

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, November 18, 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. 33-15-SP

Application of Kevin E. & Naomi N. Lindberg, 74 Elmwood Road, South Salem, N.Y. 10590, for a Special Permit pursuant to Article V, § 220-32B (2) (c) and § 220-40 of the Zoning Ordinance in the matter of an existing approved accessory apartment. This application is occasioned by a change of ownership.

The property is located on the west side of (#74) Elmwood Road, designated on the Tax Map as Sheet 44, Block 10302, Lots 11, 12 & 36, in an SCR-4A, Special Character 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 5th day of November, 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. (B.Z.) **Cal. No. 33-15 (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Kevin and Naomi Lindberg Phone: 914 533.7005(n) 646.295.4601(i)
Address: 74 Elmwood Road South Salem E-Mail: lindbergnaomi@gmail.com
Owner's Name: (same as above) 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 ... Section 200-40 of the Zoning Ordinance. 200-308(2)(c)
- 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) Appeal for Accessory Apartment

AND FURTHER DESCRIBED AS FOLLOWS:

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 74 Elmwood Road South Salem, NY 10590
Tax Map: Sheet 44 Block 10302 Lot(s) 11
Zoning District: SCR-4A Lot Area: 6.32 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. 29-0845P Date 8/2/2001 Cal. No. Date

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:

VI. RECEIPT:

Date Received by Clerk 10/23/2015 Fee Received \$ 502.-
Check #: 1342 Receipt #: 26357

* 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, or 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.

11/13/15 10th copy

AFFIDAVIT OF OWNERSHIP

State of New York,

Naomi Nisha Lindberg

being duly sworn, deposes

County of Lewisboro

and says that she resides at 74 Elmwood Rd. 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

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

..... to make the annexed application including the statements contained in all

of the exhibits transmitted herewith are true.

Sworn to before me, this 26th day of October 2015

James J. ...
day of October 2015

[Signature]
(sign here)

(over)

SAMANTHA L INGLETON
Notary Public - State of New York
No. 011N6304669
Qualified in Westchester County
My Commission Expires June 2, 2018

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, November 18, 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. 34-15-BZ

Application of Josh White, 308 Turk Hill Road, Brewster, New York (David & Lynda Morris, 50 East Ridge Road, Waccabuc, New York 10597, owners of record) for a [1] a variance of Article IV § 220-23E and [2] Article IV § 220-23D(11) of the Zoning Ordinance in the matter of the construction of an accessory building that is closer to the side property line (20' at closest proposed where 40' is required) and that is over 600 square feet in total floor area (proposed 1728' square feet) in an R-2A, Two Acre Residential District.

The property is located on the west side of (#50) East Ridge Road, designated on the Tax Map as Sheet 25, Block 10803, Lot 56, 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, 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 5th day of November, 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. 3A-15- (B.Z.) **Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Josh White Phone: 914-483-9511
Address: 308 Turk Hill Rd Brewster E-Mail 10704

X Owner's Name: DAVID MOERIS Phone: 914-763-0211
Address: 67 BBS RIDGE RD WAREHOUSING E-Mail DAVID.MOERIS@BBS.COM

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

Application is hereby made for: IV 220-230(u)

- A Variation of Article IV Section 220-231E 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: 24x36 Pole Barn - 1,728 SF TOTAL
where 600 SF is permitted closer to side property line - 20' AT
closest. where 40' is required -

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises:
Tax Map: Sheet 25 Block 10923 Lot(s) 56
Zoning District: R2 Lot Area: 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: 10/7/15

VI. RECEIPT:

Date Received by Clerk 10/22/2015 Fee Received \$ 252.-
Check #: 2655 Receipt #: 26351

* 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.

