

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will hold a Public Hearing on Wednesday, May 25, 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. 10-16-BZ

Application of Jay Nussbaum [Owner of Record: Betty Nussbaum, 23 Salem Lane, South Salem, New York 10590] for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of an existing propane tank that is located closer to the side lot line (7'6" where 15' is required) in an R-1/2A, One-Half Acre Residential District.

The property is located on the east side of (#23) Salem Lane, designated on the Tax Map as Sheet 36J, Block 10814, Lot 7, 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 12th day of May, 2016
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. 10-16 - (B.Z.) **Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

JAY NUSSBAUM
PARTNER

Applicant's Name: Nussbaum, Betty

Address: 23 Silver Lane

BERLANDI NUSSBAUM & REITZAS LLP

Owner's Name: Same

125 Park Avenue, 25th Floor
New York, New York 10017

Phone (212) 804-6329
Direct (646) 878-6272
Mobile (914) 523-6260
Fax (646) 461-2312

Address

Westchester Office:
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601

jnuussbaum@bnrlfp.com
www.bnrlfp.com

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

- A Variation of Article Section 220-234 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: Propane tanks located closer to property line (side) than permitted in R/2A - 15' required - 7' provided

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises:

Tax Map: Sheet 365 Block 1051-1 Lot(s) 7

Zoning District: R/2A Lot Area: 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? No

Attached hereto and made a part of this application, I submit the following:

- A copy of the ground and floor plans with all necessary measurements.
- A property survey.
- A signed consent by the owner of the property if the applicant is not the owner.

V. APPROVED FOR SUBMISSION:

Applicant's Signature: [Signature] Date: 4/1/16

VI. RECEIPT:

JAY NUSSBAUM
NOTARY PUBLIC-STATE OF NEW YORK
No. 02NU6146301

Date Received by Clerk: [Signature] Qualified in Westchester County Fee Received \$.....

Check #: 1426 My Commission Expires July 09, 2018 Receipt #:

* 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

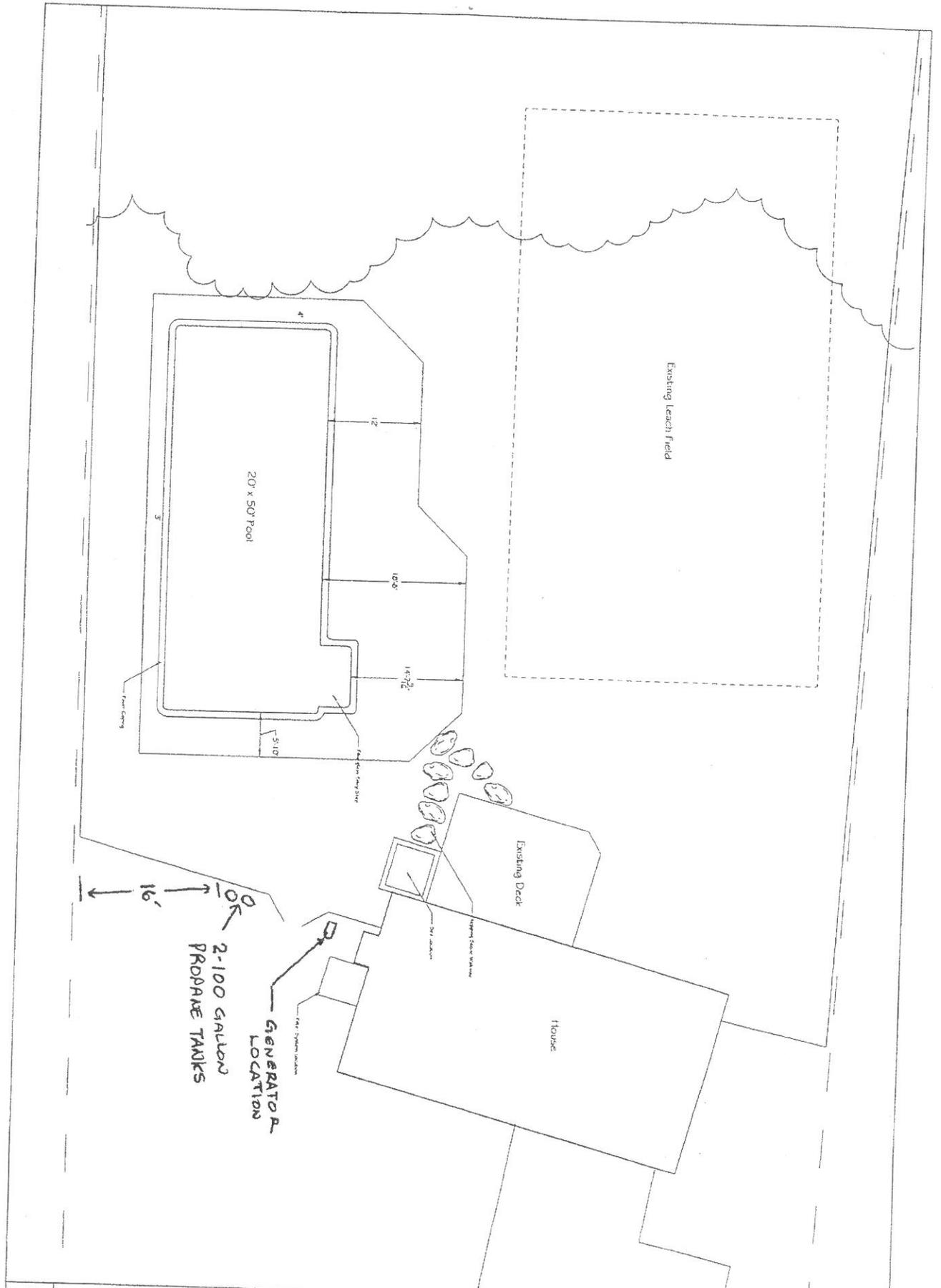
State of New York, Betty Jay Nussbaum being duly sworn, deposes
County of Westchester
and says that he resides at 23 Salsburg Lane in the Town of Lewisboro
in the County of Westchester in the State of New York and that
he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the
Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number
7 in Block 10814 on Sheet and that he hereby authorizes
herself 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 1st
day of April, 2010


.....
(sign here)

(over)

JAY NUSSBAUM
NOTARY PUBLIC-STATE OF NEW YORK
No. 02NU6146301
Qualified in Westchester County
My Commission Expires July 09, 2018



SHEET #:
1 of 1

LAYOUT
PLAN

NUSSBAUM RESIDENCE
23 SALEM LANE
SOUTH SALEM, NY 10590

DESIGNER: MIKE GULLA
DATE: 9/26/2013
JOB NUMBER:
SCALE: 1/8" = 1'

ZONING BOARD OF APPEALS

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CAL. NO. 11-16-BZ

Application of Gary Page, 25 Main Street, South Salem, New York [Owners of record: Gary Page & Priscilla Schaefer] for a variance of Article III, Section 220-12E (1) of the Zoning Ordinance in the matter of the proposed 6 foot high deer fence where 4 feet is allowed along the rear and side property lines.

The property is located on the east side of (#27) Main Street, designated on the Tax Map as Sheet 36, Block 10807, Lot 11 in an SCR-1/2A, Residential One-Half Acre 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 12th day of May, 2016
in Cross River, New York**

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: Robin Price, Jr.
CHAIRMAN**

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Town of Lewisboro
P. O. Box 725
20 North Salem Road, Cross River, New York 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 11-16- (B.Z.) **Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: PAUL M. TAGE Phone: 917 899 0935
Address: 25 MAIN STREET S SALEM E-Mail: 9page@9page.com
Owner's Name: 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 220-12 E(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: FOR DEER FENCE HEIGHT TO BE 6 FEET.
NOT 4 FEET.

