

**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, March 30, 2016 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. 04-16-SP**

**Application of Lee Legenzowski, 8 Lorraine Road, South Salem, NY 10590 [Subject Property: Laurel Pond, Smith Ridge Road, South Salem, N.Y.] for the renewal of a Special Permit pursuant to Article IV, § 220-23A (9) and Article V, § 220-38 of the Zoning Ordinance to allow the storage of Contractor's Equipment.**

**The property is located on the east side of Smith Ridge Road, designated on the Tax Map as Sheet 49C, Block 9834, Lot 6, in an R-1A, One-Acre Residential District.**

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

**Dated this 17th day of March, 2016  
in South Salem, New York**

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

3/23/2016 Insp.  
10 AM

APPLICATION TO THE BOARD OF APPEALS

\*Cal. No. .... (B.Z.) \*\*Cal. No. 04-16 ..... (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: LEE S. LEGENZOWSKI Phone: 914-755-7280  
Address: 8 Lorraine Rd S.S. N.Y. 10590 E-Mail: LEELEGGO@AOL.COM  
Owner's Name: LEE LEGENZOWSKI Phone: 914-755-7280  
Address: Same E-Mail: LEELEGGO@AOL.COM

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

Application is hereby made for:

- A Variation of Article ..... Section IV ..... of the Zoning Ordinance.
- A Special Permit pursuant to Article 220-23-A(1) Section 220-23 ..... 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: Renewal Special Permit for Contractor equipment storage

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: "Laurel Pond" Smith Ridge Rd  
Tax Map: Sheet 49C Block 9934 Lot(s) 6  
Zoning District: R1A Lot Area: 6.1 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. 04-145P Date 2/26/14 Cal. No. 22-04-SP Date 9/20/11  
Cal. No. 24-115P Date 11/11 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: 2/22/16

VI. RECEIPT:

Date Received by Clerk 2/22/2016 Fee Received \$ 502  
Check #: 2376 Receipt #: 20541

\* 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.

AFFIDAVIT OF OWNERSHIP

State of New York, LEE LEGEN ZOW SKY being duly sworn, deposes  
County of WESTCHESTER  
and says that he resides at 8 Lorraine Rd 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  
..... in Block ..... 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 22<sup>ND</sup>  
day of February, 2016.

  
.....  
(sign here)

(over)

  
ANN LURIA  
Notary Public, State of New York  
No. 02LU6089368  
Qualified in Putnam County  
Commission Expires Mar. 24, 2019

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, March 30, 2016 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. #05-16-BZ

Application of Shauna McManus, 2 Sandy Beach Rd., Middlebury, CT 06707 (Owner of Record: Joanne & Charles Weisman, 21 North Lake Circle, South Salem, NY 10590) for a [1] variance of Article III § 220-9D (2) and [2] Article IV § 220-23E of the Zoning Ordinance in the matter of an increase in non-conformity other than use due to the proposed addition to an existing accessory building that will be closer to the side line than permitted (12.5' at closest proposed where 15' is required) in an R-1/2A, Residential District.

The property is located on the easterly side of (#21) North Lake Circle, designated on the Tax Maps of the Town of Lewisboro as Sheet 34A, Block 11827, Lot 27, in an R-1/2A, in the One-Half Acre Residential District.

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

Dated this 17th day of March, 2016  
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. 05-16 - (B.Z.) \*\*Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: SHANNA MCMANUS Phone: 914 329-6462  
Address: 2 SANDY BEACH RD MIDDLETOWN CT 06407 E-Mail: shannamcmanus@gmail.com  
Owner's Name: JOANNEY CHARLEI WEISMAN Phone: 914 238-0194  
Address: 21 NORTH LAKE CIRCLE SOUTH SALEM NY E-Mail: jow17@gmail.com

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

Application is hereby made for:

- A Variation of Article 226-9D(2) increase in non-conformity - 226-23C - side yard setback 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: SEEKING A SIDE YARD

VARIANCE OF 3 FEET TO RENOVATE AN EXISTING NO 4 - CONFORMING STRUCTURE. CURRENT POSITION IS 12.5' FROM SIDEYARD AT CLOSEST WHERE 15' REQUIRED. INCREASE IN NON-CONFORMITY OTHER THAN USE

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 21 NORTH LAKE CIRCLE  
Tax Map: Sheet 34A Block 118.27 Lot(s) 27  
Zoning District: 1/2 A Lot Area: .799 Acres

IV. ADDITIONAL INFORMATION

(34,747 SQ. FT)

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? YES

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: Shanna McManus Date: 2.24.16

