

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, June 3, 2015 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. #11-15-BZ

Application of Teo Siquenza, 460 Old Post Road, Bedford, New York (Owner of Record: Laurent Paulhac & Carroll Rayner-Paulhac, 65 Chapel Road, Waccabuc, NY 10597) 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 to an existing shed that will be closer to the side line than permitted (26' 2" proposed where 40' is required) in an R-2A, Residential District.

The property is located on the north side of (#65) Chapel Road, designated on the Tax Maps of the Town of Lewisboro as Sheet 23, Block 11154, Lot 22, 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 21st day of May, 2015
in Cross River, 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. 11-15- (B.Z.) **Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Ted Siguenza Phone: 914-234-6289
Address: 460 Old Post Rd Bedford, NY 10508 E-Mail: ts@teusiguenza.com
Owner's Name: Laurent Paulhac + Carroll Rayner Phone: 914-498-3111
Address: 65 Chapel Rd Waccabuc, NY E-Mail: crayner@optonline.net

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

Application is hereby made for: III 2009 D(2) Increase in nonconformity
IV 200-23E other than USC
XA 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: Expand existing shed
closer to the sidewalk than permitted 26'2" where
40' is required.

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 65 Chapel Rd Waccabuc, NY 10597
Tax Map: Sheet 23 Block 11154 Lot(s) 22
Zoning District: R-2A Lot Area: 6.111 Acres

IV. ADDITIONAL INFORMATION

Run-in shed

Have previous appeals/special permits been filed in regard to these premises? Not known
(If yes, please give calendar number & date)

Cal. No. 07-05-02 Date 8/2005 - expired
54-07-02 12/07
Cal. No. 55-07-02 Date 12/07 w/drawn
56-07-02 Date 12/07 w/drawn

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: 04-20-2015

VI. RECEIPT:

Date Received by Clerk: 4/20/15 Fee Received \$ 282.-
Check #: 2007 Receipt #: 25978

* 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.

AFFIDAVIT OF OWNERSHIP

State of New York, Carroll Rayner being duly sworn, deposes
County of
and says that he resides at 65 Chapel 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
22 in Block 111.54 on Sheet 23 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 Twentieth

day of April, 2015

Patricia V. Siguenza

PATRICIA V. SIGUENZA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SI6186218
Qualified in Westchester County
My Commission Expires April 28, 20

Carroll Rayner

(sign here)

(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, June 3, 2015 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. 12-15-BZ

Application of Hajdin Rraci, 103 North Salem Road, Cross River, New York, [Hajdin & Kujtim Rraci, owners of record] for a variance of Article IV, §220-23D (11) in the matter of the construction of an accessory building that will exceed 600 square feet (proposed 772 square feet) in an R-4A, Residential District.

The property is located on the easterly side of (#103) North Salem Road, designated on the Tax Maps of the Town of Lewisboro as Sheet 20, Block 10801, Lot 46, in an R-4A, Four 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 21st day of May, 2015
in Cross River, 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. 12-15- (B.Z.) **Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: HAYDEN BRACI Phone: 914-557-8969
Address: 103 NORTH SALEM RD. E-Mail: HBRACI@OPTIMUM.NET
Owner's Name: S.A.M.E Phone: _____
Address: S.A.M.E E-Mail: _____

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

Application is hereby made for:

- A Variation of Article 220 Section 23-D(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.
- 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 772 SF ACCESSORY GARAGE (VARIANCE REQD - 172 SF)

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 103 NORTH SALEM RD.
Tax Map: Sheet 10301 Block 46 Lot(s) 220
Zoning District: R4 Lot Area: 4.942 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: Hayden Braci Date: 4/27/15

VI. RECEIPT:

Date Received by Clerk: 4/27/15 Fee Received \$ 252.-
Check #: 6135 Receipt #: 25994

* 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.

AFFIDAVIT OF OWNERSHIP

State of New York, County of Putnam, Hajdin Raci, being duly sworn, deposes

and says that he resides at 103 W Salem Road in the Town of Cross River, Westchester County of New York, 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 ... on Sheet ... 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.

