



TOWN OF OSSINING

BUILDING DEPARTMENT

101 ROUTE 9A, P.O. Box 1166

OSSINING, N. Y. 10562

PHONE: (914) 762-8419 FAX: (914) 290-4656

Website: www.townofossiningny.gov Email: building@townofossiningny.gov

RECEIVED

APR - 4 2025

APPLICATION TO THE ZONING BOARD OF APPEALS

Town of Ossining
Building & Planning Department

Date April 2, 2025

I, We Corina Ortiz Of 90 Somerstown Rd
(Name of Applicant) (Street)

Ossining NY 10562 914-441-6502 : HEREBY
(Municipality) (State) (Zip Code) (Phone No.) (Email)

☒ APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR AND IN CONNECTION THEREWITH REQUEST

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

() 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: 90 Somerstown Rd.
(Street and Number)

SECTION 90.11 BLOCK 1 LOT 12 ZONE R40

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. New Castle

Yes ☒ No ☐

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. State Rd. 133

Yes ☒ No ☐

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

Yes ☐ No ☒

D) Is the property connected to municipal sewer or private septic system?

Private If private septic, provide health dept. proof and number of bedrooms permitted: 4.

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

Section 200 subsection 26 paragraph A 2.(b) Animals

Section _____ subsection _____ paragraph _____

Section _____ subsection _____ paragraph _____

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.)

Special Permit.
For 2 horses + corral + Horse Barn and 12 chickens and chicken coop.

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

Special Permit.
Personal use as pets. and enjoyment with grand children. Use of Land.

5. Enclose 10 copies and 1 pdf version of an accurate and intelligible plan, survey, location map, of the Property drawn to a suitable scale email to bldgdept@townofossining.com and a nonrefundable fee of \$350.00 payable to **Town of Ossining.**


(Signature of Property Owner or Authorized Agent)

Short Environmental Assessment Form

Part 1 - Project Information

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.

Part 1 – Project and Sponsor Information							
Corina Ortiz and Bolivar Delgado, 90 Somerstown Road							
Name of Action or Project: Special Permit Application for 2 Horses, Corral, Horse Barn and 12 Chickens							
Project Location (describe, and attach a location map): 90 Somerstown Road, Ossining, NY 10562							
Brief Description of Proposed Action: Apply to the Zoning Board of Appeals for 2 Horses, Corral, Horse Barn and 12 Chickens with chicken coop							
Name of Applicant or Sponsor: Corina Ortiz		Telephone: 914-441-6502					
		E-Mail:					
Address: 90 Somerstown Road							
City/PO: Ossining		State: NY	Zip Code: 10562				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action? <u>9.68</u> acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>9.68</u> acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: ___Not applicable			
_____NA_____	☐	☐	
—			
10. Will the proposed action connect to an existing public/private water supply? _____	NO	YES	
— If No, describe method for providing potable water: _____	☐	☒	

11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	

12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
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?	NO	YES	
	☐	☒	
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: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ 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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☐	☒
	☒	☐
	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
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
	☒	☐
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
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: <u>4/7/25</u> * Signature: <u></u> Title: _____		



