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 24th 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. 15-15-SP

Application of Gossett Brothers Nursery, Ltd., Route 35, South Salem, NY 10590 [Owner of record: Thomas Gossett, 1202 Route 35, South Salem, NY 10590] for the renewal of a Special Permit pursuant to Article V, Section 220-32B (2)(f) to operate a non-conforming nursery business.

The property is located on the north side of Old Post Road (Route 35), designated on the Tax Map as Sheet 31, Block 10805, Lot 46, 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 the 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 11th day of June, 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 15-15-SP

*Cal. No. ..... (B.Z.) **Cal. No. ~~22-13~~ ..... (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Gossett Brothers Nursery Phone: 914 763-3001
Address 1202 Rte 35 S Salem N.Y. E-Mail gossettnurserygmail.com
Owner's Name: Thomas Gossett Phone: 203 943-5545
Address 1202 Rte 35 S. Salem N.Y. E-Mail tgossett@yahoo.com

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

☐ A Variation of Article ..... Section ..... of the Zoning Ordinance.

☒ A Special Permit pursuant to Article V Section 220-32(2)(f) 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: non-conforming nursery

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 1202 Rte 35

Tax Map: Sheet 0031 Block 10505 Lot(s) 046

Zoning District: R2A Lot Area: 5.5 Acres

IV. ADDITIONAL INFORMATION

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

Cal. No. 22-135P Date 6/28/2013 Cal. No. 14-095P Date .....
Cal. No. 12-115P Date 6/27/2011 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: 5-20-15

VI. RECEIPT:

Date Received by Clerk 5/26/15 Fee Received $ 502.-
Check #: 1025 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.

(over)

AFFIDAVIT OF OWNERSHIP

State of New York,
County of Westchester Thomas Gossett being duly sworn, deposes and says that he resides at 1207 Route 35 in the Town of South Salem 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 ~~D603~~ 046 in Block 10805 on Sheet 6031 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~~ 20th day of May, 2015

(sign here)

(over)

YALYLY VILLANI
Notary Public - State of New York
NO. 01VI6269023
Qualified in Putnam County
My Commission Expires 9/17/2016

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 24, 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. 16-15-BZ

Application of 0-2 Living Realty Group, LLC, 792 Route 35, Cross River, NY 10518 seeking a variance of Article II, Section 220-56C in the matter of the existing parking at the Yellow Monkey Village where 41 parking spaces are required and the applicant is providing 32. An application to amend the Planning Board's resolution granting site plan approval dated August 2, 1978 is currently being reviewed by the Planning Board.

The Property is located on the east side of NYS Route 35 and designated on Tax Map of the Town of Lewisboro as Sheet 18, Block 10533, Lots 24 & 25 in an RB Retail Business 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.

ZONING BOARD OF APPEALS
TOWN OF LEWISBORO

Dated This 11th Day of June, 2015
IN Cross River, New York

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. 16-15 (B.Z.) **Cal. No. ..... (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: O-2 LIVING REALTY GROUP LLC Phone: 914-763-6320

Address 792 ROUTE 35, CROSS RIVER NY. E-Mail .....

Owner's Name: O-2 LIVING REALTY GROUP LLC Phone: 914-763-6320

Address 792 ROUTE 35, CROSS RIVER NY. E-Mail .....

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

☒ A Variation of Article ..... Section 220-56C 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: Schedule of off street parking Requirements

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 792 ROUTE 35, CROSS RIVER N.Y. 10518

Tax Map: Sheet 18 Block 10533 Lot(s) ~~26 & 27~~; 24 & 25

Zoning District: RB Lot Area: .854 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? .....

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: Rosemary [signature] Date: 5/8/15

VI. RECEIPT:

Date Received by Clerk 5/12/15 Fee Received $ 252.—

Check #: 2542 Receipt #: 26031

* 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, ROSEMARY DEVLIN
County of ..... being duly sworn, deposes and says that she resides at 1 ROLAND RD ..... in the Town of IRVINGTON NY. 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 ..... in Block ..... on Sheet ..... and that he hereby authorizes 0.2 LIVING REALTY GROUP LLC ..... 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 8th .....

day of May 2015 ....., ...