Sworn to before me, this 27 day of April, 2015

[Signature]
Notary Public, State of New York

DORENE PUGLIESE
Notary Public, State of New York
No. 01PU6197684
Qualified in Putnam County
Commission Expires 12/31/2016

April 24, 2015

CROSS RIVER ARCHITECTS

ROBERT J. EBERTS, R.A.
PRINCIPAL

Robin Price, Chairman
Lewisboro Zoning Board of Appeals
20 North Salem Rd.
Cross River, NY 10518

Re: Proposed Rraci Accessory Garage
103 North Salem Rd., Cross River, NY
List of Currently Owned Vehicles

Dear Mr. Chairman

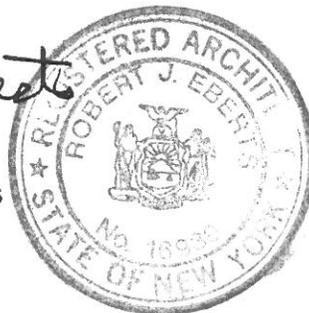
Following is a list of the vehicles that Mr. and Mrs. Rraci currently own and park at their home at 103 North Salem Rd. We have also indicated the lengths of these vehicles to demonstrate the need for a larger Accessory Garage. The first 3 vehicles are stored in the existing garage. The following 4 vehicles are anticipated to be stored in the proposed garage.

| <u>Year</u> | <u>Vehicle</u> | <u>Length</u> |
|-------------|-------------------------------|-----------------------------------|
| 2014 | Rolls Royce Ghost | 18'-3" |
| 2013 | Mercedes Benz GLK 350 | 14'-10" |
| 2012 | Mercedes Benz S550 | 17'-3" |
| 2012 | Silverado 1500 (8' bed) | 18'- 8" |
| 2012 | Silverado 1500 (Extended Cab) | 19'-3" |
| 2012 | Audi S5 Coupe | 15'-3" |
| 2013 | Corvette GrandSport Cabrio | 14'-6 1/2" (To be stored on Lift) |

Sincerely,



Robert Eberts
Cross River Architects



cc: File

PO Box 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, NY 10518
914.763.5887
fax 914.763.8409
Email RJE@CRARCH.com

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, June 3, 2015 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. 13-15-BZ

Application of Amanda & Charles Boice, 204 Smith Ridge Rd, South Salem, NY 10590 [Amanda K. Price & Charles Boice, owners of record] for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed deck that will be closer to the side line than permitted (13' proposed where 40' is required) in a R-2A, Residential District.

The property is located on the westerly side of (#204) Smith Ridge Road, designated on the Tax Maps of the Town of Lewisboro as Sheet 45A, Block 9827, Lot 4, 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 21st day of May, 2015
in Cross River, 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. 13-15- (B.Z.) **Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: AMANDA + CHARLES BOICE Phone: 917-468-8257
Address 204 SMITH PIKE RD, So SALEM NY E-Mail akppanda2@aol.com
Owner's Name: AMANDA + CHARLES BOICE Phone:
Address 204 SMITH PIKE RD, So SALEM NY E-Mail

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

Application is hereby made for:

- [X] A Variation of Article Section 220-235 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: NEW DECK ATTACHED TO HOUSE - TO CLIBE TO SIDEYARD. 13' where 40' is required -

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises:
Tax Map: Sheet 45A Block 9827 Lot(s) 4
Zoning District: 22A Lot Area: 2 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?

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: 4/24/2015

VI. RECEIPT:

Date Received by Clerk 5/1/2015 Fee Received \$ 250.-
Check #: 564 Receipt #: 26009

* 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.