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 25-27 MAIN STREET S SALEM
Tax Map: Sheet 36 Block 10807 Lot(s) 9, 10 AND 11
Zoning District: S4 1/2 A Lot Area: 19395 Acres
.81

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? NO

Attached hereto and made a part of this application, I submit the following:

- A copy of the ground and floor plans with all necessary measurements.
- A property survey.
- A signed consent by the owner of the property if the applicant is not the owner.

V. APPROVED FOR SUBMISSION:

Applicant's Signature: [Signature] Date: 4/19/2014

VI. RECEIPT:

Date Received by Clerk: 4/19/2014 Fee Received \$: 252.-

Check #: 1245 Receipt #: 26614

* EXPIRATION: (§ 220-74E(5)) "A variance shall be deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with their decision, shall expire if work is not initiated pursuant thereto within one (1) year, of if said use or uses shall cease for more than one (1) year."

**Storage of Contractor's Equipment requires an additional fee for each required off-street parking space.

*** Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

AFFIDAVIT OF OWNERSHIP

State of New York,
County of

Cary W. Pace

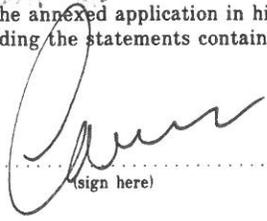
being duly sworn, deposes

and says that he resides at *26 MAIN ST. S. SALEM* in the Town of *S. 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
9, 10 and 11 in Block *10807* on Sheet *36* 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 *19*
day of *April*, *2016*



(sign here)

(over)



JANET L. DONOHUE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01D0625067
Qualified in Westchester County
Commission Expires April 16, 2016

2020

1916 2016 2017 2018 2019 2020
1916 2017 2018 2019 2020
1916 2017 2018 2019 2020

0.1

0.1



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: Virginia LoBosco, ACARC chair
DATE: April 18, 2016
Re: 25 & 27 Main Street, South Salem
Block10807, Lots 9 & 11, Sheet 36, Zone SCR-.5A
Cal# 13-16ACARC/SCR

At the April 13, 2016 meeting of ACARC, Mr. Page, owner of record, had a fence approved with the condition that a variance is obtained from the Zoning Board of Appeals for the following reason:

Pursuant to Town Code §220-12(E)(1) - Walls or fences shall not exceed six feet in height measured from adjacent ground level to the top of such wall, fence or combination thereof, except that in R-1/2A District or less restrictive residential districts, walls or fences shall not exceed four feet in height.

cc: Gary Page
Peter Barrett, Building Inspector

ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL

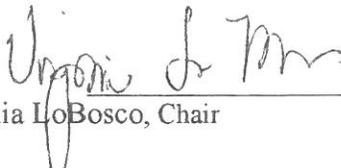
TOWN OF LEWISBORO

CAL. NO. 13-16-ACARC

Applicant(s): Gary Page
Owner(s) of Record: Gary and Priscilla Page
Reason for Referral: Special Character District
Tax Map I.D.: Sheet 36, Block 10807, Lot 9 & 11, SCR-.5A
Decision Date: April 13, 2016
The Vote: To Approve: Virginia LoBosco, Chair
Rosc Bonanno
Alan Kaufman
Absent : Craig Pillon
Kenneth McGahren
Presentation by: Gary Page
Nature of Application: Removal and installation of deer fence
Evidence Presented: Site plan provided by applicant

Based on the foregoing, the members of ACARC resolved to approve the application to install 6' high, black vinyl deer fence mounted on 6" x 1 1/2" black metal posts. Existing fence in poor condition is to be removed and new fence is to be installed along the eastern most corner of the 25 Main St. lot and on three sides of the 27 Main St. lot terminating halfway along the northern edge of the 27 Main St lot and continuing across that lot to the house at 25 Main St. This resolution is approved with the condition that a height variance is obtained from the Zoning Board of Appeals.

By motion Rose Bonanno; seconded by Alan Kaufman; In favor: Rose Bonanno, Alan Kaufman and Virginia LoBosco.


Virginia LoBosco, Chair

Dated in South Salem, New York
This 13th day of April, 2016

ARCHITECTURE AND COMMUNITY APPEARANCE
REVIEW COUNCIL
TOWN OF LEWISBORO
Application Form

Date: 4/11/2016

Cal. #. 13 - 16 ACARC/ SC

Property Address: 25 & 27 MAIN ST.

Tax ID: Sheet 34 Block 10807 Lot 9811 Zone SCR. 5A

Description for proposal: REPAIR DEER FENCE AT 25 MAIN ST AND EXTEND AROUND PERIMETER OF 27 MAIN ST. IN DEER, 6' HIGH BLACK VINYL

APPLICANT(S):

Name: GARY PAOL & TRISULA

Address: 25 & 27 MAIN ST JSALEM NY.

Phone # (h): _____ (w) _____ (c) 917 399 0935

Email: gpaol@gpaol.com please circle preferred contact: email or phone (h) (w) (c)

Signature of applicant: [Signature]

OWNERS OF RECORD (if different from applicant)

Name: _____

Address: _____

Phone # (h): _____ (w) _____ (c) _____

Email: _____ please circle preferred contact: email or phone (h) (w) (c)

Signature of Owner(s) of Record: _____

Referred to ACARC by: (check one)

Bldg Inspector: ___ Town Board: ___ Planning Board: ___ Zoning Board of Appeals: ___ Other:

Reason for Referral: (check one)

Special Character Overlay ___ Commercial Lot ___ Fence Sign ___ Multi Family ___ Other ___ (specify) _____

Application to be accompanied by six (6) copies of survey, plans, drawings, or any other pertinent information, including proposed colors, materials, dimensions, landscaping, etc. Failure to supply this information may result in the unnecessary delay or denial of this application.

Fees: **Cosmetic Changes (incl signs) \$27** **Fence Review \$52** **Construction, Addition, Renovations \$102**

Application Fee Received: Amt: _____ Check# _____ or Cash 52 Receipt# 720287

Materials Received: Digital ___ Drawings ___ **Site Map** ___ Mat'l Board ___ Photos ___ Other _____

application approved as submitted and applicant referred to zoning board for approval of height variance
Ugione J. Tom 4/13/16