X Olive M. Graham
(sign here)

(over)

Olive M. Graham
Notary Public, State of New York
ID Number: 01GR5006932
Qualified in New York County
Commission Expires: January 19, 2019

A N D R E W W Y N N Y K A R C H I T E C T

May 11, 2015

Town Of Lewisboro Zoning Board
20 North Salem Road
Cross River, New York 10518

Re: O-2 Living Realty Group LLC
792 Route 35
Cross River, New York 10518

Request for Variance Re:
Section 220-56C/Schedule of Off-Street Parking Req'ts/Shortfall in Required Parking
(Note: all supporting data provided herein is upon information and/or belief)

Members of the Board:

Request is hereby made for the Zoning Board to consider and grant a variance for the above noted item(s) in relation to the property in question in support of having the Planning Board amend its prior resolution regarding a Land Bank provision (also conditioned on a yearly renewal of a lease with NYCDEP) in order to facilitate the current owner's ongoing attempts to bring this property into conformance with regulatory guidelines (as they apply).

Project Description

The property is located on NYS Route 35, consists of .854 acres (+/-) and is located within the RB Zoning/Special Character Overlay District. The property, also referenced as Yellow Monkey Village, is owned by O-2 Living Realty Group LLC and is developed within three (3) existing 2 story buildings, with a common access driveway and rear gravel parking lot.

Background

- Site plan of 9/7/78 (copy attached), including adjacent property, was approved w/shortfall in required parking w/attendant "Land Bank" provision per Planning Board's resolution of August 8, 1978. The number of parking spaces directly related to this particular property as indicated on the original site plan numbered 31 for cars, with 1 Loading Space (Handicapped Parking Provisions not in effect at that time,)
- Resolution regarding the "Land Bank" never acted upon/implemented prior to April 2009 (at which point applicant, (in the form of O-2 Living) became tenant of Yellow Monkey Village (taking over the existing café, retail, yoga and spa spaces located within buildings 6,7,8,9.), prior to purchasing the property referenced as Lots 24 & 25 (Tax Map 18-10533) at a later date (as O-2 Living Realty Group LLC).

Documentation in Support of Requested Variance

- Historical and observable data prior/subsequent to applicant's experience firstly as tenant, and currently as owner demonstrates the adequacy of the parking capacity to-date based

532 West 30th Street, Fifth Floor New York, NY 10001
Phone 212 982 7708 Fax 212 982 7708

upon research in available records and end user conditions experienced through multiple years onsite (since 4/2009).

- Keller Sessions Consulting P.C. Planning Board Review Memo of 4/15/15 (Copy Attached) Comment 2, specifically as related to the original site plan approval(s) and subsequent actions/non-actions by the original/subsequent owner(s) prior to at least 4/2009 (a span of 31 years).
- The current number of proposed parking spaces reflects an increase of one (1) add'l space; include provisions for mandated Handicapped Accessible Parking-two (2) spaces while maintaining the mandated one (1) Loading Space. The use/occupancy tables reflecting the current tenants/businesses are listed on SP-1 and indicate a lesser required parking capacity than originally approved. In summary the parking requirements have been reduces through use/occupancy while an add'l (physical) parking space has been added through the proposed re-configuration of the existing parking layout within the existing confines as defined in the original site plan submittal in 1978.

Summary

For reasons stated above and in consideration of all submitted documentation in support of same applicant requests the Zoning Board issue a variance in this regard.

Thank for your time and consideration in this respect.

Sincerely,

Andrew Wynnyk
AW/
Enc: Application
Cover Letter/Request For Consideration of Variance
11" x 17" Color Version of Site Plan SP-1
11" x 17" Color Version of Site Plan Overlay SP-1
(Original Approved Site Plan vs. As-Built)
Current/Up-To-Date Topographic Survey
Original/Approved Site Plan From 1978
24" x 36" Site Plan SP-1
24" x 36" Site Plan Overlay SP-1
24" x 36" Wetland Setback Drawing W-1

532 West 30th Street, Fifth Floor New York, NY 10001
Phone 212 982 7708 Fax 212 982 7708

RESOLUTION

Re: Cal. # 16-78 P.B.