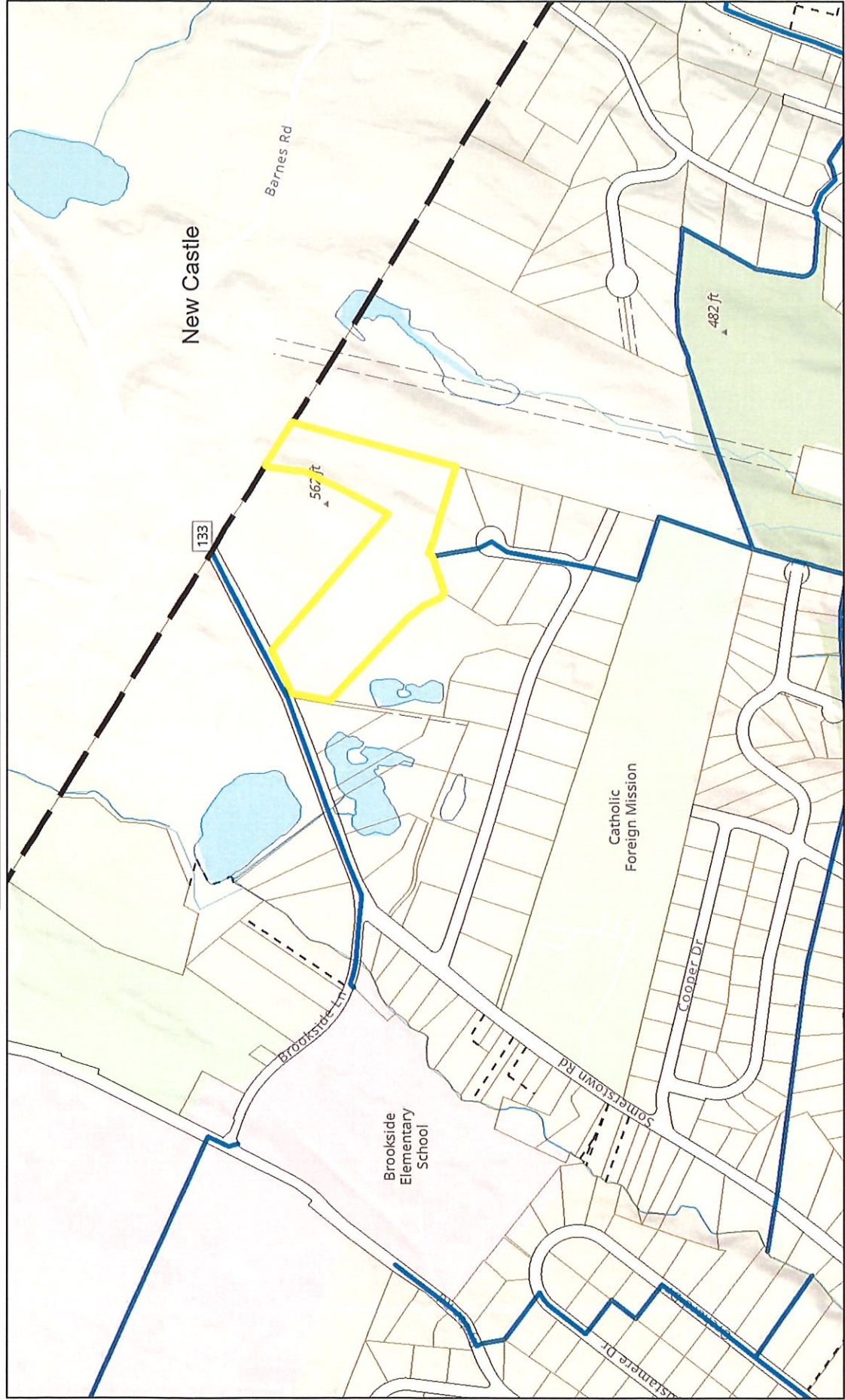
April 4, 2025

Ossining, NY

1 inch = 568 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

ZONING

200 Attachment 2

BULK REGULATIONS FOR ONE-FAMILY RESIDENCES IN THE R-40, R-30, R-20, R-20A, R-15, R-10, R-7.5 and R-5 DISTRICTS [Amended 3-9-1993 by L.L. No. 3-1993; 4-12-2011 by L.L. No. 1-2011]

Minimum Requirements	R-40	R-30	R-20	R-20A	R-15	R-10	R-7.5	R-5
Lot areas (square feet)	40,000	30,000	20,000	20,000	15,000	10,000	7,500	5,000
Lot width (feet)	150	125	100	90	90	75	60	50
Lot depth (feet)	150	150	130	130	120	100	100	80
Lot depth (feet)	40	35	30	30	30	25	25	25
Front yard (feet)	20	18	16	16	14	12	10	8
1 side yard (feet)	42	38	34	34	30	26	22	18
Both side yards (feet)	38	36	34	34	32	30	28	26
Rear yard (feet)	850	850	850	850	850	850	750	750
Livable floor area per dwelling unit (square feet)								
Maximum Permitted								
Building height	2½	2½	2½	2½	2½	2½	2½	2½
Stories	35	35	35	35	35	35	35	35
Feet	18	20	22	22	25	27	30	30
Building coverage (percent)								

Chapter 200. Zoning

Article V. Supplementary Regulations

§ 200-26. Animals.

[Added 4-22-1975 by Ord. No. 84]

- * A. In any residence district, the following animals may be harbored, kept and/or raised for the sole benefit and use of the occupants of the principal dwelling only, as an accessory use to a principal use:
 - (1) Dogs, cats and similar small animals usually maintained as household pets within the principal dwelling and rabbits, poultry and similar small domestic animals, occasionally maintained as pets but usually maintained outside of a residence as farm animals, provided that there shall be a maximum of four such animals over the age of six months on lots of 1/4 acre or more and a maximum of two such animals over the age of six months on lots less than 1/4 acre.
 - (2) On parcels of two acres or more, by special permit issued by the Zoning Board of Appeals in accordance with the provisions of Article **IX**:
 - (a) More than four dogs, cats, rabbits, poultry and other similar animals over the age of six months; and
 - * (b) Provided that the number thereof shall not exceed the following per acre, in any combination thereof: one horse, one cow, one steer or six sheep.]
- B. Bees. In any zoning district, the keeping of bees shall be permitted by permit through the Town Clerk's office and issued by the Building Inspector or designee, subject to the following rules and regulations:
[Amended 1-26-2021 by L.L. No. 1-2021]
 - (1) Hive registration.
 - (a) All honeybee colonies shall have their location and number of hives registered annually with the Town of Ossining by the beekeeper according to terms and conditions set forth by the Town Board, including establishing a fee structure and permitting process.
 - (b) The purposes of such registration are to maintain a record of the number and location of each hive, to obtain the most current contact and credential/education information in connection with each beekeeper and to obtain a certification from each beekeeper acknowledging receipt of a copy of this article and the most current rules and regulations that may be promulgated pursuant to this section. A beekeeper shall provide the Town any updates to the information contained in the annual registration within 10 days of any change, including but not limited to the abandonment or change in location of any hive.
 - (2) Hive type. All bee colonies shall be kept in appropriately sized, designed and maintained hives with removable frames, Langstroth type or the equivalent, which shall be kept and maintained at all times in sound and usable condition.
 - (3) Colony location.
 - (a) No hives are permitted in the required front yard setback.
 - (b) A dimensioned sketch showing location and distances on the plot as well as other parameters identified in Subsection **B** shall be included with the permit.