13-16 AC ARC

MAIN STREET 2A

2B

6' BLACK VINYL DEER FENCE

CHILDS
JONATHAN
& CLAUDINE

43.15-2-11

43.15-2-2

Keeler cover

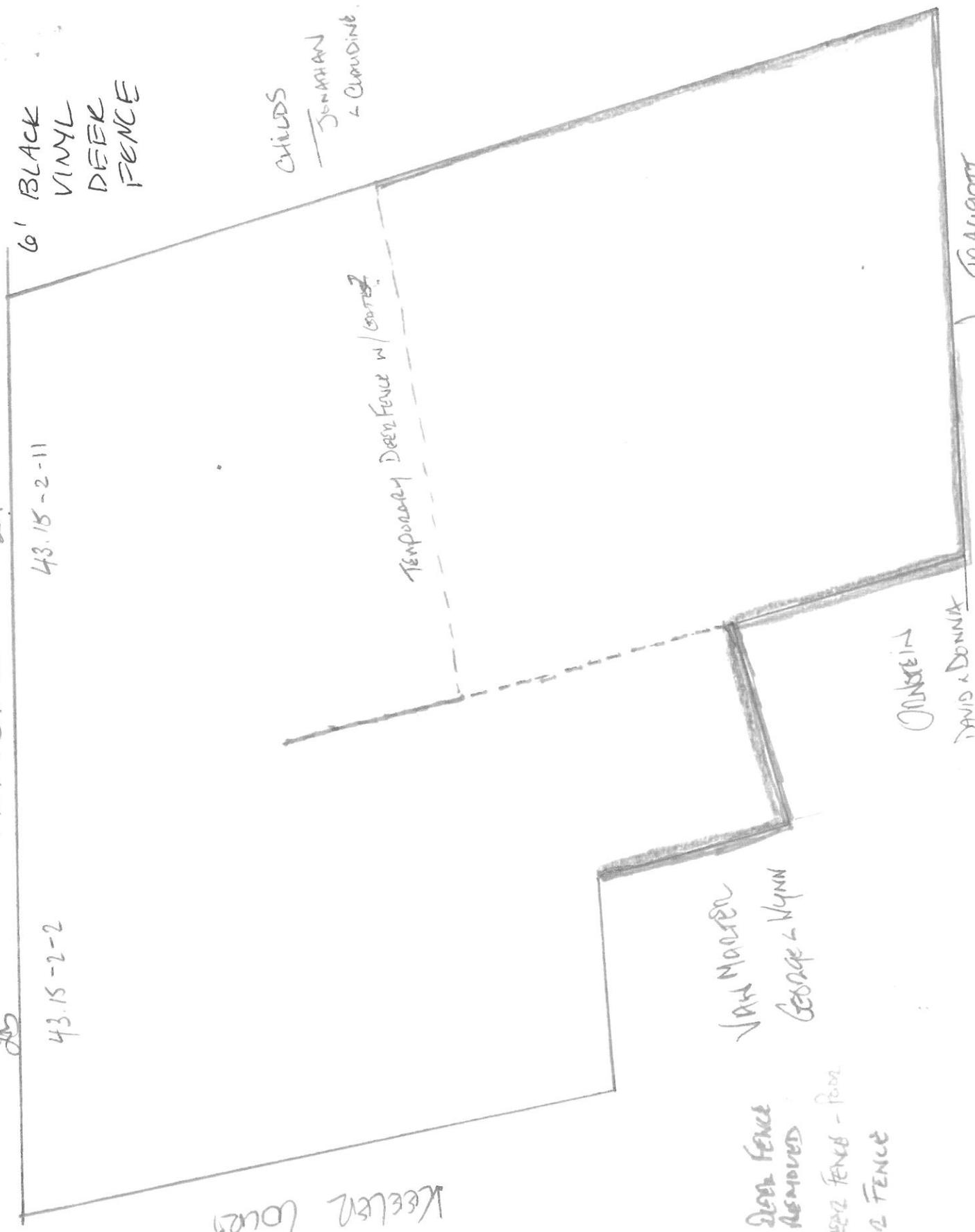
TEMPORARY DEER FENCE w/ GATES

VAN MAREN
GEORGE & LYNN

JOHNSON
DAVID & DONNA

TRAGOTT
JACK & HELEN

- CURRENT DEER FENCE TO BE REMOVED
- CURRENT DEER FENCE - POOR
- NEW DEER FENCE



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, May 25, 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. 12-16-BZ

Application of Paul R. Walter, RA, 50 Balmville Road, Suite 1, Newburgh, NY 12550 [Owner of Record: Ability Beyond Disability, Inc.] for a variance of Article IV, Section 220-23A(1) of the Zoning Ordinance in the matter of the proposed continuing use of an existing residence while the new residence is constructed.

The property is located on the west side of (#250) Smith Ridge Road, designated on the Tax Map as Sheet 46, Block 9827, Lot 71, in an R-4A, Four-Acre Residential District consisting of approximately 11.90 acres.

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 12th day of May, 2016
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By: Robin Price, Jr.
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\$252.00

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 12-16-16Z (B.Z.) **Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: PAUL R. VALTER, RA Phone: 845-616-0197
Address: 50 BALMVILLE ROAD, SUITE ONE NEWBURGH NY 12550 E-Mail: pvalter@pvaarchitects.com
Owner's Name: ABILITY BEYOND - c/o DAVID SLATER Phone: 203-775-4700
Address: 4 BERKSHIRE BLVD, RETAIL CT, 06801 E-Mail: David@slater.eabilitybeyond.org

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

Application is hereby made for:

- A Variation of Article IV Section 22-23A(1) of the Zoning Ordinance.
- A Special Permit pursuant to Article IV Section 22-23A(1) 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: Existing Residence to REMAIN IN USE WHILE NEW RES IS BEING CONSTRUCTED.

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 250 SMITH RIDGE ROAD, LEWISBORO
Tax Map: Sheet 46 Block 098.27 Lot(s) 071
Zoning District: R4 Lot Area: 1/4 11.8 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?

Attached hereto and made a part of this application, I submit the following:

- A copy of the ground and floor plans with all necessary measurements.
- A property survey.
- A signed consent by the owner of the property if the applicant is not the owner.

V. APPROVED FOR SUBMISSION:

Applicant's Signature: [Signature] Date: 4/1/16

VI. RECEIPT:

Date Received by Clerk: 4/21/16 Fee Received \$: 252.00
Check #: 32007 Receipt #: 26620

* 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, Thomas H. Fanning, as President / CEO of Ability Beyond Disability being duly sworn, deposes
County of _____
and says that he resides at 250 SMITHRIDGE 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
071 in Block 09827 on Sheet 46 and that he hereby authorizes
Paul R. Walter, Architect 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 5th
day of April, 2016

Marcella J. Anderson
(sign here)
MARCELLA J ANDERSON
NOTARY PUBLIC (over)
MY COMMISSION EXPIRES SEP. 30, 2020

5214
6/27

CONSTRUCTION APPROVAL APPLICATION

WCDH File: 62015-11 Municipality: T10 LEWISBORO Fee Amount: _____

On-site Wastewater Treatment System FORMERLY 62014-08 Private Water Supply Residential Commercial

Watershed Basin Name: LONG ISLAND SOUND If NYCDEP Watershed: Joint Review Delegated Review

Is property in a Water District: Y N Name: N/A Is property in a Sewer District: Y N Name: N/A

Property Information:

Property Name: ABILITY BEYOND DISABILITY

Property Address: 250 SMITH RIDGE RD., SOUTH SALEM Zip Code: 10590

TMD: Section 66.3 Block 2 Lot 21 R.S. Lot _____ Lot Area 11.8 Acres

Realty Subdivision: N/A Map # _____ Date Filed _____

Owner Last Name: ABILITY BEYOND DISABILITY First Name: C/O DAVID SLATER

St. #: 4 St. Address: BERKSHIRE BLVD, BETHEL State: CT Zip Code: 06801

Owner Phone #: (203) 826-3058 Owner E-mail Address: David.Slater@abilitybeyond.org

Building Type: GROUP RESIDENCE # of Bedrooms: 8 Total Habitable Space: 4007 ± Sq. Ft.

On-site Wastewater Treatment System (OWTS) Information:

Design Flow: 1320 gpd Soil Percolation Rate: 32 min./in

Slope of OWTS Area: 12 % Septic Tank Size: 2000 Gallons (Gal.)

Absorption Trench(es): Length: 1320 Lin. Ft. Trench Width: 2 Ft. Area: 2640 Sq. Ft.

Absorption Pit(s): # Pits _____ Diameter: _____ Ft. Depth: _____ Ft. Area: _____ Sq. Ft.

Other (circle or specify): Tri-Galleys 4X4 Galleys Flow Diffusers Name: _____

Trenches 16 Length: 84 Lin. Ft. Trench Width: 2 Ft. Sidewall Area: 2 Sq.Ft./Lin Ft.

Other Requirements:

Pump System: Pump Chamber: Size: _____ Gal. Dose _____ Gal. Overflow Tank: Size: _____ Gal.

Curtain Drain: Depth: _____ Ft. Width: _____ Ft. R.O.B. Sand and Gravel Fill Section: Depth: _____ Ft.

