

County of Westchester

OFFICE OF COUNTY CLERK

County Office Building

White Plains, N. Y.

DIVISION OF LAND RECORDS

HAROLD A. O'CONNOR

DEPUTY CO. CLERK IN CHARGE

E. OAKLEIGH HENDERSON

DEPUTY CO. CLERK

July 11, 1953.

ROBERT J. FIEBER
COUNTY CLERK

EDWARD L. WARDEN, County Clerk

Planning Commission,
Town Lewisboro,
Cross River N.Y.

Please be advised that there was filed in this office on
the 9th day of July, 1953, by number 8200, a ^{Map}~~map~~ prepared
by J.L. Wilson Surveyor or ~~Engineer~~
in the City - Town - Village of Lewisboro
entitled " Map of Section A, Truesdale Lake Estates.

JUL 13 1953

Very truly yours,

DIVISION OF LAND RECORDS

By *Edward L. Warden* County Clerk

Nos. 30 and 36, being a portion of the same property as formed the basis of an action by this Board in the case of Truesdale Lake Shore Estates, Inc., (Cal. 2-51-PB).

Appearances:

For applicant: Mr. N. Jay Schumer, President of the corporate applicant herein.
Mr. David Cohn, Manager of the property in question.
Mr. J. L. Wilson, engineer and surveyor of the property in question.

As a friend of

the Board: Mr. Warren Sumner, as President of Truesdale Lake Property Owners Association.

In opposition: None.

Action of the Board:

Application approved conditionally.

The Vote:

Affirmative.....4
Negative.....0
Vacancy.....1

The Resolution:

WHEREAS, Lake Truesdale Properties, Inc., through its President, Mr. N. Jay Schumer did file with this Board for approval a plat plan map for the proposed development and sub-division of a tract of land situated on Lake Truesdale, South Salem,

Minutes of Planning Board of the Town of Lewisboro held on June 17th, 1953 at 8:30 P.M.

PRESENT: Morgan Parker, R. Curt Hasenclever, Robert Craighead, Edwin H. Corlett.

Mr. Parker: The meeting is now called to order. The case before us now is a Planning Board case for consideration, and public hearing of property of Lake Truesdale Inc.,

I will read the notice of hearing. (Notice read) This notice appeared in the Katonah Record on June 11th, 1953, the law requires ~~five~~ days notice prior to hearing. Is there any objection to the form of notice. No objection noted.

I have here a statement addressed to the Board from Truesdale Lake Inc., dated June 9th. I will read the letter. (Letter read) Mark this statement as exhibit "A" for identification.

Who is present to speak in behalf of this corporation?

Mr. Schumer: I am the President of the corporation.

Mr. Parker: Will you step up and identify this map. This is the map of the whole property involved.

Mr. Schumer: Yes.

Mr. Parker: This map is the one forming the basis of this application and encompasses all the property involved.

Mr. Schumer: It is Section A.

Mr. Parker: The original property before us for approval was of the whole area and divided as A, B, and C, of which Section A is from Boway down to a point shown as recreational area.

Mr. Schumer: That is correct.

Mr. Parker: Section B - Salem Lane, Section C - along Truesdale Lake Drive.

Mr. Schumer: Right.

Mr. Parker: This map shown then is not A but a total of A, B, and C.

Mr. Schumer: Correct.

Mr. Parker: Does this map amend the original Section A?

Mr. Schumer: Only by changing the recreational area from one portion to another.

Mr. Parker: Otherwise all plots remain as they were on the original and as approved to by this Board when it was originally submitted.

Mr. Schumer: The surveyor has told me this.

David Cohn: May I speak for Mr. Schumer? I am the managing agent for this property.

The recreational area has been changed and a small portion of lot 11 was sold with lot 10. This was done for tax purposes, to make it easier for your tax office.

Mr. Parker: Does that portion of lot 10 form a small narrow strip?

Mr. Cohn: Yes, 8' or 10' wide. Very narrow and long strip.

Mr. Parker: It then makes this a much larger lot and also make it simpler for tax purposes.

Mr. Cohn: Your tax assessor suggested this change.

Mr. Parker: This will avoid a separate tax lot. The Board having gone over the property is aware of that.

The recreational area has been moved from about 100 and 101 to present area, lots 97 and 98.

Is it our understanding that the reason for moving the recreational area is because in it's previous location it was inconvenient for a road there?

Mr. Cohn: It would have been physically impossible to get into that area. The present area is close to the road and allows for off the road parking.