VI. RECEIPT:

Date Received by Clerk Fee Received \$ 252.00  
Check #: 2108 Receipt #: 20553

\* 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

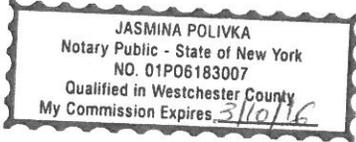
State of New York, Charles Weisman being duly sworn, deposes  
County of \_\_\_\_\_  
and says that he resides at 21 N. Lake Circle in the Town of Lewisboro  
in the County of Westchester in the State of New York and that  
he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the  
Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number  
27 in Block 118.27 on Sheet 34.A and that he hereby authorizes  
Shawn McManus 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 25th  
day of February, 2016

[Signature]  
(sign here)

(over)

Jasmina Polivka



**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, March 30, 2016 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. 06-16-BZ**

Application of 1410 Route 35, LLC (Elegant Banquets, LLC), 506 Candlewood Lake Rd., Brookfield, CT 06804 [South Salem Owners, LLC, 73-44 177<sup>th</sup> St., Fresh Meadows, N.Y., owner of record] for a variance of Article III, Sections 220-9A, 220-9C (1) & (2), 220-9E (1) & (3) of the Zoning Ordinance to allow improvements to and an increase of a non-conforming banquet hall structure and use.

The property is located on the northerly side of (#1410) NYS Route 35 and designated on the Tax Maps of the Town of Lewisboro as Sheet 39, Block 10549, Lot 17, in an R-4A, Four Acre Residential District consisting of approximately 24.23 acres.

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 17th day of March, 2016  
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. 06-16- (B.Z.) \*\*Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Michael Fuller Sirignano Esq. Phone: (914) 763-5500  
Address Old Post Rd. Prof. Bldg, 892 Rte 35, Cross River, NY 10518 E-Mail michael@sirignano.us  
Contract Vendee NY 10518  
Owner's Name: 1410 Route 35 LLC Phone: (203) 775-4442  
Address 506 Candlewood Lake Rd., Brookfield, CT 06804 E-Mail sc@westnav.com

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

Application is hereby made for:

- A Variation of Article III Section 220-9-E 1-3 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: to allow improvements to and an increase of a non-conforming banquet hall structure and use.

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 1410 Old Post Road, South Salem, NY 10510  
Tax Map: Sheet 39 Block 10549 Lot(s) 17  
Zoning District: R-4A Lot Area: 24.23 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? 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? None

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 2/28/16 Fee Received \$ 250.-

Check #: 571 Receipt #: 26547

\* 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.

AFFIDAVIT OF OWNERSHIP

State of New York, David A. Roth being duly sworn, deposes  
County of Queens

and says that he resides at 73-44 177th St., in the Town of Fresh Meadows 11366

in the County of Queens 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  
17 in Block 10549 on Sheet 39

1410 Route 35 LLC and Michael Fuller Sirignano 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 17th  
day of February 2016

*David A. Roth*

(sign here)

David A. Roth

(over)

*David A. Roth*



# Elegant Banquets LLC

## Project: Le Chateau, South Salem NY

### Background

Elegant Banquets LLC (EB) currently owns/operates (through affiliates) 4 upscale banquet facilities in Connecticut: The Fox Hill Inn, Brookfield (opened 1986); The Candlewood Inn, Brookfield (Opened 1998); The Waterview, Monroe (Opened 2004); and The Riverview, Simsbury (Opened 2008). The first 2 facilities were purchased as existing buildings, and subsequently upgraded by EB, the last 2 were custom designed/built by EB.

As such we believe that we are eminently qualified to develop, restore and operate Le Chateau – which will be operated in exactly the same manner as our existing 4 facilities.

We will be keeping the name ‘Le Chateau’ – we believe that it is a name that is a well known Lewisboro dining destination and associated with prestigious events throughout the local area.

### Expansion and Updates to Le Chateau

These are covered more extensively in our submissions to the Planning Board – but briefly, we propose to expand the existing building with the addition of a ball room, modern bathrooms and handicap access. The existing structure will be refreshed and upgraded internally to a high standard. Site modifications will include landscaping and parking/access improvements.

### Business Plan

Focus on Weddings: We say that we are in the ‘wedding business’ – and we really are – some 85-90% of our business is made up wedding receptions – another 5-10% consists of other social events (bat/bar mitzvahs, milestone events, etc). The remaining 5-10% consists of what we term ‘corporate social’ (as distinguished from corporate meetings/seminars, etc) such as employee recognition events, holiday parties, and, during the off-season (January-March) charitable fund raising gala’s.

All of this business, almost exclusively, takes place on weekends – we are able to schedule events on Friday evenings, Saturday afternoon and evening; and Sunday – for a total of 4 events per weekend. Each event typically last 5 hours.

The ‘wedding season’ runs from April – October, with March and November/December considered as the shoulder season.