Separate Sewage Contractor (SSC): Name: T&D WCDH SSC License # T&D

Water Supply System Information:

Private Water Supply Public Water Supply Name: EXISTING WELL

Well Driller Name: N/A NYSDEC Reg # 3

Address: N/A Phone: () N/A

Other Requirements/Conditions:

I represent that I am wholly and completely responsible for the design and location of the proposed system(s): 1) that the on-site wastewater treatment system above described will be constructed as shown on the approved plan or approved amendments thereto and in accordance with the standards, rules and regulations of the Westchester County Department of Health; that on completion thereof, a "Certificate of Construction Compliance" satisfactory to the Commissioner of Health will be submitted to the Department and a written guarantee will be furnished the owner, his successors, heirs or assigns, by the builder that said builder will place in good operating condition any part of said OWTS which fails to operate for a period of two (2) years immediately following the date of the issuance of the approval of the Certificate of Construction Compliance of the OWTS or any repairs thereto; 2) that the drilled well described above will be located as shown on the approved plan and that said well will be installed in accordance with the standards, rules and regulations of the Westchester County Department of Health.

Date: 07/24/15 Signed: [Signature] P.E./R.A. Seal 57144

APPROVED FOR CONSTRUCTION

This approval expires one (1) year from the date issued unless construction of the building has been undertaken, and is revocable for cause or may be amended or modified when considered necessary by the Commissioner of Health. Any change or alteration of construction requires a new permit.

Date: 9/30/2015 Approved By: [Signature]

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Cal. No. 13-16-BZ

Application of Michael Fuller Sirignano, Esq., 892 Route 35, Cross River, NY [Contract Vendee: 1410 Route 35, LLC (Elegant Banquets, LLC), 506 Candlewood Lake Rd., Brookfield, CT 06804] [South Salem Owners, LLC, 73-44 177th St., Fresh Meadows, N.Y., owner of record] for a variance of Article VII, Sections 220-55D(1) in that the proposed driveway access to certain Off-Street Parking Spaces consists of a fifteen-foot-wide one-way lane when two ten-foot-wide lanes are required and a variance of Article VII, Section 200-55D(2) in that the grade of the main driveway (proximate to Sta. 4+50) currently is $\pm 14\%$; and the grade of a portion of the driveway connecting Parking Areas #2 and #4 (proximate to Sta. 14+50) currently is $\pm 16\%$; and the grade of a portion of the driveway connecting Parking Areas #4 and #5 (proximate to Sta. 18+00) currently is 12.5%, when the maximum grade for driveways is 12%.

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 12th day of May, 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.

AFFIDAVIT OF OWNERSHIP

State of New York,
County of Queens David A. Roth being duly sworn, deposes
and says that he resides at 73-44 177th St. in the Town of Fresh Meadows
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 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 26th
day of April, 2016



DAVID ROTH (sign here)

(over)

DORPATIE RAM
Notary Public, State of New York
Registration #01RA6237947
Qualified in Queens County
Commission Expires March 28, 2019



1. A Variance of Article VII, Section 220-55D(1) in that proposed driveway access to certain Off-Street Parking Spaces consists of a fifteen-foot-wide one-way lane when two ten-foot-wide lanes are required.

2. A Variance of Article VII, Section 220-55D(2) in that the grade of the main driveway (proximate to Sta. 4+50) currently is $\pm 14\%$; and the grade of a portion of the driveway connecting Parking Areas #2 and #4 (proximate to Sta. 14+50) currently is $\pm 16\%$; and the grade of a portion of the driveway connecting Parking Areas #4 and #5 (proximately to Sta. 18+00) currently is 12.5%, when the maximum grade for driveways is 12%.

KG&D Project No.
2015-1073

DESIGN TEAM

ARCHITECT
KG+D Architects

Kaeyer, Garmett & Davidson Architects PC
285 Main Street, Mount Kisco, NY 10549
Phone: 914.666.5900 Fax: 914.666.0051

LANDSCAPE ARCHITECT
Wesley Stout Associates

98 Main Street,
New Canaan, CT
phone: 203.966.3100 fax: 203.966.3131

CIVIL ENGINEER
Cronin Engineering

39 Arto Lane
Cortland Manor, NY
phone: 914.735.3864

MEP ENGINEERS
Damiano Barile Engineers PC

77 Tarrytown Road
White Plains, NY
phone: 914.329.8060

STRUCTURAL ENGINEER
Disalvo Engineering Group

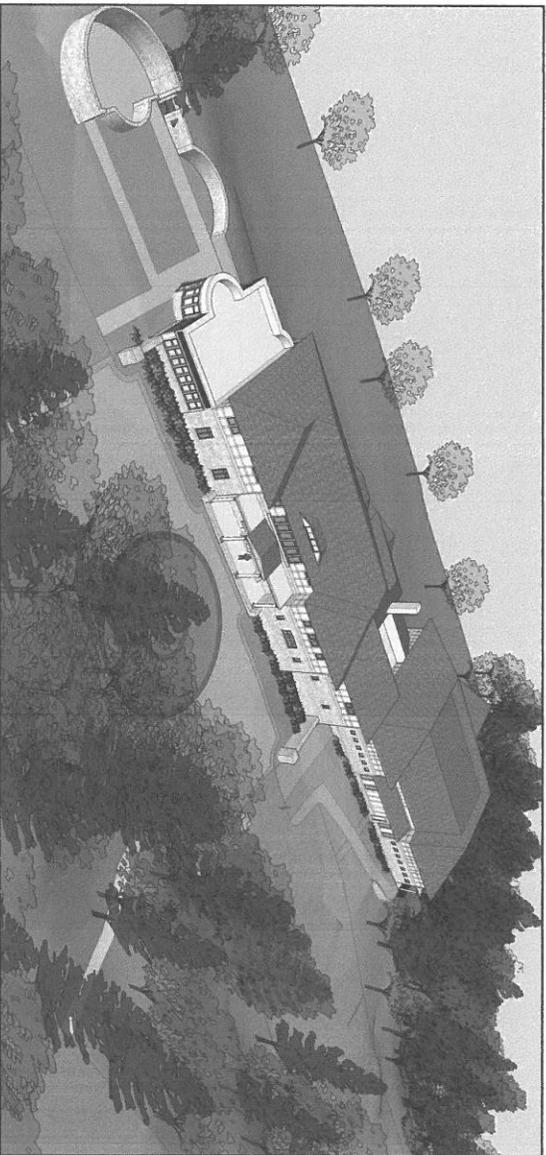
LEE FARM CORPORATE PARK
83 Wooster Heights
Danbury, CT
phone: 203.480.4140

SITE DEVELOPMENT PLAN SUBMISSION

APRIL 28, 2016

ADDITION & RENOVATION
OWNER:
ELEGANT BANQUETS AT LE CHATEAU

1410 NY-35
Town of Lewisboro, NY



LIST OF DRAWINGS

A0.1 TITLE SHEET

ARCHITECTURAL

- A0.1 ARCHITECTURAL SITE PLAN
- A0.2 EXISTING FLOOR PLAN
- A0.3 MAIN FLOOR PLAN
- A0.4 ROOF PLAN
- A0.5 FRONT AND REAR ELEVATIONS
- A0.6 RIGHT AND LEFT ELEVATIONS
- A0.7 BUILDING SECTIONS

LANDSCAPE ARCHITECTURAL

- LP-01 GENERAL PLANNING PLAN
- LP-02 PLANTING ENHANCEMENT
- LP-03 PLANTING DETAIL S, LEGEND, NOTES
- LP-20 LANDSCAPE LIGHTING PLAN
- LP-21 PHOTOMETRIC PLAN