AFFIDAVIT OF OWNERSHIP

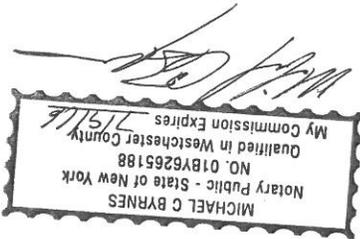
State of New York, County of CHAMBERS + Putnam Boile being duly sworn, deposes

and says that he resides at 217 St. Lawrence in the Town of St. Simon 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 4 in Block 9827 on Sheet 45A and that he hereby authorizes Michael C. Byrnes to make the annexed application including the statements contained in all of the exhibits transmitted herewith are true.

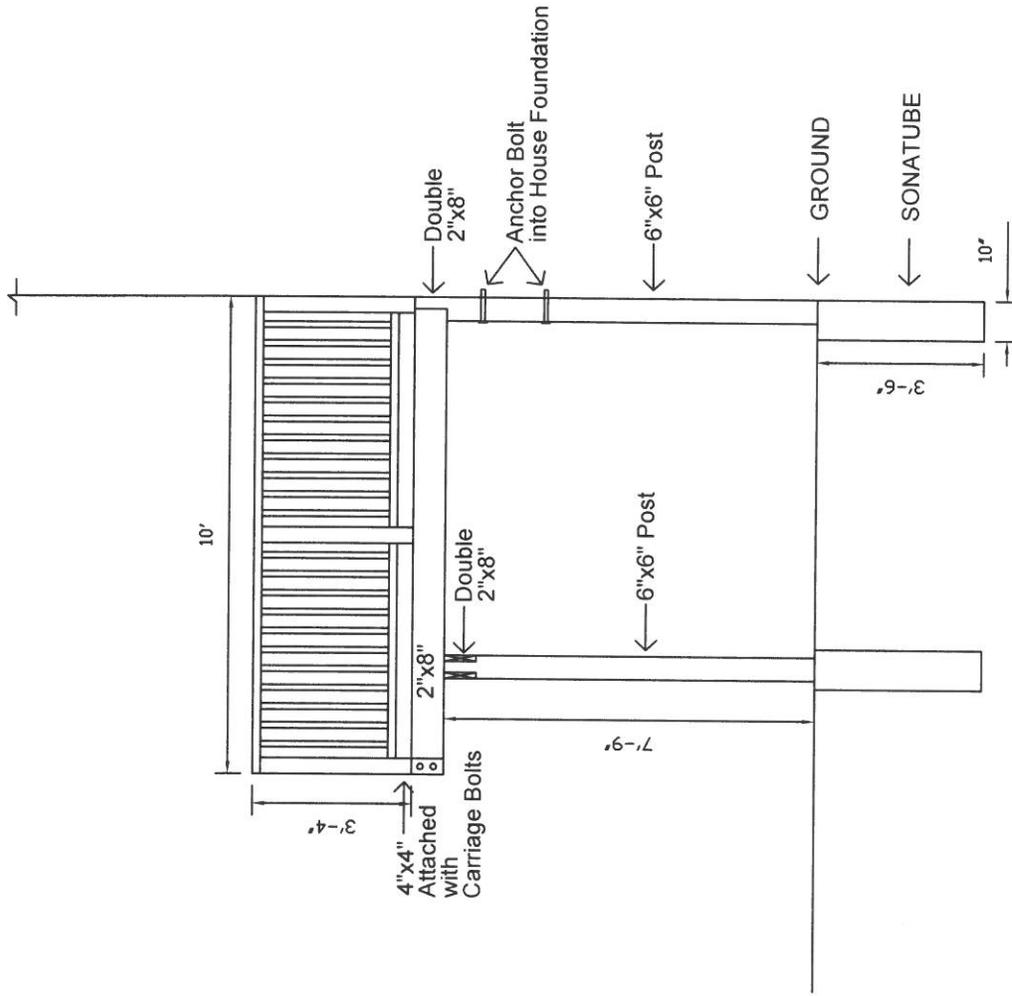
Sworn to before me, this

day of May, 2015

(sign here)

