



TOWN OF OSSINING
BUILDING & PLANNING DEPARTMENT

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

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

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

APPLICATION TO THE ZONING BOARD OF APPEALS

Date 5/19/2026

I, We JOHN G. SCARLA to SE ARCHITECT of 33 BYRAM HILL RD
(Name of Applicant) (Street)

ARMONK, N.Y. 10504
(Municipality) (State) (Zip Code)

[REDACTED]
(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: 39 GANUNG DRIVE
(Street and Number)

SECTION 90.14 BLOCK 1 LOT 33 ZONE R-15

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 ☒

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 ☒

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

Yes _____ No ☒

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

Section 200-53 subsection Definitions paragraph Lot Corner

Section 200-25 subsection B paragraph Corner Lots

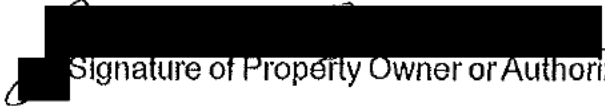
Section 200-36 subsection A & B paragraph Grand Fettered Uses

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.) CORNER FRONT YARD SETBACK ON LAKEVILLE RD PROPOSED SETBACK IS 30 FT EXISTING CORNER FRONT YARD SETBACK IS 12.6 FEET ONE STORY ADDITION WILL HAVE A CORNER FRONT YARD SETBACK OF 16.7 FEET A 13.3 FOOT VARIANCE IS REQUESTED.

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

HOME OWNER NEEDS TO ADD SPACE FOR A PARENT TO LIVE WITH THEM THE BEST PLACE TO WORK WITH HOUSE LAYOUT AND THE SITE IS TO ADD ONE STORY ADDITION BEHIND HOUSE ON RIGHT SIDE. ADDITION IS MORE CONFORMING THAN EXISTING HOUSE IS.

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)

Area Variance for 39 Ganung Drive

1. The owner would like to get two more bedrooms, a bathroom and recreation room on the first floor of the home to accommodate their growing family and a parent moving in to live with them. The best location to do this is to the rear of the house behind the garage. This addition is more conforming to the Lakeville Road front yard setback than the existing garage and is also only one story high. This will be more functional and will blend in with the existing undersized house.
2. This proposed adding will blend in with the existing house and neighborhood; one would not notice that it is non-conforming.
3. This is the smallest footprint and smallest addition to achieving the goals of making the home work for the family changing needs. Moving the addition to the other side would not work with the layout of the house, would require trees to be removed and more site grading and a reining wall.
4. The proposed addition will have less of an impact on the site and neighborhood than being on the other side of the house.
5. The biggest issue is that the side front yard property line is on an angle so there is much more front yard as you go to the rear yard and the existing house is non-conforming. Addition is behind a fence that will help it be less visible. There is a hardship dealing with a non-conforming house.

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							
Name of Action or Project: STERN RESIDENCE							
Project Location (describe, and attach a location map): 39 GATHUNG DRIVE, OSSING, NY 10562							
Brief Description of Proposed Action: REAR OIL STAY ADDITIONAL.							
Name of Applicant or Sponsor: JOHN G. SCARLATO JR ARCHITECT		Telephone: [REDACTED] E-Mail: [REDACTED]					
Address: 33 BIRAM HILL RD							
City/PO: Armonk		State: NY	Zip Code: 10504				
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: BUILDING PERMIT FROM TOWN OF OSSING NY			<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?		0.43 acres					
b. Total acreage to be physically disturbed?		0.02 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.43 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							

		NO	YES	N/A
5. Is the proposed action,				
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: _____ _____		☐	☒	
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 plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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:	☐	☒
<u>Drainwell will be installed as part of project</u>		
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: <u>John G. Scarlato Jr Architect</u> Date: <u>5/18/2020</u>		
Signature: [REDACTED]		