CIVIL ENGINEERING

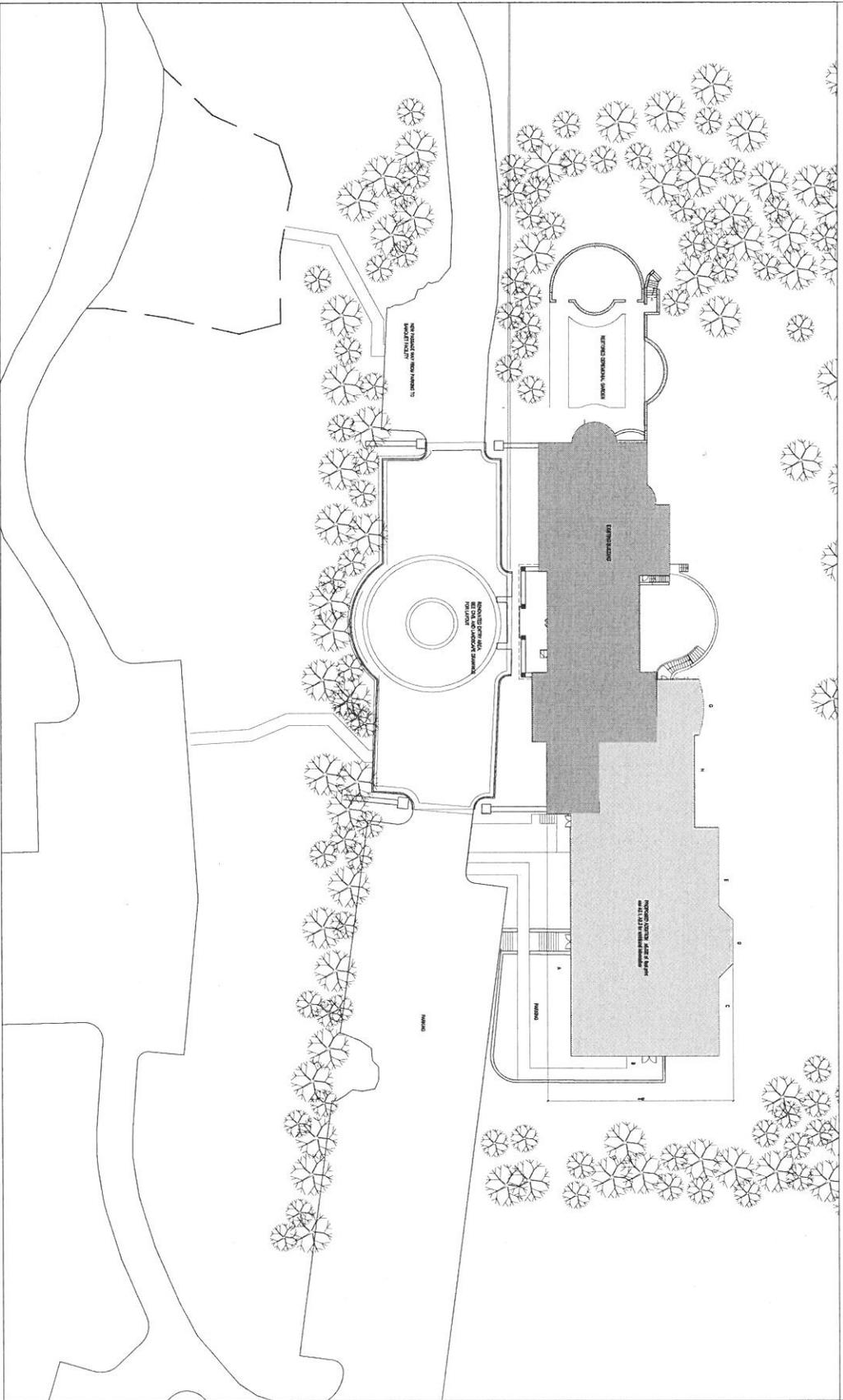
- EX-01 EXISTING CONDITIONS PLAN
- L-21 LAYOUT ZONING, COVERAGE, DEMO AND PARKING PLAN
- SP-02 SITE DEVELOPMENT PLAN
- SP-03 SITE DEVELOPMENT PLAN
- RP-01 ROAD PROFILES



ELEGANT BANQUETS AT LE CHATEAU
ADDITION AND RENOVATION

ELEGANT BANQUETS
257 FERRIS ROAD
BROOKFIELD, CT 06804

K&D ARCHITECT
100 WEST GERRARD & CONROY BOSTON, MA
3714 MASSAHOSETT BLVD. WILMINGTON, MASSACHUSETTS



1 ARCHITECTURAL SITE PLAN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/11
2	ISSUED FOR PERMIT	11/15/11
3	ISSUED FOR PERMIT	11/15/11
4	ISSUED FOR PERMIT	11/15/11
5	ISSUED FOR PERMIT	11/15/11
6	ISSUED FOR PERMIT	11/15/11
7	ISSUED FOR PERMIT	11/15/11
8	ISSUED FOR PERMIT	11/15/11
9	ISSUED FOR PERMIT	11/15/11
10	ISSUED FOR PERMIT	11/15/11

DATE: 11/15/11
SCALE: AS SHOWN
PROJECT: ELEGANT BANQUETS AT LE CHATEAU
SHEET: A0.1

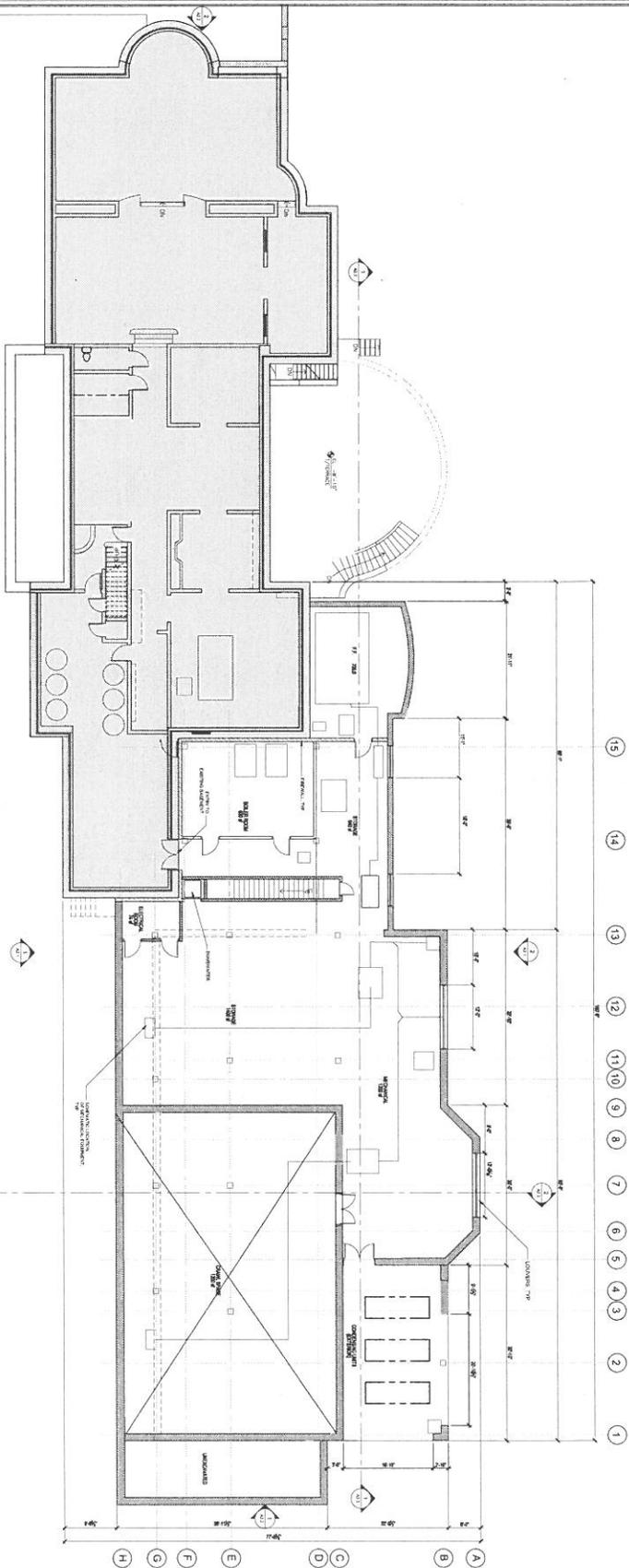
ARCHITECTURAL SITE PLAN
A0.1



**ELEGANT BANQUETS AT
LE CHATEAU**
ADDITION AND RENOVATION

ELEGANT BANQUETS
257 FEDERAL ROAD
BROOKFIELD, CT 06804

K&D ARCHITECTS
Newly formed, general & condition architect, pc
257 Federal Road, Suite 200, Brookfield, CT 06804
Tel: (860) 451-1000 Fax: (860) 451-1001
www.kanddarchitects.com