One Event at a Time: At Le Chateau, the building is being designed / upgraded in such a manner that we will only hold one event at a time.

For guidance:- our existing facilities (which some board members may be familiar with) located in Monroe and Simsbury are much larger than Le Chateau and are custom designed to be able to hold 2 events at the same time. Le Chateau is a very special place – and we firmly believe that the building is best suited for (and that clientele will demand and deserve) the exclusive use by one bride at a time.

We do not intend to operate as a restaurant, either in conjunction with or weddings or as a standalone.

We do not intend to offer overnight accommodation.

How much business do we anticipate at Le Chateau? : Based on our own study and view of the local market and its demographics we have concluded that the volume of business conducted at Le Chateau will, once maturity is reached – say 24 months after opening day, be very similar to our existing Candlewood Inn.

Candlewood Inn 10 year historical data shows a (fairly stable) annual average of 160 events per year, with an average attendance of 150 guests. 87% of these events had attendance of 200 attendees or less. 7% of events had 200-225 attendees and 5% between 225 and 250. The largest event had 283 attendees.

On Saturday's, when 2 events are typically held, the afternoon event is always smaller (in the 100-125 range), whilst the evening event is a grander affair in the 150-200 guest range.

Hours of Operation:– Friday evening weddings are typically scheduled from 6-11pm. Saturday weddings are typically scheduled Noon-5pm and 6-11pm. Sunday weddings are typically scheduled 2-7pm. The building will open on weekdays for sales, maintenance and kitchen prep work.

Staffing – This unit will have a full time staff of 6. All events will be staffed on an as required basis – typical staffing level for a 200 person event would be 20.

Parking – At social events guests will normally arrive with 2 per car – but many are out of town guests who will be staying over at local hotels and will arrive in larger groups by coach, minibus or limousine. Our historical data demonstrates that a typical 200 person event results in 70-80 cars in the parking lot.

Adding staff parking to guest parking would result in an anticipated need for 106 spaces for a 200 person event.

At larger, and potentially more upscale events, valet parking will be provided or coach / minibus transportation will be pre-arranged as needed.

Outdoor Use – We propose to upgrade the existing ornamental garden on the south side of the building so as to be able to offer our customers the ability to hold their wedding ceremony on site in this garden - when the weather permits (during inclement weather ceremony would be held indoors). The seating for this event would be set up just prior to the ceremony and removed thereafter. Customers typically arrange for musical accompaniment for their ceremonies – but this is typically suited to solemnity of the occasion.

We will also set up some occasional seating/tables in this area so that customers may enjoy the garden and cocktails outside. We expect this to be very limited, since wedding guests will be attired in their 'Sunday best' which naturally leads them to air-conditioning.

We also propose to upgrade the semi-circular west facing garden – and there will be a few discreet seating arrangements in this area – we anticipate that this area will primarily be used for by brides for the wedding photographs.

But essentially, outdoor use is very limited. The windows in the building do/will not open, so any sound will be contained.

Philosophy:– Our business depends upon our reputation – and we have worked hard over the years to build a 'brand' – which is what we are known for. To that end we plan to operate Le Chateau in a manner that supports our 'brand'. We will not be 'cutting corners' during this project – everything has

to work to perfection – the parking, the access, the bathrooms, etc. A negative customer experience in any one of these elements can have a huge negative impact on the brand – and hence the success of the business. Customer experience and satisfaction is a key element of our business.

Prior Use:- Due to the circumstances of the departure of the previous restaurant operators there are no records of the business conducted at Le Chateau. However, there is plenty of anecdotal evidence that suggests that there were regularly 4-5 wedding receptions held at Le Chateau most weekends (during the season) – AND additionally the restaurant was open. We have learnt that (not surprisingly) the size of the events was capped at 175 – which of course meant they were able to accommodate some 80-85% of the wedding events that we will host. And there was a restaurant open to the public throughout the week.

Thus, we believe our proposed use for the (expanded and upgraded) building might actually be less than the volume of business that was conducted in the past.

Supporting data is attached.