Lee L. Hardesty, site plan for "Yellow Monkey Village", shown as Lots 24, 25, 26 and 27 in Block 10533

WHEREAS, Lee L. Hardesty and Bruce P. Helmes, Architect, appeared at a Public Hearing held by the Planning Board of the Town of Lewisboro on the application of Lee L. Hardesty for site plan approval on July 5, 1978 at the Town House, South Salem, N.Y., on plans filed with the Town and known as Planning Board No. 331, and

WHEREAS, no one appeared in opposition to the proposed site plan, and

WHEREAS, the Town Engineer has presented his report recommending approval of these drawings under certain conditions, now therefore be it

RESOLVED, that the application of Lee L. Hardesty for site plan approval, shown on drawings prepared by Bruce P. Helmes of Katonah, N.Y., dated revised July 5, 1978 and marked Planning Board No. 331, be approved on the following conditions:

1. That the final site plan drawing be prepared according to the Land Development Regulations of the Town of Lewisboro.

2. That the approval of the Westchester County Department of Health be affixed.

3. That site plan approval is conditioned on the annual renewal of the lease with New York City for land which may be used for additional parking.

4. That surfacing and curbing in the drives and parking area shall be as directed by the Town Engineer.

5. That the applicant provide a written guarantee, satisfactory to the Town Attorney, for the improvement of the fifty (50) future parking spaces as required by the Planning Board.

6. That the applicant is authorized to improve any of the above future fifty (50) parking spaces as shown on the site plan at his discretion.

7. That the applicant provide a written guarantee, satisfactory to the Town Attorney, assuring the continued existence of fourteen (14) parking spaces to serve the existing Yellow Monkey in the event the joint use of the property is ever terminated.

8. That the proposed island to be built between opposing rows of parking spaces parallel to the New York City property be widened to at least eight (8) feet.

9. That the proposed island to be built in the future parking area may be reduced from approximately seventeen (17) feet wide to not less than eight (8) feet wide.

10. That detailed grading and drainage be shown on the site plans.

Upon compliance with the foregoing, the Chairman and Secretary shall be authorized to sign the linen of the site plan, on further condition that the applicant furnish the Town with a litho or mylar of the signed drawing with eight printed copies.

Failure to comply with any of the above will result in cancellation of this conditional approval February 1, 1979.

PLANNING BOARD
Town of Lewisboro

By Le Roy M Law
Chairman

Dated: August 2, 1978
South Salem, New York

KELLARD SESSIONS
CONSULTING, P.C.

John Kellard, P.E.
David Sessions, RLA, AICP

MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of Lewisboro Planning Board

CC: Lisa Pisera
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP
Joseph M. Cermele, P.E., CFM
David J. Sessions, RLA, AICP
Town Consulting Professionals

DATE: April 15, 2015

RE: Yellow Monkey Village (O-2 Living Realty Group, LLC)
795 Route 35
Sheet 18, Block 10533, Lot(s) 24 and 25

Project Description

The subject property is located on NYS Route 35, consists of ±0.84 acres of land and is located within the RB Zoning District/Special Character Overlay District. The subject property, otherwise known as Yellow Monkey Village, is owned by O-2 Living Group, LLC and is developed with three (3) 2-story buildings, a common driveway and a rear gravel parking lot. When originally approved and developed in the 1970's, Yellow Monkey Village was approved for retail use only. Over the years, a variety of uses have been conducted within the various tenant spaces and the applicant is proposing to legalize the existing non-retail related uses.

With the exception of some minor paving and hardscaping improvements to achieve handicap parking accessibility and improve circulation within the parking lot, the proposed action involves no land development or exterior building improvements.

SEQRA

The proposed action is a Type II Action and is categorically exempt from the State Environmental Quality Review Act (SEQRA).

Required Approvals/Referrals

1. Site Development Plan Approval is required from the Planning Board; the applicant has requested a Waiver of Site Development Plan Procedures.