Lower Floor Plan

NO. 10	DATE	DESCRIPTION
1	10/10/10	ISSUED FOR PERMITS
2	10/10/10	ISSUED FOR PERMITS
3	10/10/10	ISSUED FOR PERMITS
4	10/10/10	ISSUED FOR PERMITS
5	10/10/10	ISSUED FOR PERMITS
6	10/10/10	ISSUED FOR PERMITS
7	10/10/10	ISSUED FOR PERMITS
8	10/10/10	ISSUED FOR PERMITS
9	10/10/10	ISSUED FOR PERMITS
10	10/10/10	ISSUED FOR PERMITS
11	10/10/10	ISSUED FOR PERMITS
12	10/10/10	ISSUED FOR PERMITS
13	10/10/10	ISSUED FOR PERMITS
14	10/10/10	ISSUED FOR PERMITS
15	10/10/10	ISSUED FOR PERMITS

A2.1

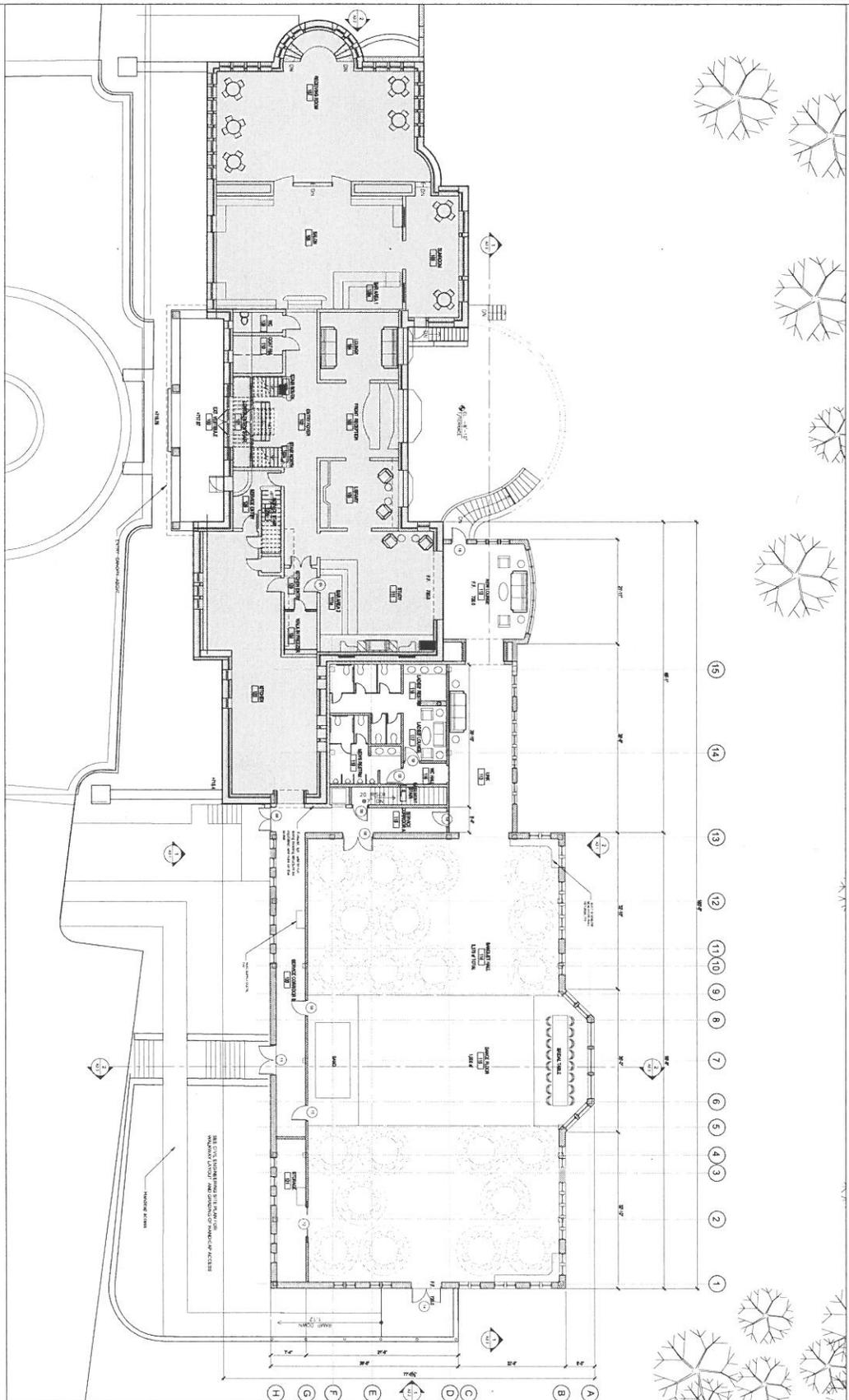


ELEGANT BANQUETS AT
LE CHATEAU
ADDITION AND RENOVATION

ELEGANT BANQUETS
257 FEDERAL ROAD
BROOKFIELD, CT 06804

K&D ARCHITECTS

100 Main Street, Suite 200
Brookfield, CT 06804
Tel: (860) 459-1100
Fax: (860) 459-1101
www.kanddarchitects.com



PROJECT
1. ELEGANT BANQUETS AT LE CHATEAU
2. ADDITION AND RENOVATION
3. MAIN FLOOR PLAN

DATE: 01/15/10
SCALE: AS SHOWN
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
APPROVED BY: J. HARRIS