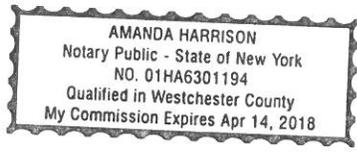
AFFIDAVIT OF OWNERSHIP

State of New York, Lynda D. Morris being duly sworn, deposes
County of Westchester and says that she resides at 50 E. Ridge Rd in the Town of Waccabuc
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
056 in Block 10803 on Sheet 0025 and that she hereby authorizes
Josh White to make the annexed application in her 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 22nd
day of October, 2015

Amanda Harrison
(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, November 18, 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. 35-15-BZ

Application of Richard Ruge, 260 Harrison Avenue, Harrison, NY 10528 (Wild Oaks Water Company, Inc., c/o Brian Bruce, 60 Brooklyn Avenue, Merrick, NY 11566, owner of record) for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a replacement water tank that is proposed to be located closer to the side lot line than permitted (12.8' where 40' is required) in an RMF, Residential Multi-Family Residential District.

The property is located on the southeast side Fairmount Road, Goldens Bridge, New York and designated on the Tax Map as Sheet 7H, Block 11139, Lot 23, consisting of 1.107 acres in an RMF, Residential Multi-Family 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 5th of November, 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.

Hazen

Hazen and Sawyer
498 Seventh Avenue, 11th Floor • New York, NY 10018

October 22, 2015

Ms. Aimee Hodges
Town of Lewisboro Zoning Board
PO Box 725
20 North Salem Road
Cross River, New York 10518

**RE: New York American Water Wild Oaks Storage Tank Replacement, Lewisboro, NY
Application to the Board of Appeals**

Dear Ms. Hodges:

On behalf of New York American Water (NYAW), we are submitting the "Application to the Board of Appeals" for the proposed construction of a new water storage tank for the Wild Oaks Water System. The replacement tank would be placed on the same site as the existing tank, on a Wild Oaks Water System property located on Fairmount Road in Lewisboro, NY.

We are submitting this application in advance of the October 23, 2015 deadline for consideration and review during the next Zoning Board meeting scheduled November 18, 2015. The application package consists of the following items enclosed for your review. As directed, nine (9) hard copies including the original set are enclosed.

- Application Fee of \$252
- Attachment 1. Application of the Board of Appeals;
- Attachment 2. (9) Drawing Sets;
- Attachment 3. (9) Property Survey;
- Attachment 4. (9) Photographs of an Example Tank;

Should you have any questions or require additional information, please contact me at (212) 539-7074.