2. The proposed action requires a Wetland Activity Permit from the Planning Board; a public hearing is required.

3. The application has been referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law.

Comments

1. As noted above, Yellow Monkey Village was originally approved for retail use only. While the majority of the tenant spaces are proposed to remain retail, the applicant is proposing to legalize the existing café located on the ground floor of Building #6, the spa located on the ground floor of Building #9, the yoga studio located on the second floor of Buildings #7 and #9, and an office located on the second floor of Building #10.

   We note that the parking requirements for the above-mentioned non-retail uses are identical or less restrictive than required for retail (1 space/200 s.f.). Therefore, the proposed change of use will have no impact on the number of parking spaces required/approved. Further, when previously approved, the Planning Board accepted a lesser number of parking spaces than what was required at the time (hence the 48 approved "land-banked" parking stalls mentioned below).

2. We note that the original site plan approval contained a total of 48 "land-banked" parking spaces which are shown to be located over lands owned by the New York City Department of Protection (NYCDEP). Given the ownership, the extent of wetlands in this area, and proximity to the reservoir, it is unlikely that these spaces will ever be constructed. Further, the Planning Board's August 2, 1978 approving resolution required the annual renewal of a lease with the NYCDEP associated with the land-banked parking area; according to the applicant this was never pursued and has lapsed. The applicant has requested that the Planning Board amend its resolution to abandon the land-banked parking area and need for a lease with the NYCDEP. For the above reasons and as the site's parking demand appears satisfied with the number of existing spaces provided, this office has no objection to the applicant's request.

3. Based on prior site walks and our knowledge of the area, this office agrees with the approximate wetland boundary line established by Evans Associates and depicted on the

drawings. Based on the information submitted, while a Town Wetland Activity Permit is required, all proposed land disturbance and proposed impervious cover appears to be located outside of any NYCDEP or New York State Department of Environmental Conservation (NYSDEC) restricted areas.

4. The NYSDEC wetland buffer line and NYCDEP Reservoir Stem setback line should be removed from the submitted survey as they are in consistent with that shown on the site plan.

5. Handicap signage should be specified for the new handicap parking stalls; the notes point to the prior proposed location.

6. The parking island appearing on the drawings does not exist and, based on our understanding, is not proposed. It is recommended that this feature be removed from all drawings. We further recommend converting the two (2) proposed parallel spaces (parking stalls #29 and #30) into three (3) perpendicular spaces. These spaces can be distinguished with concrete wheel stops and, given the one-way traffic pattern, a 25-foot wide (minimum) driveway aisle should be maintained between rows of parking spaces and an 18-feet wide aisle elsewhere throughout the parking lot.

7. The proposed handicap parking stalls shown on Sheet W-1 and Sheet A-1 are not consistent with the site plan and should be removed from the plan.

8. The Town's standard signature blocks for the owner, Planning Board and Town Engineer shall be provided on all sheets; please contact this office for standard language.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

Plans Reviewed, prepared by Andrew Wynnyk Architect:

- Site Plan (SP-1), dated (last revised) April 2, 2015
- Site Plan Overlay (SP-2), dated (last revised) April 2, 2014
- Existing Conditions (Sheets EX-1 and EX-2), dated (last revised) March 13, 2014

Plans Reviewed, prepared by Evans Associates and dated March 12, 2015:

- Wetland Setbacks (W-1)
- Aerial-Setbacks (A-1)

Documents Reviewed:

- Letter from Andrew Wynnyk Architect, dated April 2, 2015
- Wetland Permit Application
- Topographic Survey, prepared by Lind Lank Surveyors, P.C.

JKJ/JMC/DJS/dc

T:\Lewisboro\Correspondence\LW2082JJ-LWPB-YellowMonkeyVillage-Review-Memo-4-15-15.docx

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 24, 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. 17-15-BZ

Application of Ejll and Donike Ulaj, 38 Old Bedford Road, Goldens Bridge, New York for a variance of Article III, Section 220-12E (1) of the Zoning Ordinance in the matter of the proposed 6 foot high fence where 4 feet is allowed along the side property lines.