PROJECT NO.: 1000000000
SHEET NO.: A2.2

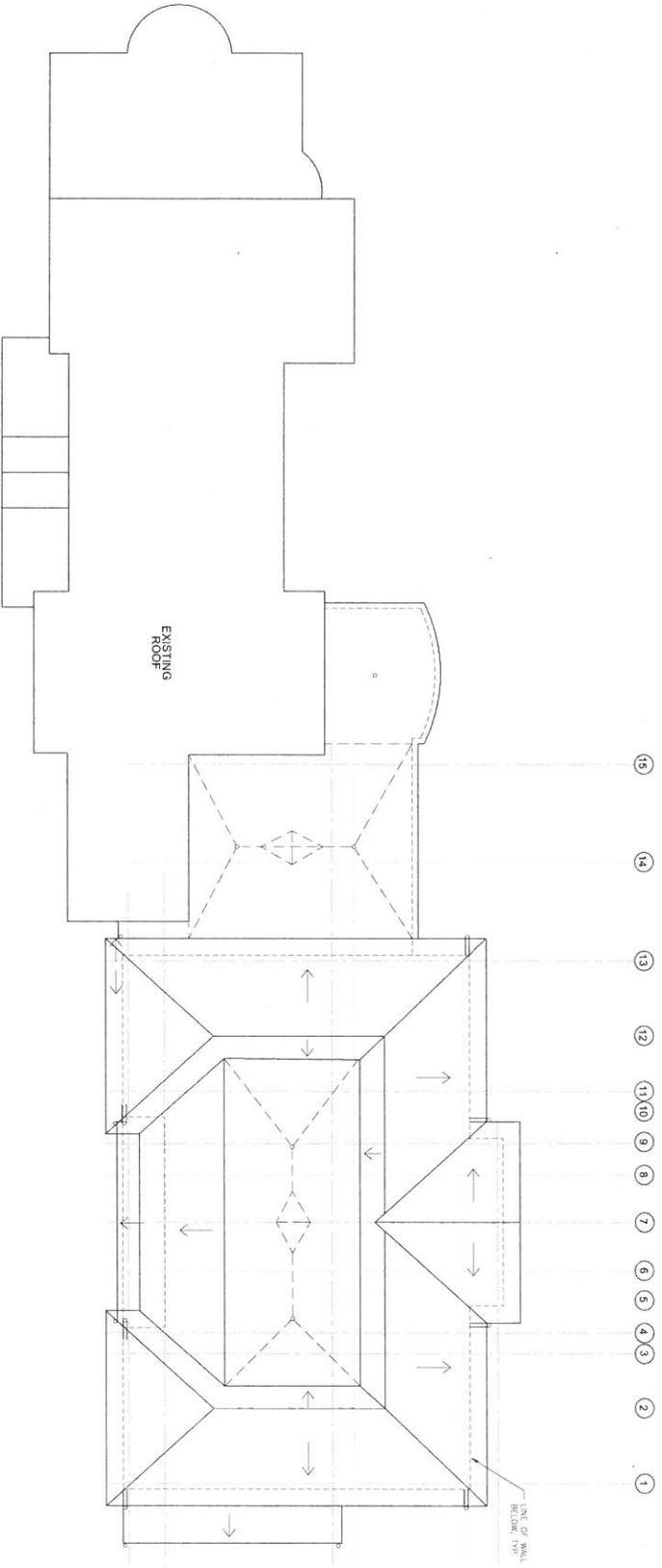
MAIN FLOOR PLAN



ELEGANT
BANQUETS AT
LE CHATEAU
ADDITION AND RENOVATION

ELEGANT BANQUETS
257 FEDERAL ROAD
BROOKFIELD, CT 06804

Design, General & contract architect, PC
257 FEDERAL ROAD, BROOKFIELD, CT 06804
PH: 860.379.1111 FAX: 860.379.1111
WWW.ELEGANTBANQUETS.COM



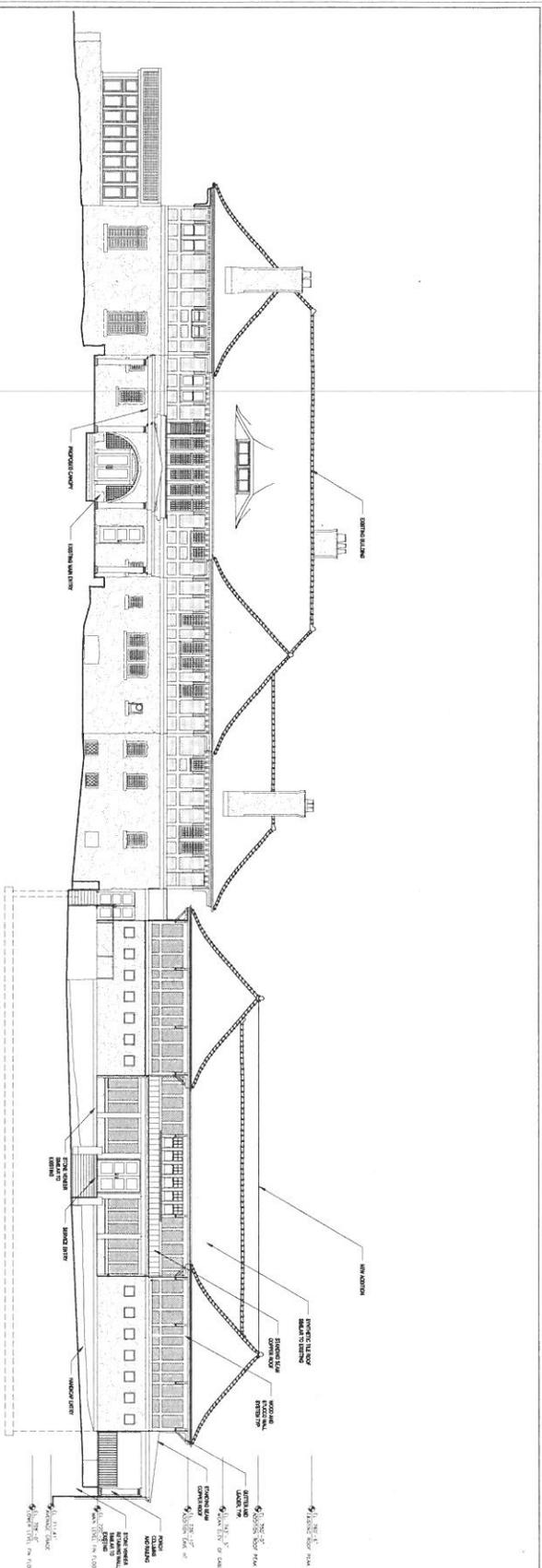
NOT TO SCALE
DATE: 10/15/2010
PROJECT: ELEGANT BANQUETS AT LE CHATEAU
ADDITION AND RENOVATION
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/15/2010

NO.	DESCRIPTION	DATE
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2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
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12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	

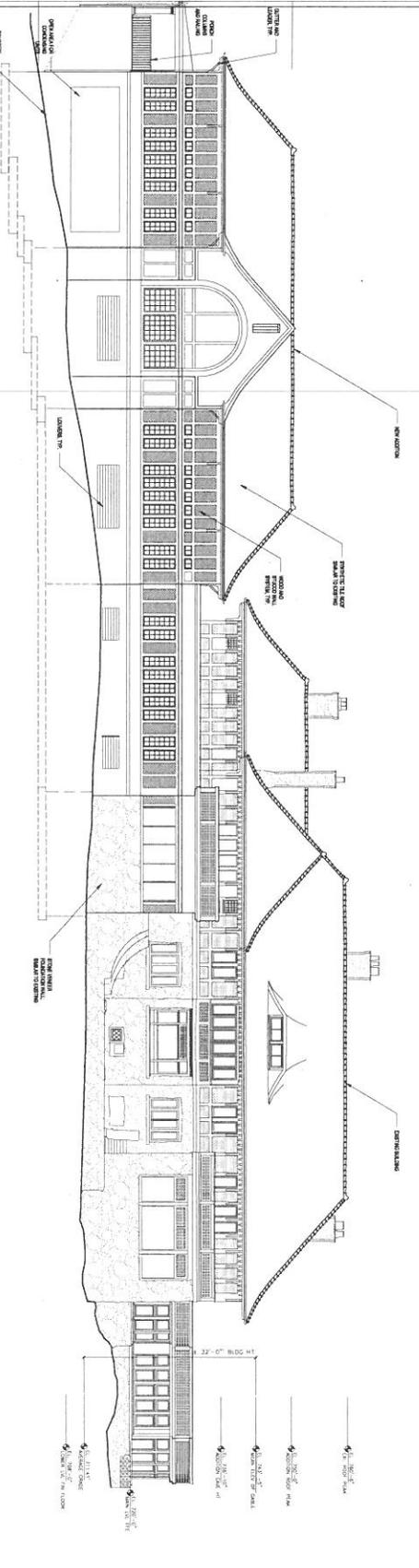
ROOF PLAN

NO.	DESCRIPTION	DATE
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2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	