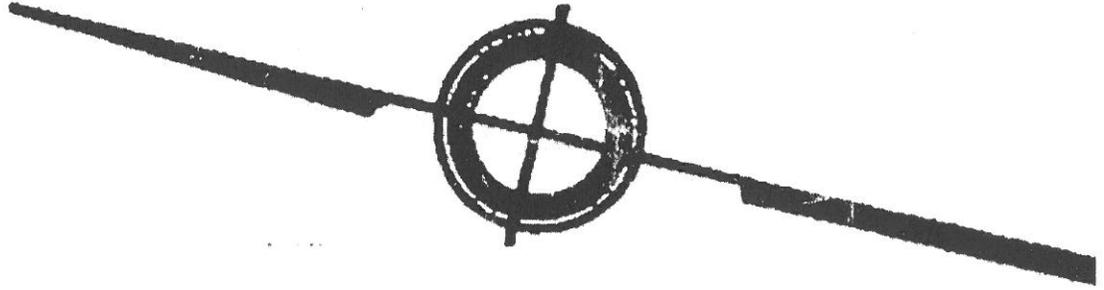


(over)



A BOICE RESIDENCE
 ELEVATION A - PROPOSED NEW DECK SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

R936455W



SMITH RIDGE ROAD
(ROUTE 1231)

5 11' 55" 10' 7"
100.00

PROPRANE TRUCK

deck

2 Story Frame House

Shed

Elec. Wires

600.00

176 ACRES
6 Mill

600.00



Pool

REG 1

WAY

17113 N

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, June 3, 2015 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. 14-15-BZ

Application of Charles E. Pavarini, 141 Smith Ridge Road, South Salem, New York 10597 for a variance of Article IV § 220-23D(8)(d) of the Zoning Ordinance in the matter of the storage of manure required to be stored 150' from the street, property line, watercourse or wetland area (25' from the side yard and 92' from the front property line) in a R-2A, Two-Acre Residential District. The property is located on the easterly side of (#141) Smith Ridge Road and designated on the Tax Map as Sheet 44, Block 10302, Lot 43, 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 21st day of May, 2015
in Cross River, New York**

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: 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. 1415- (B.Z.) **Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: CHARLES PAVARINI Phone: 203 223 1169
Address: 141 SMITH RIDGE RD. SOUTH SALEM NY E-Mail: CPAVARINI@AOL.COM
Owner's Name: CHARLES PAVARINI Phone: 203 223 1169
Address: 141 SMITH RIDGE ROAD SOUTH SALEM NY E-Mail: CPAVARINI@AOL.COM

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

Application is hereby made for:

- A Variation of Article IV Section 220-23D(8)(d) of the Zoning Ordinance. PERMITTED APLY. USES, NO STORAGE OF MANURE SHALL BE WITHIN 150 FT. OF A STREET, PROPERTY LINE, WATER COURSE OR WETLAND AREA.
- 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: PERMIT MANURE DUMPSTER WITHIN 150' BUFFER (PROPERTY LINE) PER ENCLOSED SKETCH DATED 12/8/04. PROPOSED SETBACKS - 25' TO NORTH AND 12' TO SOUTH PROPERTY LINES

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 141 SMITH RIDGE ROAD, SOUTH SALEM, NY 10590
Tax Map: Sheet 44 Block 043 Lot(s) 0244
Zoning District: R-2 Lot Area: 5.39 Acres

IV. ADDITIONAL INFORMATION

Have previous appeals/special permits been filed in regard to these premises? (If yes, please give calendar number & date)

29-0702 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: [Signature] Date: 4/29/2015

VI. RECEIPT:

Date Received by Clerk Fee Received \$ 252.00
Check #: 2625 Receipt #: 26057

* 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.