The property is located on the west side of (#38) Old Bedford Road, designated on the Tax Map as Sheet 46, Block 11116, Lot 13 in an SCR-2F, Residential Two Family Special Character District.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at for the Town of Lewisboro, 20 Cross River Shopping Center at Orchard Square, (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 11th day of June, 2015
in South Salem, 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. 17-15 (B.Z.) **Cal. No. ..... (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Eljol and Donika Ullaj Phone: 914-767-0541

Address 38 Old Bedford Rd E-Mail DonikaUllaj@gmail.com

Owner's Name: Goldens Bridge NY 10526 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 ..... Section 220-12(C)(1). 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: 6' fence - where 4' is maximum allowed - side property line -

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 38 Old Bedford Rd

Tax Map: Sheet 46 Block 11116 Lot(s) 13

Zoning District: SCF Lot Area: 0.8861 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: Donika Ullaj Date: 5-21-2015

VI. RECEIPT:

Date Received by Clerk 5/21/2015 Fee Received $ 250.-

Check #: 2995 Receipt #: 26053

* 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, Donike Ulaj being duly sworn, deposes
County of Westchester
and says that she resides at 9 Park Ave Goldens Bridge in the Town of Goldens Bridge
in the County of Westchester in the State of New York and that
she 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 13 in Block 11116 on Sheet 4C and that she 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 21st day of May, 2015

Donike Ulaj
(sign here)

Julie McCormick

(over)

Julie Ann McCormick
Notary Public, State of New York
Registration #01MC6293429
Qualified In Westchester County
Commission Expires December 9, 2017

TOWN OF LEWISBORO
Westchester County, New York

Architecture and Community Appearance Review Council
PO Box 725
Cross River, New York 10518

Tel: (914) 977-8038
Fax: (914) 763-3637
Email: lewplan2@westnet.com

TO: Robin Price, Jr., Zoning Board Chairman and Zoning Board members
FROM: Ciorsdan Conran, ACARC chairperson
DATE: May 19, 2015
Re: 38 Old Bedford Rd, Goldens Bridge
Block 1116, Lot 13, Sheet 4C Zone SCR-2F
(Cal# 7-15ACARC/BD)

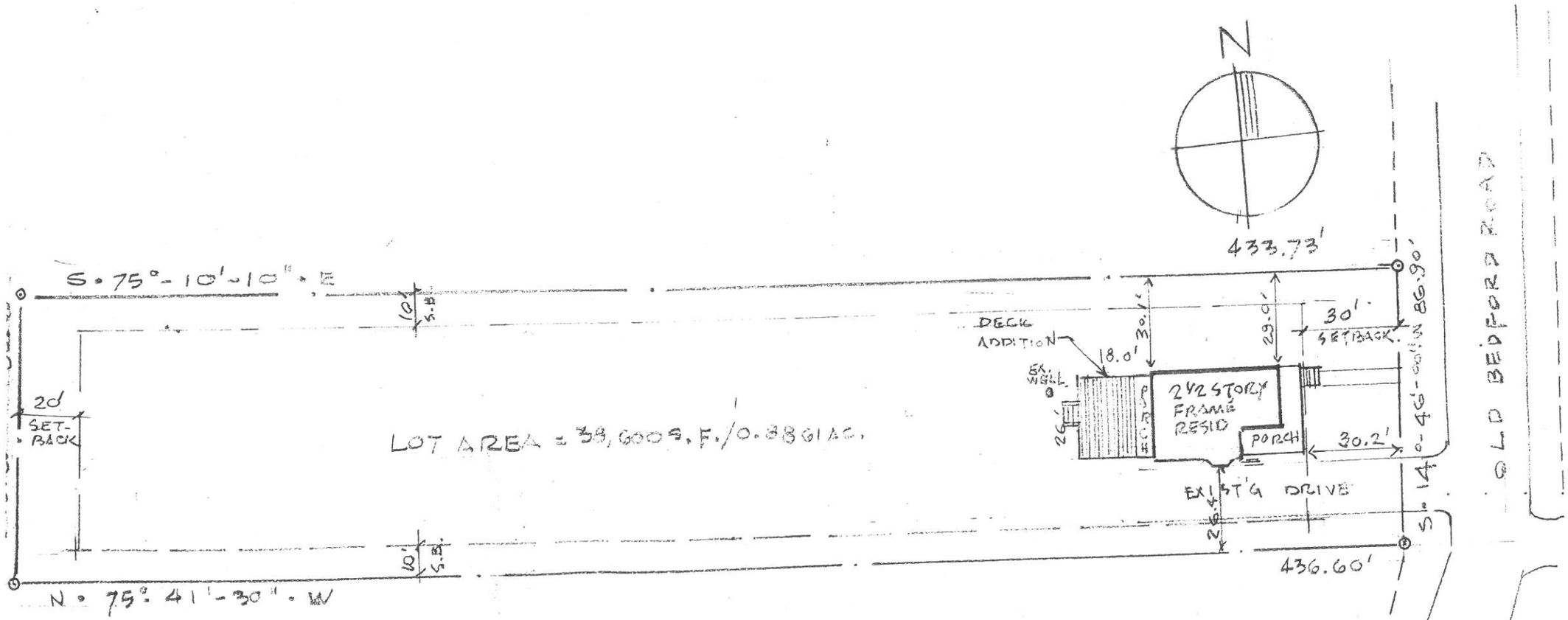
C.C. (fem)

