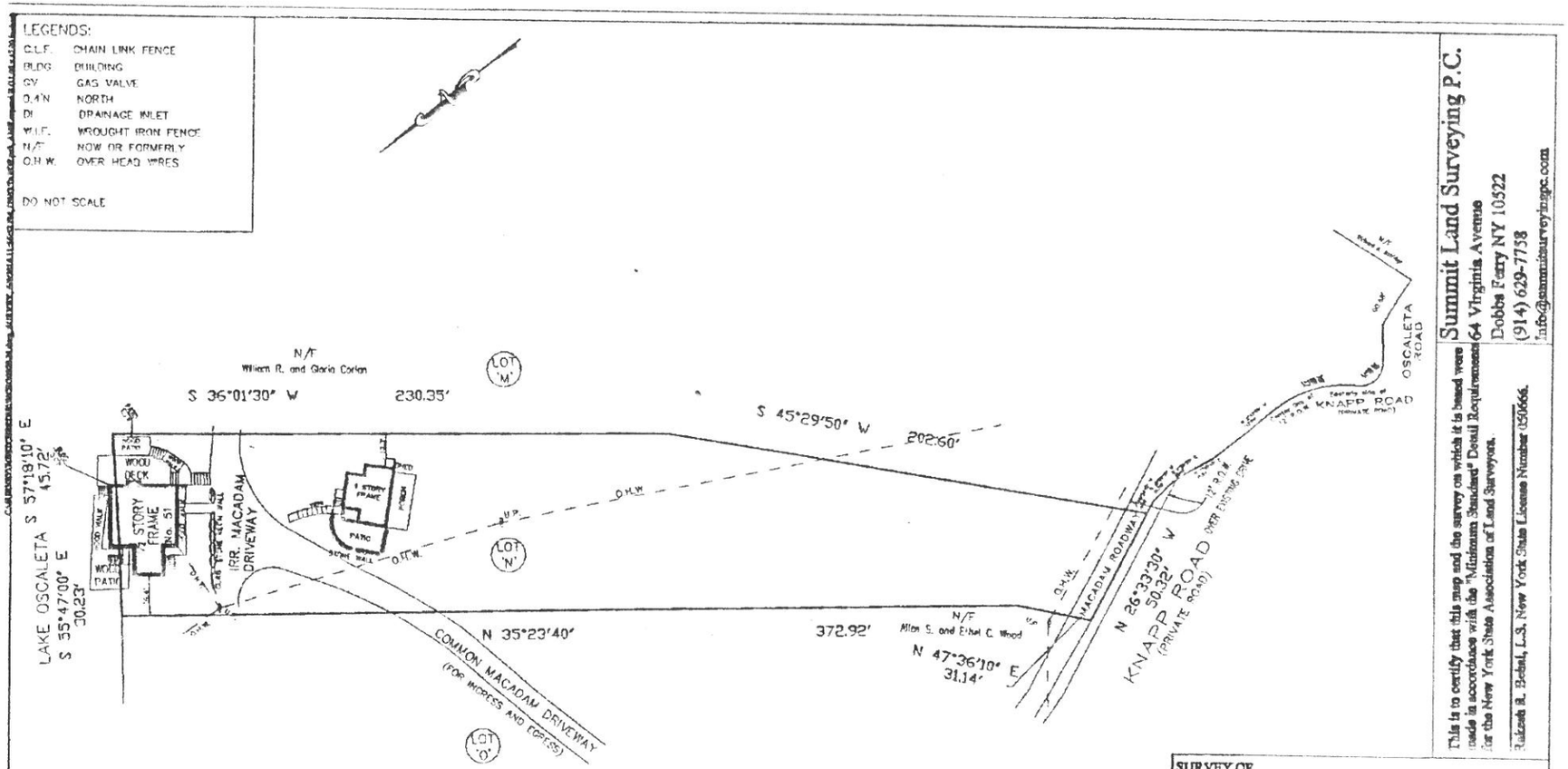
51 KNAPP ROAD SOUTH SALEM NY 10590
22 SEPTEMBER 2014

NEW PROPANE TANK
NEW EMERGENCY GENERATOR.

LEGENDS:

C.L.F.	CHAIN LINK FENCE
BLDG	BUILDING
GV	GAS VALVE
O.4'N	NORTH
DI	DRAINAGE INLET
W.I.F.	WROUGHT IRON FENCE
N/F	NOW OR FORMERLY
O.H.W.	OVER HEAD WIRES

DO NOT SCALE



Summit Land Surveying P.C.
64 Virginia Avenue
Dobbs Ferry NY 10522
(914) 629-7758
info@summitsurveyingpc.com

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Bahal, L.S. New York State License Number 050666.

ALSO KNOWN AS SECTION 34C, BLOCK 11826, LOT 29
IN THE OFFICIAL TAX MAPS OF TOWN OF LEWISBORO

THIS SURVEY WAS PREPARED FOR USE IN OBTAINING INFORMATION FOR THE TITLE PURPOSE ONLY. THE COURSES OR DIMENSIONS SHOWN HEREON ARE FOR A SPECIFIC TITLE PURPOSE ONLY AND ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, BUILDING WALLS, SWIMMING POOLS, PATIOS, ADDITION TO THE EXISTING BUILDINGS, NO LIABILITY IS ASSUMED BY SUMMIT LAND SURVEYING P.C. FOR LOSS DUE OF THE DATA FOR CONSTRUCTION OR ANY NEW IMPROVEMENTS. BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF ANY OF WAYS, AREAS, EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CHECKED.