A2.3



1 FRONT ELEVATION (EASTERN SIDE)
1/8" = 1'-0"



1 REAR ELEVATION (WESTERN SIDE)
1/8" = 1'-0"

ELEGANT BANQUETS AT LE CHATEAU
ADDITION AND RENOVATION

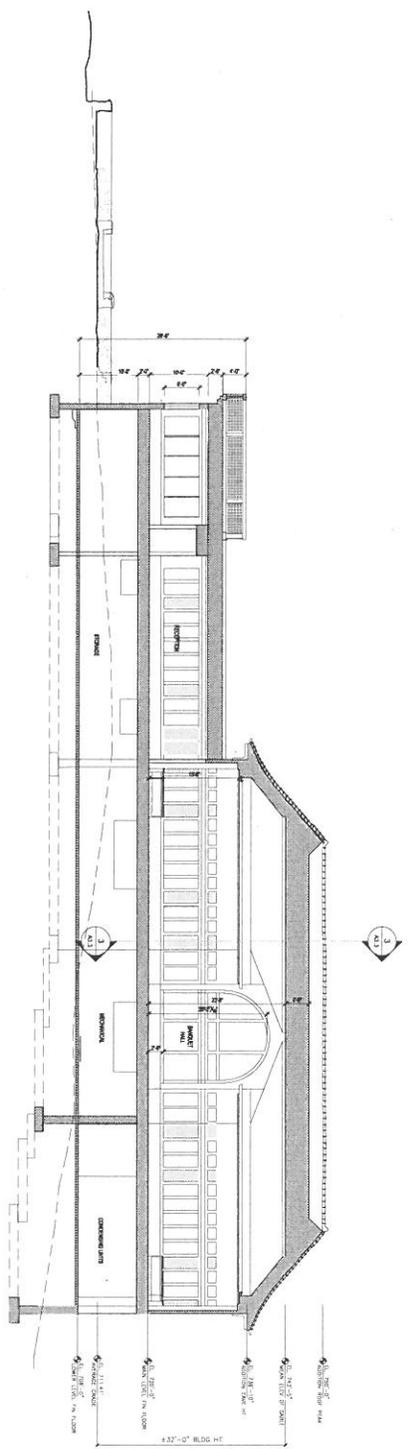
ELEGANT BANQUETS
257 FEDERAL ROAD
BROOKFIELD, CT 06804

K&D ARCHITECTURE
Katherine Gorman & David Archibald, PC
281 New Street, 5th Floor, New York, NY 10013
212.691.1111 | www.kanddarchitect.com

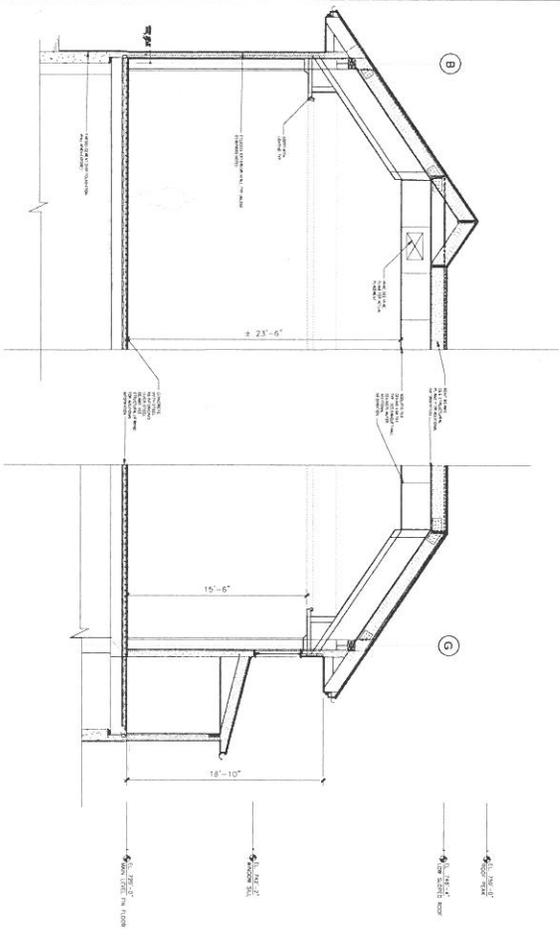
DATE: 11/15/11
PROJECT: ELEGANT BANQUETS AT LE CHATEAU
SHEET: A3.1
SCALE: 1/8" = 1'-0"

Front and Rear Elevations

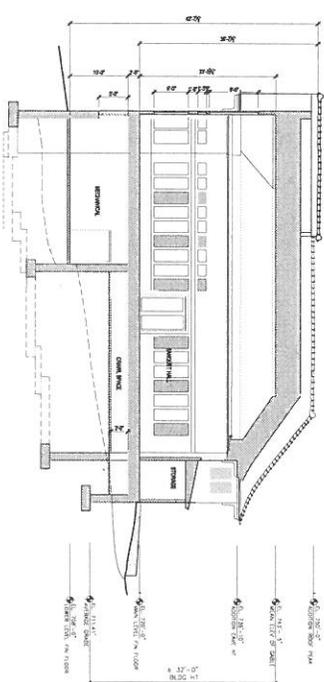
A3.1



1 LONGITUDINAL SECTION LOOKING WEST



3 GROSS SECTION



2 LATITUDINAL SECTION LOOKING NORTH

ELEGANT BANQUETS AT LE CHATEAU
ADDITION AND RENOVATION

ELEGANT BANQUETS AT LE CHATEAU
ADDITION AND RENOVATION
BROOKFIELD, CT 06804

K&D ARCHITECTS
Katherine Apperly & David Sponholz Architects, PC
285 North Main Street, Suite 200, New York, NY 10014
PH: (484) 307-1144 FAX: (484) 307-0000 www.kandd.com

DATE: 05/11/11
DRAWN: K&D
CHECKED: K&D
SCALE: AS SHOWN
PROJECT: LE CHATEAU
SHEET: A3.3

Building Sections

PHASE
1. SITE PREP
2. FOUNDATION
3. CONSTRUCTION

NO. 1
NO. 2
NO. 3

DATE: 05/11/11
DRAWN: K&D
CHECKED: K&D
SCALE: AS SHOWN
PROJECT: LE CHATEAU
SHEET: A3.3

ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will hold a Public Hearing on Wednesday, May 25, 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. 14-16-BZ

Application of Joseph Plouffé, 64 Harvest Drive, Brewster, NY [Owners of Record: Mark Viggiano and Jill M. Depaoli, 5 Duffy’s Bridge Rd, Katonah, NY 10536] for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a porch addition that is located closer to the front lot line (38.3’ proposed where 50’ is required) in an R-2A, Two Acre Residential District.

The property is located on the north side of (#5) Duffy’s Bridge Road and the west side of NYS Route 22 designated on the Tax Map as Sheet 2, Block 10773, Lot 2 consisting of approximately 9.38 acres 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 12th day of May, 2016
in Cross River, New York**

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: Robin Price, Jr.
CHAIRMAN**

Town of Lewisboro
P. O. Box 725
20 North Salem Road, Cross River, New York 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 14-16- (B.Z.) **Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: JOSEPH FLOUFFE Phone: 914 844-2569
Address: 64 HARVEST DRIVE BREWSTER, NY 10509 E-Mail: JOSEPH.FLOUFFE@gmail.com
Owner's Name: MARK & JILL VIGGIANO Phone: 914-391-3930
Address: 5 DUFFY'S BRIDGE ROAD KATONAH, NY E-Mail: VIGGIANO.MARK@gmail.com

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

Application is hereby made for:

- A Variation of Article IV Section 220-23(E) 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: Closed to front property line thru permits. 38'-3 1/2" were 50' is REQ for R2A

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 5 DUFFY'S BRIDGE ROAD
Tax Map: Sheet 2 Block 10773 Lot(s) 2
Zoning District: R-2A Lot Area: 9.38 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:

VI. RECEIPT:

Date Received by Clerk 4/27/16 Fee Received \$ 250.-

Check #: 2641 Receipt #: 26625

* 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, JOSEPH PLOUFFE being duly sworn, deposes
County of Westchester
and says that he resides at 64 HARVEST DRIVE in the Town of BREWSTER
in the County of PUTNAM 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
0002 in Block 002 on Sheet 10.773 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 26th
day of April 2016

Mark Ehrlich
(sign here) (over)

Mark Ehrlich