At the May 13, 2015 meeting of ACARC, Mr. and Mrs. Ulaj, owners of record, had a fence approved with the condition that a variance is obtained from the Zoning Board of Appeals for the following reasons:

Pursuant to Town Code §220-12 for the location of the front stone wall which is within the 30 ft from the street's center line setback

Pursuant to Town Code §220-12(E)(1) for the height of the side and rear fence from the allowable 4ft in height to 6ft in height

Cc: Ejll and Donike Ulaj
Peter Barrett, Building Inspector



PLOT PLAN · 1" = 40' (DATA FROM SURVEY PREPARED BY LINK L.S. DATED SEPT. 9, 2014)

SECTION - 4C
BLOCK - 1116
LOT - 13
ZONE - SCR-2F

LAJ, EJLL AND DONIKE Cal#7-15 ACARC/BD
38 Old Bedford Rd, Goldens Bridge 4C-1116-13-

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 24, 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. 18-15-BZ

Application of Heike A. Schneider, 515 Croton Heights Road, Yorktown Heights, New York [Amanda Godsoe & Dario Gil, owners of record) for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed one-story addition that will be closer to the easterly side lot line than permitted (14' where 15' is required) and a proposed deck that will be closer to the westerly side lot line than permitted (11'-3" at closest where 15' is required) in an R-1/2A, One-Half Acre Residential District.

The property is located on the south side of (#12) Lakeview Pass, Katonah, New York and designated on the Tax Map as Sheet 9C, Block 10792, Lots 9-12, 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 the 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 11th day of June, 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. 18-15- (B.Z.) **Cal. No. ..... (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: HEIKE A. SCHNEIDER Phone: (914) 299 9677

Address 515 CROTON HTS RD E-Mail HEIKE@HS-ARCHITECTURE.COM

Owner's Name: AMANDA GODSOE & DARIO GIL Phone: (347) 782 1582

Address 12 LAKE VIEW PASS, KATONAH NY E-Mail AMANDAGODSOE

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 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: 1 STORY ADDITION & DECK TOO CLOSE TO SIDE PROPERTY LINES THAN PERMITTED IN R1/2A ZONE
deck 11' 3" @ closest + addition 14' where 15' is required

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 12 LAKE VIEW PASS, KATONAH NY 10536

Tax Map: Sheet ~~10792~~ 9C Block ~~009~~ 10792 Lot(s) 0009

Zoning District: R1/2A Lot Area: 0.20 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: Amand Godsoe Date: 5/27/2015

VI. RECEIPT:

Date Received by Clerk 5/27/2015 Fee Received $ 252.—

Check #: 603 Receipt #: 26064

* 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 Westchester Amanda Godsoe being duly sworn, deposes and says that he resides at 12 Lakeview Pass in the Town of Katonah 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 9-12 in Block 10792 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 27th
day of May, 2015