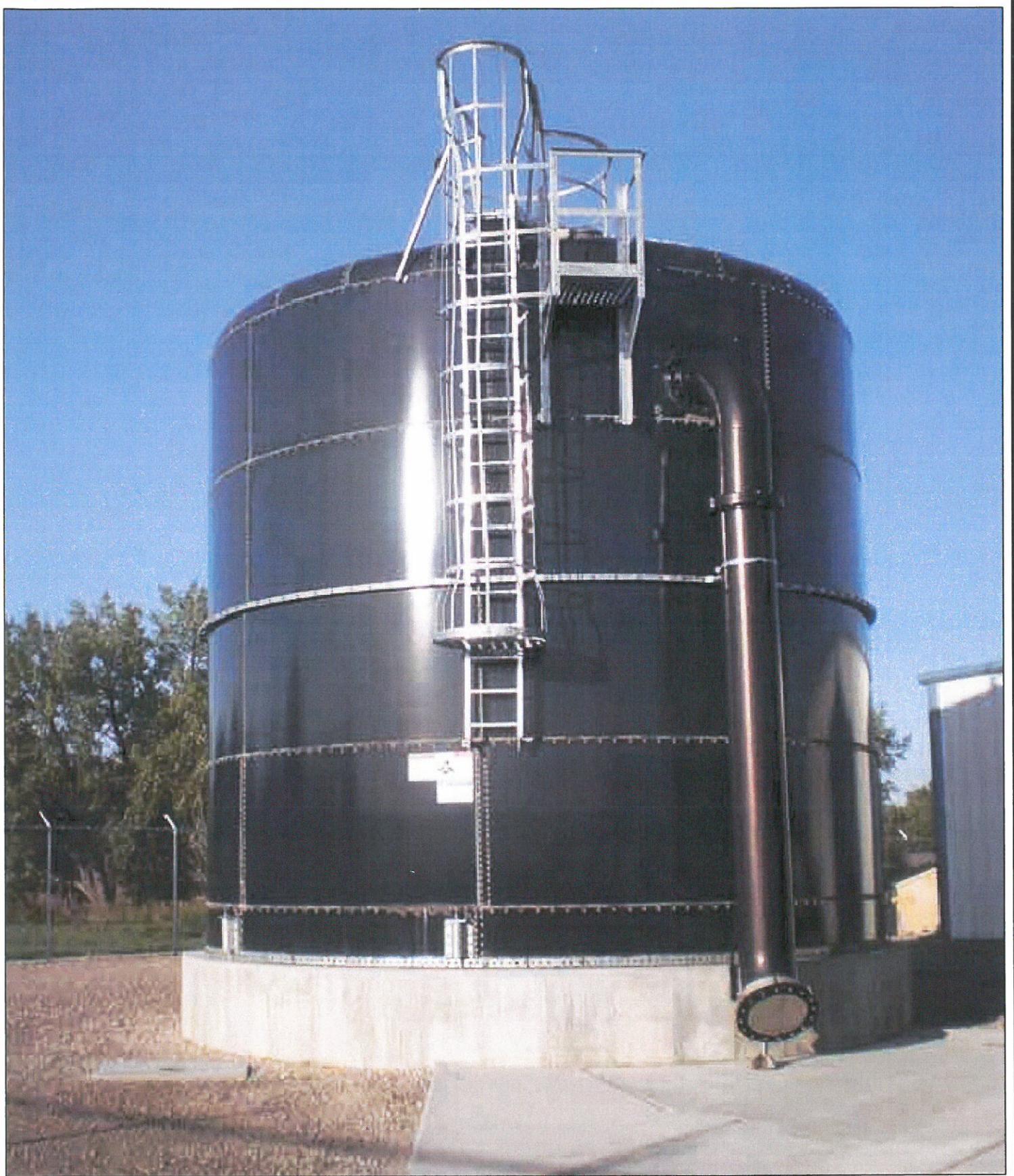
Very Truly Yours,



Kristen Barrett, P.E.
Project Manager

Encl.

cc: NYAW: Richard Ruge
H&S: Rich Fahey; file 90185-002



Hazen

HAZEN AND SAWYER
498 SEVENTH AVENUE, 11th FLOOR
NEW YORK, NY 10018



NEW YORK
AMERICAN WATER

Wild Oaks Tank Replacement

Example Photograph of Glass-fused to Steel
Storage Tank

Town of Lewisboro

P. O. Box 725

20 North Salem Road, Cross River, New York 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 35-15- (B.Z.)

**Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Richard Ruge Phone: 516-596-4860
Address: 260 Harrison Ave. Harrison, NY 10520 E-Mail: Richard.Ruge@amwater.com
Owner's Name: Brian Bruce Phone: 516-632-2207
Address: 60 Brooklyn Ave., Merrick, NY, 11566 E-Mail: Brian.Bruce@Amwater.com

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

Application is hereby made for:

- X A Variation of Article 1V Section 220-236 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: Tract will be 12.8 ft from s. pt. property line where 40' min is required

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: Fairmount Road
Tax Map: Sheet 7K Block 1139 Lot(s) 23
Zoning District: R-MF Lot Area: 1.017 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?

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: Richard Ruge Date: 10/20/15

VI. RECEIPT:

Date Received by Clerk 10/20/15 Fee Received \$
Check #: 219204 Receipt #: 26355

* 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, being duly sworn, deposes
County of Nassau
and says that he resides at 60 Brooklyn Ave in the Town of Merrick
in the County of Nassau 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
23 in Block 11139 on Sheet 7H 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 20th
day of October 2015

Brian K. June, President
(sign here)

(over)

ROSE M. SIMPSON
Notary Public, State of New York
No. 01SI5031048
Qualified in Nassau County
Commission Expires July 25, 2018

Rose M Simpson