



**TOWN OF OSSINING**  
**BUILDING & PLANNING DEPARTMENT**

**101 ROUTE 9A, P.O. Box 1166**  
**OSSINING, N. Y. 10562**

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**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT a Public Hearing of the Town of Ossining Zoning Board of Appeals will be held on Monday, **December 4, 2017**, at 7:30 p.m. in the Ossining Operations Center, 101 Route 9A, Ossining, New York, on the application of Jewel of Asia Realty Corp., 25 Sickless Place, New Rochelle, NY 10801 for (1) an interpretation of the Building Inspector's determination that enclosing an open rear patio approximately 375 square feet on the first floor to make it part of the existing interior room would be an alteration of a preexisting nonconforming use and would increase the external evidence of such use in violation of the Zoning Code of the Town of Ossining, Section 200-36, Subsection (B), Paragraph (1) (a); or alternatively, (2) a use variance to permit the expansion of the preexisting, nonconforming use. Zoning Code § 200-36B(1)(a) states: Grandfathered uses; shall not be enlarged, altered, extended, reconstructed or restored, except as provided in Subsection B(1)(d), or placed on a different portion of the lot or parcel of land occupied by such uses on the effective date of this chapter, nor shall any external evidence of such use be increased by any means whatsoever.

The property in question is located at 25 Studio Hill Road, Briarcliff Manor (Town of Ossining), New York, and is identified on the Tax Map of the Town of Ossining as Section 90.14, Block 1, Lot 68 in the R-20 & R15 Zoning Districts.

Application materials and plans are available for public inspection at the Town of Ossining Building Department, 101 Route 9A, Ossining, NY, and online at <https://www.townofossining.com/cms/zoning-board>. All interested persons are invited to attend the Public Hearing and be heard on this matter.

BY ORDER OF THE ZONING BOARD OF APPEALS

Sal Carrera, Chairman

DATED: November 20, 2017