Amanda Godsoe
(sign here)

(over)

SAMANTHA L INCLEDON
Notary Public - State of New York
No. 01IN6304669
Qualified In Westchester County
My Commission Expires June 2, 2018

Samantha Incledon

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 24, 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. 19-15-BZ

Application of W. L. Hines, P. O. Box 384. Bedford, New York [Arnold H. & Barbara Cohen, owners of record) for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed installation of a generator that will be closer to the side lot line than permitted (6" where 12' is required) and a proposed propane tank that will be closer to the side lot line than permitted (8' where 12' is required) in an R-1/4A, One-Quarter Acre Residential District.

The property is located on the east side of (#38) Gilbert Street, South Salem, New York and designated on the Tax Map as Sheet 36D, Block 10806, Lots 11 &12, in an R-1/4A, One-Quarter 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 (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 11th day of June, 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. 19-15- (B.Z.) **Cal. No. ..... (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: W.L. Hines Phone: 714-0561

Address PO Box 384 Bedford NY E-Mail wlhines@optonline.net

Owner's Name: Barbara Cohen Phone: 917 991 4238

Address 38 Gilbert Street E-Mail .....

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

☐ A Variation of Article ..... 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) .....

AND FURTHER DESCRIBED AS FOLLOWS: Generator and LP tank closer to side lot than permitted in R1/4A - 6" and 8' proposed where 12' is required -

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 38 Gilbert Street

Tax Map: Sheet 36D Block 1080 Lot(s) 11+12

Zoning District R1/4A Lot Area: .286 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: 5/26/15

VI. RECEIPT: Barbara Cohen 5/28/15
Barbara Cohen

Date Received by Clerk May 28 2015 Fee Received $ 250

Check #: 136 Receipt #: 26070

* 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 Westchester Barbara Cohen being duly sworn, deposes and says that he resides at 38 Gilbert St South Salem NY 10590 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 11 in Block 10806 on Sheet 36D and that he hereby authorizes William C Hines 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 28th day of May, 2015

(sign here)

(over)

YALYLY VILLANI
Notary Public - State of New York
NO. 01VI6269023
Qualified in Putnam County
My Commission Expires 9/17/2016

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 24th 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. 20-15-SP

Application of Robin J. Price, Jr. [owners of record: Robin J. Price, Jr. and Vernona S. Price], 12 Elmwood Road, South Salem, NY 10590 for a renewal of a Special Permit pursuant to Article V, Section 220-38 of the Zoning Ordinance to allow the storage of Contractor's Equipment.

The property is located on the west side of Elmwood Road, designated on the Tax Map as Sheet 43, Block 10302, Lot 30, 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 the 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 11th day of June, 2015
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. ..... (B.Z.) **Cal. No. 20-15 (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: ROBIN PMCG JR Phone: 533-2005

Address 12 ELMWOOD Rd E-Mail ERTHSUNG@AOL.COM

~~Owner's Name~~: SOUTH SALEM NY 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 ..... Section ..... of the Zoning Ordinance.

☑ A Special Permit pursuant to Article ....V..... Section ..220-38.. 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: .....
STORAGE OF CONTRACTORS EQUIPMENT

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 12 ELMWOOD Rd

Tax Map: Sheet 30 Block 10302 Lot(s) 30

Zoning District: R2A Lot Area: 2.51 Acres

IV. ADDITIONAL INFORMATION

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

Cal. No. 19-13SP 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: 5/28/15

VI. RECEIPT:

Date Received by Clerk 5/28/15 Fee Received $ 500.-

Check #: 8272 Receipt #: 26067

* 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 WESTCHESTER, ROBIN PRICE JR being duly sworn, deposes and says that he resides at 12 ELMWOOD Rd in the Town of LEWISBORO in the County of WESTCHESTER in the State of ..... 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 30 in Block 10.302 on Sheet 30 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 28th day of May, 2015

(sign here)

(over)

SAMANTHA L INCLEDON
Notary Public - State of New York
No. 01IN6304669
Qualified In Westchester County
My Commission Expires June 2, 2018