A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A CHECK OF THE SUBJECT PROPERTY WAS PROVIDED.

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL, MUST BE CONSIDERED TO BE A TRUE AND VALID COPY.

Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed herein. The certifications are not transferable.

Certified To: Tadeusz Rajwer and Karen Foley, Citibank, N.A., ISAOA, ATIMA Insurance Company, and Thoroughbred Title Services, LLC, for Title Number TTS-30697 Only.

SCALE: 1"=40.0'
Measurement in U.S. Standard.

DATE: JUNE 07, 2014.

JOB NUMBER
WCRO9978-N

SURVEY OF
LOT NUMBER "N"
AS SHOWN ON A CERTAIN MAP ENTITLED
MAP PREPARED FOR
HERBERT S. COTTRELL & LINDA COTTRELL
LOCATED AT
TOWN OF LEWISBORO
WESTCHESTER COUNTY STATE OF NEW YORK.

Said map is filed in the County Clerk's office, Division of Land Records, Westchester County, New York, on June 17, 1955 as Map Number 9974.

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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. 20-14-BZ (B.Z.) *Cal. No. ..... (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: T. RAJWER Phone: 917-587-0501

Address 51 KNAPP ROAD, SOUTH SALEM E-Mail tadeusz@t-drive.com

Owner's Name: ..... Phone: .....

Address ..... E-Mail .....

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

☑ A Variation of Article SETBACKS 30' SIDEYARD ZONE RIA 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)~~ PROPANE TANK CLOSER TO SIDE LOT LINE THAN PERMITTED IN RIA district 20' where 30' is REQUIRED

AND FURTHER DESCRIBED AS FOLLOWS: INSTALL PROPANE TANK, ON CONC PAD LESS THAN 30' FROM BOUNDARY & GENERATOR

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 51 KNAPP ROAD

Tax Map: Sheet Section 34C Block 11826 Lot(s) N 29.

Zoning District: RIA Lot Area: 0.640 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: [signature] Date: 22 September 2014.

VI. RECEIPT:

Date Received by Clerk 10/2/2014 Fee Received $ 252.-

Check #: 440.- Receipt #: 25672

* 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, TADEUSZ RAJWER

County of NEW YORK being duly sworn, deposes and says that he resides at 51 KNAPP ROAD in the Town of LEWISBORO in the County of ..... in the State of NEW YOR. 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 29, N ~~[illegible]~~ TR in Block 11826 on Sheet 34C and that he hereby authorizes ..... 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.

[signature]

Sworn to before me, this 24th day of September, 2014

Mildred C. Ramos
(sign here)

MILDRED C. RAMOS
Notary Public, State of New York
No. 01RA4854309
Qualified in Westchester County
Commission Expires March 3, 2018

(over)

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, October 29, 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. #19-14-BZ

Application of Teo Siguenza, RA, 460 Old Post Road, Bedford, New York 10506 (Owner of Record: Clifford Wallach, 49 Lake Shore Drive, South Salem, New York 10590) for a [1] variance of Article III § 220-9D (2) and [2] Article IV § 220-23E of the Zoning Ordinance in the matter of an increase in non-conformity other than use due to the proposed addition that will be closer to the front line than permitted (14'7" at closest proposed where 30' is required) and closer to the street center line (40' proposed where 55' is required) in an R-1/2A, Residential District.

The property is located on the east side of (#49) Lake Shore Drive, designated on the Tax Maps of the Town of Lewisboro as Sheets 36G & 36H, Block 11174, Lots 10, 11 & 29, in an R-1/2A, One-Half 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 16th day of October, 2014
in South Salem, New York

By:

ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
ROBIN PRICE, JR.
CHAIRMAN

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. 19-14- (B.Z.) **Cal. No. ..... (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Teo Siguenza Phone: (914) 234-6289

Address 460 Old Post Road, Bedford, NY E-Mail ts@teosiguenza.com

Owner's Name: Clifford Wallach Phone: .....

Address 49 Lakeshore Drive, Lewisboro, NY E-Mail clifford@halcraft.com

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

☒ A Variation of Article 220-90 Section 220-23E of the Zoning Ordinance. (increase in non-conformity front yd. set-back)

☐ 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: Addition to existing non-conforming residence will be 14ft-7in. from front lot line where 30' is required.

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 49 Lakeshore Drive, Lewisboro, NY

Tax Map: Sheet 36G Block 11174 Lot(s) 10

Zoning District: R Lot Area: 1/2 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: 8-18-14

VI. RECEIPT:

Date Received by Clerk 8/18/14 Fee Received $ 252.00

Check #: ..... Receipt #: 25602

* 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,
County of .....Clifford Wallach..... being duly sworn, deposes and says that he resides at 49 Lakeshore Drive 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 10 in Block 11174 on Sheet 369 and that he hereby authorizes Teo Siguenza 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 TWENTY SIXTH

day of AUGUST, 2014

Patricia V de Siguenza

PATRICIA V. SIGUENZA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SI6186218
Qualified in Westchester County
My Commission Expires April 28, 2016

(sign here)

(over)