## Candlewood Inn

### Customer Car Count

August 2015 Date/Time	Guest Count	Cars in Parking Lot
2/1400	100	44
7/1800	211	85
8/1130	135	58
8/1800	225	91
9/1630	125	55
14/1900	239	100
15/1130	107	40
15/1800	150	61
16/1600	151	60
18/1800	125	55
21/1800	133	60
22/1800	204	80
29/1800	150	58
30/1600	125	55

#### September 2015

5/1830	100	43
6/1830	167	65
11/1630	100	41
12/1200	106	44
12/1800	197	81
13/1600	173	75
18/1700	130	50
19/1100	110	38
19/1800	188	90
24/1630	127	51
25/1730	230	102
26/1100	113	41
26/1600	202	94
27/1600	151	68

#### October 2015

2/1800	160	71
3/1130	107	37
3/1800	150	62
4/1600	133	45
9/1730	128	47
10/1130	102	38
10/1800	176	61
11/1700	199	88
16/1630	140	62
17/1200	163	66
17/1800	150	71
18/1630	179	70
21/1600	100	42
23/1730	125	45
24/1130	104	41
24/1800	150	70
25/1430	180	91
30/1700	150	70

Average

2.40

YEAR	EVENTS	GUESTS COUNT	REVENUE	AV SALES PRICE	AVERAGE ATTENDENCE
2005	182	28,024	\$ 2,604,402	\$ 92.93	153.98
2006	188	29,538	\$ 2,871,451	\$ 97.21	157.12
2007	172	26,332	\$ 2,673,253	\$ 101.52	153.09
2008	163	24,646	\$ 2,674,119	\$ 108.50	151.20
2009	142	21,374	\$ 2,226,553	\$ 104.17	150.52
2010	169	25,635	\$ 2,603,319	\$ 101.55	151.69
2011	166	24,145	\$ 2,346,691	\$ 97.19	145.45
2012	170	25,754	\$ 2,790,327	\$ 108.35	151.49
2013	156	23,218	\$ 2,737,481	\$ 117.90	148.83
2014	145	20,434	\$ 2,487,724	\$ 121.74	140.92
2015	127	18,976	\$ 2,397,538	\$ 126.35	149.42
<b>10 Year Averages</b>	<b>161.82</b>				<b>150.60</b>

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

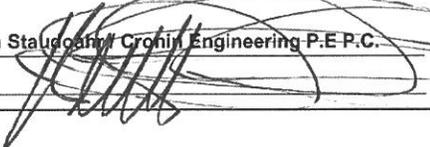
**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Elegant Banquets, LLC			
Name of Action or Project: Amended Site Development Plan for Le Chateau			
Project Location (describe, and attach a location map): 1410 Route 35, South Salem NY 10590 (Town of Lewisboro)			
Brief Description of Proposed Action: Amended Site Development Plan for a site that has an existing restaurant and catering facility. The amendment includes an addition, parking areas, walkways, and road widening			
Name of Applicant or Sponsor: Elegant Banquets, LLC c/o Simon Curtis		Telephone: 203-770-3762	
		E-Mail: sc@westnav.com	
Address: 506 Candlewood Lake Road, Brookfield CT 06804			
City/PO: South Salem (Town of Lewisboro)		State: NY	Zip Code: 10590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Lewisboro- Amended Site Plan, Wetland Permit, Stormwater; NYSDEC Stormwater		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		24.226	acres
b. Total acreage to be physically disturbed?		+1.6	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		24.226	acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? <b>Expansion of an existing non-conforming use requires a variance.</b>	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: <b>See attached.</b>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? <b>To be confirmed, Traffic Study pending.</b> b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ <b>Potable water on site via existing drilled well.</b>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ <b>Existing wastewater treatment system in place for both primary and expansion systems</b>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ <b>Proposed parking areas located inside the 150 foot Town of Lewisboro wetland buffer area</b>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <b>Stormwater runoff will be directed to existing drainage paths and conveyances as is practicable.</b>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Keith Staudacher / Cronin Engineering P.E.P.C.</u> Date: <u>02-25-16</u>		
Signature: 		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? <u>expansion of an existing non-conforming use</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? <u>Traffic Study pending</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? <b>Stormwater Pollution Prevention Plan to be prepared in accordance with Town Code</b> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