AFFIDAVIT OF OWNERSHIP

State of New York,

CHARLES PAVARINI

being duly sworn, deposes

and says that he resides at 141 Smith Progc Rd in the Town of South Steun

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

44 in Block 043 on Sheet 10302 and that he hereby authorizes

to make the annexed application including the statements contained 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 30th

day of April 2015

Notarial

NOTARIAL PUBLIC
MAY COMMISSION EXPIRES NOVEMBER 30 2015
CATALIA DIEGUES-CRONK

(sign here)

[Signature]

(over)

Inspection Report
TOWN OF LEWISBORO
WETLAND INSPECTOR

Owner Bennett/Pavarini
Location 141 Smith Ridge
Job _____

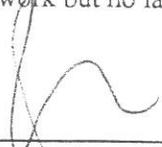
Date 1/12/05
Permit # _____
Sheet 218
Block 10302
Lot 43

INSPECTION: Plan Review

- Wetlands Location Silt Fence As-Built E & S Control

REMARKS: 1) Show septic location,
no buildings on septic
2) Maintain minimum 25'
between ~~septic~~ wetlands &
proposed fence
3) Move dumpster to be covered,
consider moving to south side
of driveway
4) Show zoning compliance
5) Consider mitigation around pond
+ lawn edge

Above noted items must be addressed before closing up construction or continuing work but no later than _____ upon completion call for re-inspection. Fee for re-inspection \$50.



Wetland Inspector
763-5592

Charles Pavarini
141 Smith Ridge Road
South Salem, NY 10590
Tel. / Fax (914) 533-5248

December 8, 2004

Jay Fain, Wetlands Inspector
Town of Lewisboro
Onatru Farm Park
99 Elmwood Road
South Salem, NY 10590

Re: 141 Smith Ridge Rd. South Salem, NY
Wetlands Review

Dear Mr. Fain;

Enclosed for your review and approval are the following documents requested concerning my application to erect an accessory structure on the subject property:

1. Wetlands report prepared Paul Jaehnig including photo documentation and wetlands map in compliance with Lewisboro Freshwater Wetlands Laws.
2. Affidavit of Taxes paid. I understand that the receiver of taxes shall execute this document upon your office's request. Please note for the record that all taxes have been paid on the subject property as per my title insurance policy in effect 10/29/2004.
3. Listing of adjacent property owners – names and addresses for properties within 100' of the property boundary
4. Notice of proposed wetlands activity.
5. Short Environmental Assessment Form.
6. Application to Planning Board for Wetland activity permit.
7. Affidavit of Ownership. Please note that I have not received back from the Westchester County Clerk the specifics on the location of the recorded deed as the property was transferred to me on 10/29/04. I have included for your reference a copy of Title Resource Agency, Inc. 11/04/04 correspondence with supporting documentation regarding the transfer.

In addition to the above requested documents, I would like to make several points regarding the planned use under this application;

1. The intended use for the accessory structure is for a horse barn. The foundation of which consists of item 4 stone. The location planned is the most practical for the given property constraints and at a location elevated and as far away from the wetlands area as possible and still complying with zoning setbacks. Kindly refer to Mr. Jaehnig's report photo number 2.

2. It is my opinion that the proposed location will have little if any wetlands impact and certainly the least impact of any possible locations on the property. We plan on setting the fencing back from the wetlands area as well. The proposed paddock area is elevated from the wetlands area and there is an existing natural berm at this area.
3. The former owner, Richard Meade kept horses at one time in an existing barn immediately adjacent to the wetlands. We have in fact opted not to use this barn for horse keeping and will store hay and tools in that location.
4. Feed and supplements shall be stored in the garage.
5. Manure shall be placed in 12 CY covered containers positioned on a pad of item 4 stone located away from the wetlands area.

I have enclosed a sketch of 12/08/04 indicating the locations of these improvements on Mr. Jaehnig's wetland map.

I trust you find the enclosed fully responsive to your needs in assessing the proposed use.

