



TOWN OF OSSINING
BUILDING & PLANNING DEPARTMENT

101 ROUTE 9A, P.O. Box 1166

OSSINING, N. Y. 10562

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Website www.townofossining.com & Email bldgdept@townofossining.com

APPLICATION TO THE ZONING BOARD OF APPEALS

Date 10/18/18

I, We Briarcliff Manor Partners, LLC Of 42 Okner Parkway
(Name of Applicant) (Street)

Livingston New Jersey 07039 (973) 994-9669 : HEREBY
(Municipality) (State) (Zip Code) (Phone No.)

(X) APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF
THE BUILDING INSPECTOR AND IN CONNECTION THEREWITH REQUEST
*AND REFERRAL FROM THE PLANNING BOARD

() an Interpretation of the Zoning Code or Zoning Map of the Town of Ossining

(X) a Variance from the terms of the Zoning Code of the Town of Ossining, or

() a Temporary Certificate of Occupancy.

() APPLY TO THE ZONING BOARD OF APPEALS FOR A SPECIAL PERMIT.

1. **LOCATION OF PROPERTY:** 530 North State Road
(Street and Number)

SECTION 90.15 BLOCK 2 LOT 18 ZONE GB

A) Is the Property located within a distance of 500 feet of the boundary of any village, town or county, or any boundary of a State park or parkway?
If yes, specify.

Yes _____ No X

B) Does the Property abut the boundary of any village or town, the boundary of any State or County park or other recreation area, the right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or the boundary of any county or State owned land on which a public building or institution is located? If yes, specify.

Yes _____ No X

C) If a Special Permit is being applied for, is the property shown on the Hudson River Valley Commission Jurisdiction Map?

Yes _____ No X

2. **PROVISION (S) OF THE ZONING CODE INVOLVED:**

Section 200-18 subsection C paragraph 2

Section 200-18 subsection C paragraph 2

Section 200-18 subsection C paragraph 3

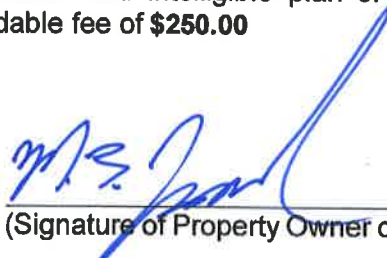
3. **DESCRIPTION OF RELIEF REQUESTED** (Set forth the circumstances of the case, interpretation that is claimed and details of any variance applied for. Use extra sheet if necessary.)

In connection with the pending application to the Town of Ossining Planning Board to authorize a child-care center on the Property, the Applicant seeks area variances to allow: (1) a wall sign that is 3 feet 6 inches tall, where Section 200-18C(2) imposes a height limitation of 2 feet; (2) building blocks on pillars (wall signs) that are 9 feet 8 inches tall, where Section 200-18C(2) imposes a 2-foot limit; and (3) a freestanding (monument) sign with two faces, each of 39.7 square feet in area, where Section 200-18C(3) imposes a 20-square foot limit. The attached letter from Hocherman Tortorella & Wekstein, LLP, and the accompanying plans exhaustively detail the facts and circumstances surrounding the variance application.

4. **REASON FOR APPEAL** (State precisely grounds on which it is claimed that relief should be granted. Use extra sheet if necessary.)

The reason for the appeal is to authorize the required signage for the proposed child-care center. A full discussion of the factual and legal basis supporting the grant of the area variances is set forth in the accompanying letter of Hocherman Tortorella & Wekstein, LLP.

5. Enclose 10 copies of an accurate and intelligible plan of the Property drawn to a suitable scale and a nonrefundable fee of **\$250.00**


(Signature of Property Owner or Authorized Agent)