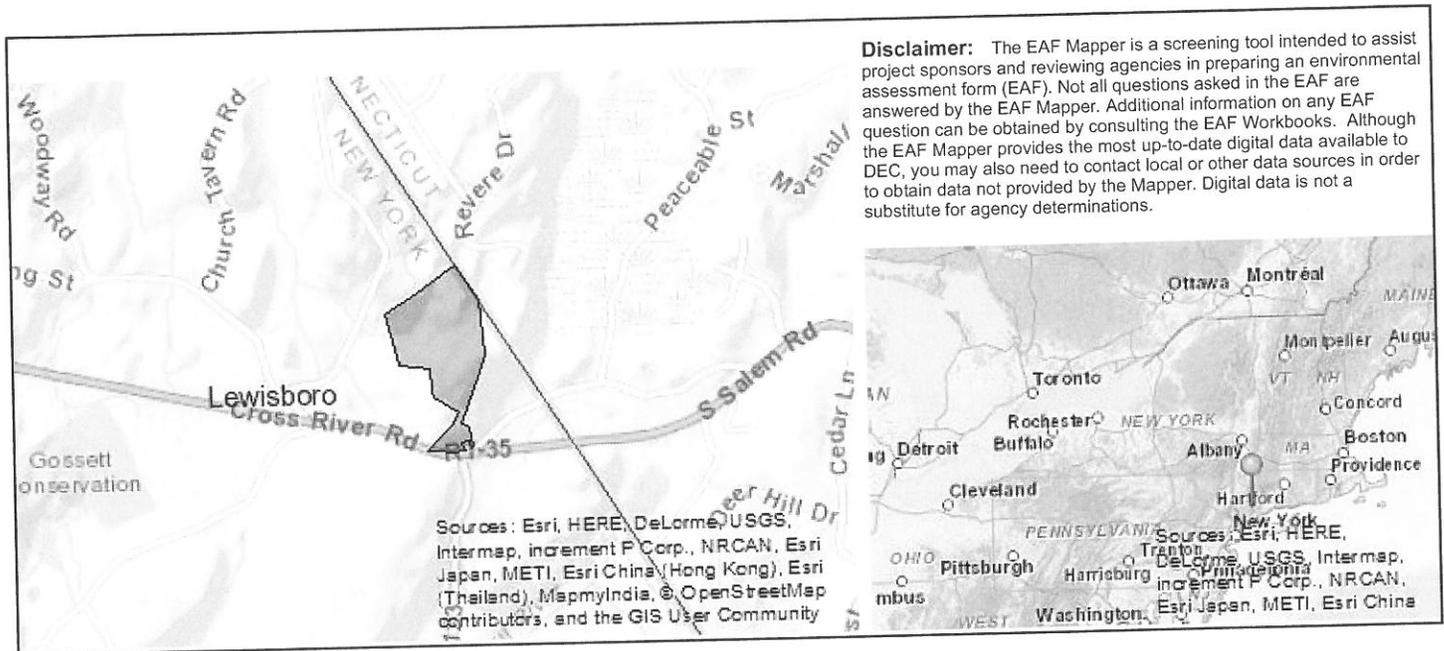
**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Town of Lewisboro Planning Board	02-25-16
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

# EAF Mapper Summary Report

Tuesday, February 23, 2016 3:13 PM



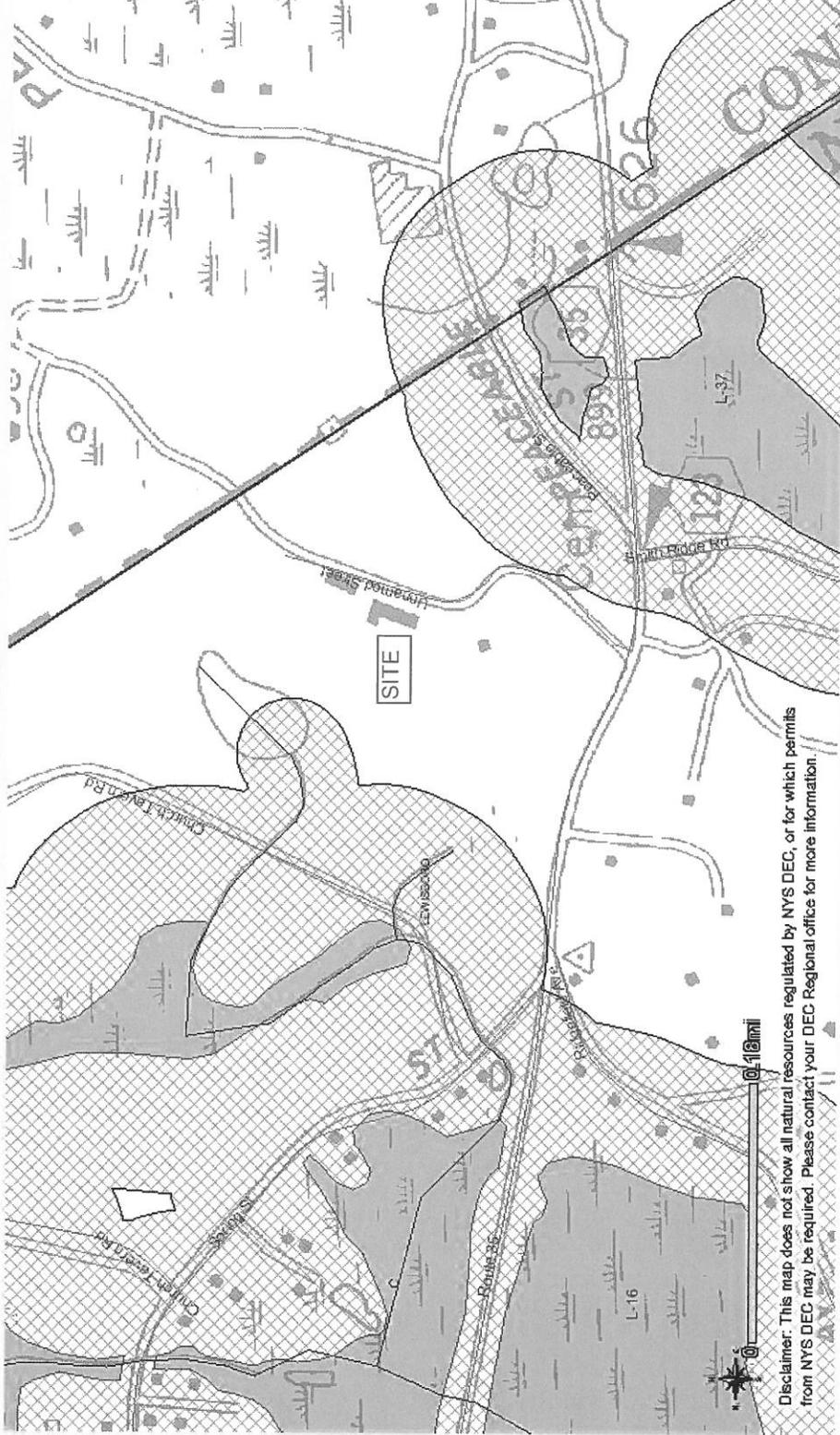
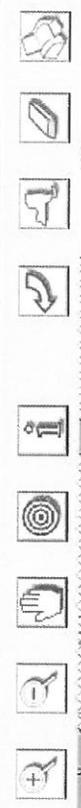
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