Respectfully Submitted,

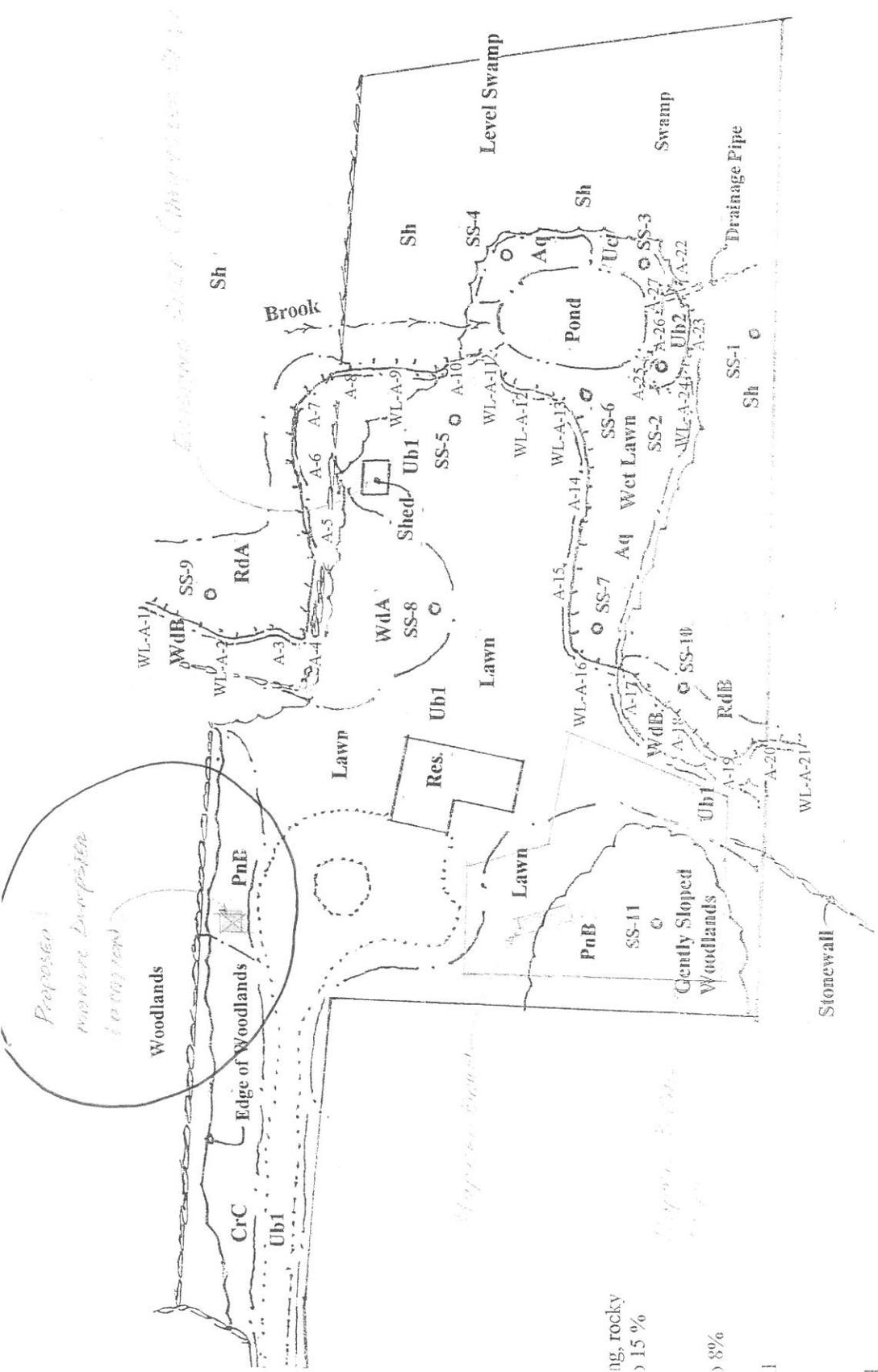
A handwritten signature in black ink, appearing to read 'Charles Pavarini', with a horizontal line extending to the right.

Charles Pavarini

Enclosures

C: file

*Proposed
improve drainage
to wetlands*



Proposed drainage

- 1, slopes 0 to 3%
- 1, slopes 3 to 8%

KEY TO MAP

- SS-1 SOIL BORING LOCATION
- WL-A-1 WETLAND BOUNDARY
- WL-A-2
- WL-A-3

WETLAND MAP
The Bennett Site
141 Smith Ridee Road