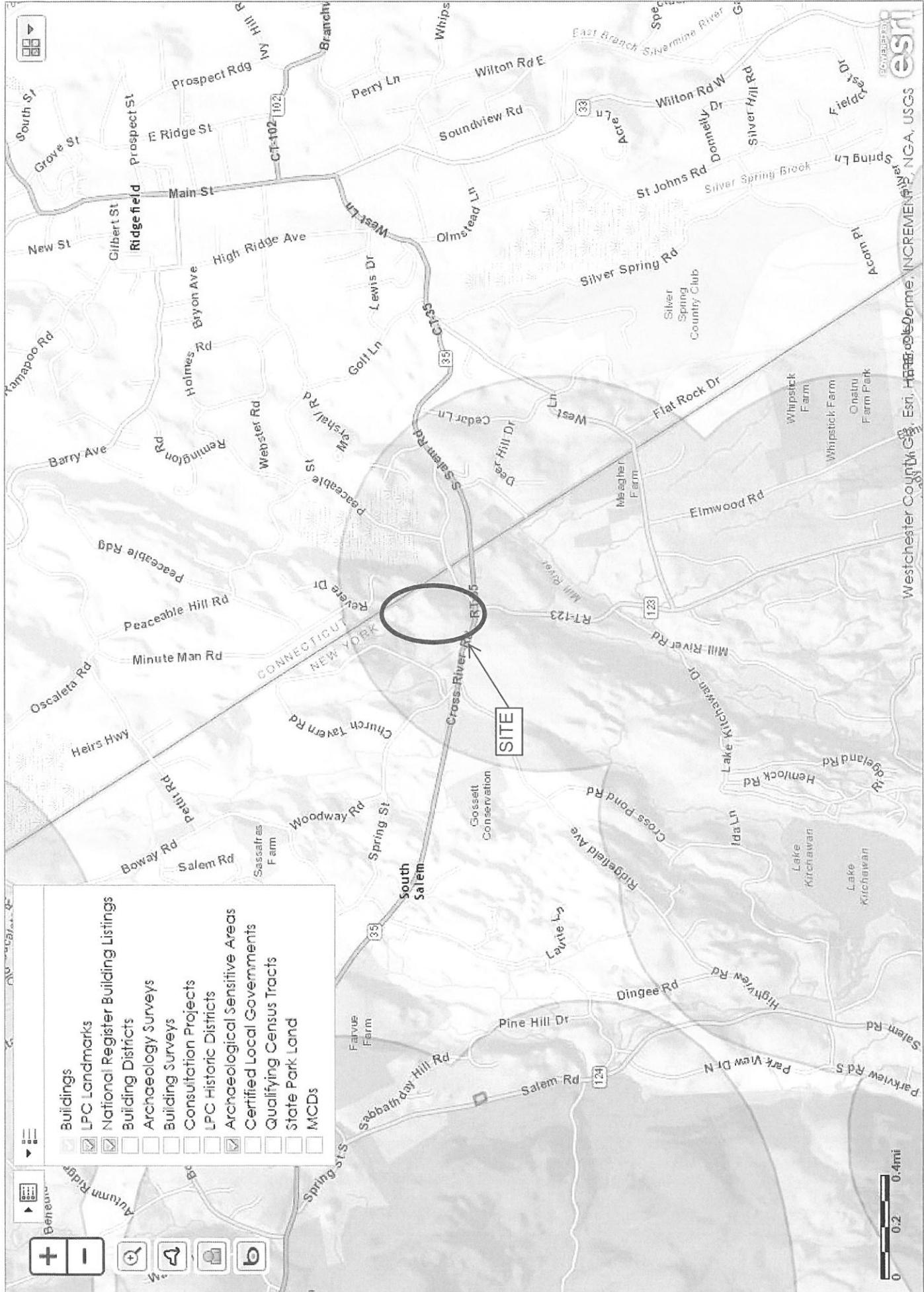
Search	Layers & Legend	Tell Me More...
Need a Permit?	Contacts	Help

**Map Layers & Legend**  
 More layers appear as you zoom in.

- Classified Water Bodies
- Unique Geological Features
- Classified Water Bodies
- State-Regulated Freshwater Wetlands
- Wetland Checkzone 2
- Rare Plants and Rare Animals
- Significant Natural Communities
- Natural Communities Vicinity 2
- Background Map
- Adirondack Park Boundary
- Counties

Click "Refresh Layers" to activate and deactivate layers.





- Buildings
- LPC Landmarks
- National Register Building Listings
- Building Districts
- Archaeology Surveys
- Building Surveys
- Consultation Projects
- LPC Historic Districts
- Archaeological Sensitive Areas
- Certified Local Governments
- Qualifying Census Tracts
- State Park Land
- MCDs

esri  
 Westchester County GIS, Esri, Harrisburg, Pennsylvania, INCREMENTAL, NGA, USGS



## Department of Environmental Conservation

# Critical Environmental Areas in Westchester County

## Critical Environmental Areas in Westchester County

Designating Agency:	Critical Environmental Area	Recorded Date	Effective Date	Reason for Designation
Westchester, County of	Westchester County Airport 60 Ldn Noise Contour (PDF) (39 KB)	1-2-90	1-31-90	exceptional or unique character
	Croton Point Park (PDF) (337 KB)	1-2-90	1-31-90	exceptional or unique character
	Byram Lake (PDF) (269 KB)	1-2-90	1-31-90	exceptional or unique character
	Tarrytown Lakes Reservoirs (PDF) (267 KB)	1-2-90	1-31-90	exceptional or unique character
	Long Island Sound (PDF) (143 KB)	1-2-90	1-31-90	exceptional or unique character
	County and State Park Lands (PDF) (274 KB)	1-2-90	1-31-90	exceptional or unique character
	Mianus River (PDF) (315 KB)	1-2-90	1-31-90	exceptional or unique character
	Mianus Gorge Preserve (PDF) (211 KB)	1-2-90	1-31-90	exceptional or unique character
	Indian Brook Reservoir (PDF) (286 KB)	1-2-90	1-31-90	exceptional or unique character
	Larchmont Reservoir & J.G. Johnson Jr. Conservancy (PDF) (233 KB)	1-2-90	1-31-90	exceptional or unique character
	Poncanico Lakes & Watershed Property (PDF) (259 KB)	1-2-90	1-31-90	exceptional or unique character
	Hudson River (PDF) (280 KB)	1-2-90	1-31-90	exceptional or unique character
	Peekskill Hollow Brook (PDF) (217 KB)	1-2-90	1-31-90	exceptional or unique character
	All Land 500' Peripheral to Amawalk Reservoir Boundary (PDF) (284 KB)	1-2-90	1-31-90	exceptional or unique character
	County Designated Watershed Properties (PDF) (214 KB)	1-2-90	1-31-90	exceptional or unique character
	Geographic Area Overlaying the Aquifer Within Town (PDF) (100 KB)	10-2-84	11-3-84	exceptional or unique character
Bedford, Town of	Geographic Area Overlaying the Aquifer Within Town (PDF) (100 KB)	12-29-95	1-27-96	drainage and open space resource
Dobbs Ferry, Village of	Juhring Estate (PDF) (269 KB) - 76 acre open space owned by Village	10-27-87	11-27-87	Protect Water and Natural Area
Greenburgh, Town of	Freshwater Wetlands (PDF) (74 KB)	10-27-87	11-27-87	Protect Water and Natural Area
	Floodplains (PDF) (125 KB)	10-27-87	11-27-87	Protect Water and Natural Area
Larchmont, Village	Hilltops at or above 400' elevation (PDF) (123 KB)	6-10-93	7-10-93	preserve open space

	East Creek (PDF) (1.34 MB)	1-23-89	2-21-89	protect aesthetic beauty
of	Larchmont Reservoir Sheldrake Leatherstocking FWW Complex (PDF) (1.49MB)	8-31-89	9-30-89	important coastal fish & wildlife habitat
Mamaroneck, Town of	Premium River - Pine Brook Wetlands Complex (PDF) (284 KB)	8-31-89	9-30-89	important coastal fish & wildlife habitat
Mamaroneck, Town of	The Hommocks Salt Marsh Complex (PDF) (1.41 MB)	8-16-89	9-16-89	important coastal fish & wildlife habitat
Mamaroneck, Town of	East Creek (PDF, 1.02 MB)	8-16-89	9-16-89	important coastal fish & wildlife habitat
Mamaroneck, Village of	Otter Creek (PDF) (272 KB) (42 acres)	11-24-80	12-25-80	Protect Water and Natural Area
Mamaroneck, Village of	Guion Creek (PDF) (289 KB) (11 acres)	11-24-80	12-25-80	Protect Water and Natural Area
Mamaroneck, Village of	Magid Pond (PDF) (272 KB) (5 Acres)	11-24-80	12-25-80	Protect Water and Natural Area
Mamaroneck, Village of	Van Amringe Mill Pond (PDF) (259 KB) (25 acres)	11-24-80	12-25-80	Protect Water and Natural Area
Mamaroneck, Village of	Mamaroneck Reservoir (PDF) (207 KB) (315 Acres)	1-4-85	2-2-85	Protect Water and Natural Area
Mamaroneck, Village of	Hampshire Country Club (PDF) (277 KB) (100 Acres)	1-4-85	2-2-85	Protect Water and Natural Area
Mamaroneck, Village of	Hommock's Conservation Area (PDF) (270 KB) (Village of Mamaroneck Portion)	1-4-85	2-2-85	Protect Water and Natural Area
Somers, Town of	Baldwin Place Area (PDF) (293 KB)	8-27-90	9-26-90	difficulties with potable water source
Tarrytown, Village of	Tarrytown Lakes Watershed Area (PDF) (1.10 MB)	11-30-83	12-29-83	protect water resources

**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, March 30, 2016 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. 03-16-SP**

Application of Robin Price, Jr., 12 Elmwood Road, South Salem, New York 10590 [Owner of record Robin J. & Vernona S. Price] for a Special Permit pursuant to Article V, §220-40 of the Zoning Ordinance in the matter of an accessory apartment to be created in an existing accessory building with a footprint increase to 600 square feet.

The property is located on the west side of (#12) Elmwood Road, designated on the Tax Map as Sheet 43, Block 10302, Lot 30, in an SCR-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, (P. O. Box 725), Lower Level, 20 North Salem Road, Cross River, New York 10518 during regular business hours. At such hearing, all interested parties may attend and will be heard.

Dated this 17<sup>th</sup> day of March, 2016  
in Cross River, New York

**ZONING BOARD OF APPEALS  
TOWN OF LEWISBORO  
By: CAROLYN MANDELKER  
ACTING CHAIRPERSON**

THE TOWN OF LEWISBORO IS COMMITTED TO EQUAL ACCESS FOR ALL CITIZENS. ANYONE NEEDING ACCOMMODATIONS TO ATTEND OR PARTICIPATE IN THIS MEETING IS ENCOURAGED TO NOTIFY THE SECRETARY TO THE ZONING BOARD OF APPEALS IN ADVANCE.

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

APPLICATION TO THE BOARD OF APPEALS

\*Cal. No. .... (B.Z.) \*\*Cal. No. 03-16 (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: ROBIN & VERNONA PRICE Phone: 533-2005  
Address: 12 ELMWOOD RD E-Mail: ERTHSUPRC@AOL.COM  
Owner's Name: SAME 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 220 Section 40 of the Zoning Ordinance.
- A Special Permit pursuant to Article 220 Section 40 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: Acc. APARTMENT

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 12 ELMWOOD Rd  
Tax Map: Sheet 43 Block 10302 Lot(s) 30  
Zoning District: R2M Lot Area: 2.5 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: Robin Price Date: 2/12/16

VI. RECEIPT:

Date Received by Clerk ..... Fee Received \$ 5020  
Check #: 5248 Receipt #: 20525

\* 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, ROBIN PRICE being duly sworn, deposes  
County of .....  
and says that he resides at 12 ELMWOOD RD in the Town of .....  
in the County of WEST in the State of NY 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  
..... 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 11  
day of February, 2016 Robin Price  
(sign here) (over)

Janet L. Donohue

JANET L. DONOHUE  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01DC6259627  
Qualified in Westchester County  
Commission Expires April 16, 2016