- Mr. Parker: The present location is in conformity with the observations made by the Board prior to this hearing. For the record, a committee visited this property in order to see what the gradation of the land was and what traffic congestion would be here and we found with the new recreational area as shown, there would not be a traffic problem.
- Mr. Cohn: I might add for the record that this recreational area is for the use of the people who purchase land on this map only, not for outsiders.
- Mr. Parker: It is confined to people purchasing land on this map only.
- What deviation has been made in Salem Lane and continuance of Truesdale Lake Drive?
- Mr. Cohn: Mr. Wilson can best answer that.
- Mr. Parker: He is the surveyor and Engineer?
- Mr. Wilson: Yes.
- Mr. Parker: The question is what change, if any, has been made in the continuation of the turn around road, known as Salem Lane and extension of Truesdale Lake Drive to Lake Shore Road?
- Mr. Wilson: No change on Lake Shore Drive, but Salem Lane is shoved over 50' in order to make a better lot arrangement.
- Mr. Parker: By moving it, it gave a better approach and better grade for the road. Any change in Truesdale ----- and Salem Lane?
- Mr. Wilson: It will be a fairly flat grade.
- Mr. Parker: With respect to the contour map. On the original layout there were some lots that could not be used, with comparing with that map you made all lots usable on this new map.
- Mr. Wilson: I had no access to previous map.
- Mr. Parker: This does not comply in form to the original plot plan?

Mr. Wilson: No, every lot on this map is a usable lot and can be built upon.

Mr. Hasenclever: What size are they?

Mr. Wilson: They vary in size. You are zoned here for 1/4 acres and they are larger than that.

Mr. Parker: The original map showed a certain total of lots -

Mr. Wilson: I didn't know that.

Mr. Parker: We will read from the record of the hearing held by this Board on the original application. (Minutes of Planning Board held on the 13th of December 1951.)

We approved the map as filed. There are two things covered in this hearing. The one is the intersection of Salem Lane and the other is the extension of Truesdale Lake Drive and Lakeshore Drive to Main.

Is there anyone appearing in support of this application?

Mr. Cohn: The plot plan layout by Mr. Wilson provides for 20,000 sq. ft. up to 3/4 acre. I would just like to make this statement. The original plan was a good one.

Mr. Parker: Thank you very much. Anyone else have any information for the Board's consideration?

Warren Sumner: I am President of Truesdale Lake Property Owners Association.

Mr. Parker: Are you an affected property owner?

Mr. Sumner: Yes.

Your original maps and plans had been approved by the Water and Health Departments, have these been?

Mr. Parker: First we hear the statements from the applicant, then any objections and then any in favor. After this, we ask the applicant to answer any other questions that might come up.

- Mr. Parker: Are there any objections to this application? If not we would like to have a statement from the applicant with respect to the approval by the Westchester Department of Health.
- Mr. Wilson: It will have the same approval as the other map. As soon as we have the forms filled out they will approve it.
- Mr. Parker: Of course the Board will take that into consideration. Our decision will be subject to formal approval of Board of Health and N.Y.C. Water Department.
- This map will repeal original map and we will call it Map A.
- Ed.M.Verdes: I am a property owner. How many lots were in the original plan and how many in the new one?
- Mr. Cohn: There were 37 in the original, which was 1/3 of the tract. There are 100 in the present plan.
- Mr. McClair: One point you brought out I am not quite sure of and that was the reference to 20,000 sq. ft. average. Could Mr. Wilson tell us the minimum lot as shown on the new map?
- Mr. Cohn: The smallest would be 19,400 sq. ft. There is no lot less than 100' in width.
- Mr. Wilson: I don't know, I think you are a little high.
- Mr. Cohn: Well, let's give them the facts then. It's 140' road frontage and 160' deep.
- Mr. Parker: The original map as laid out was a drawing board layout. That is not always a good plan, it may not conform to the contour of the land. The Board would be a little inclined to allow a building lot smaller if, because of the topography of the land, it would make a much better lot.
- Mr. Morrill: I am a property owner. As I understand it the average width is 100'.

Mr. Parker: Yes, that is right.

Mr. Morrill: 88' is non-conforming.

Mr. Parker: Yes. The average width must be 100'.

Mr. Cohn: So far as we know, no lot is less than 100' in average width. Our Mr. Wilson went out to this land and looked the land over before he drew up this plan.

Mr. Parker: We had that information, But I am glad you brought that out.

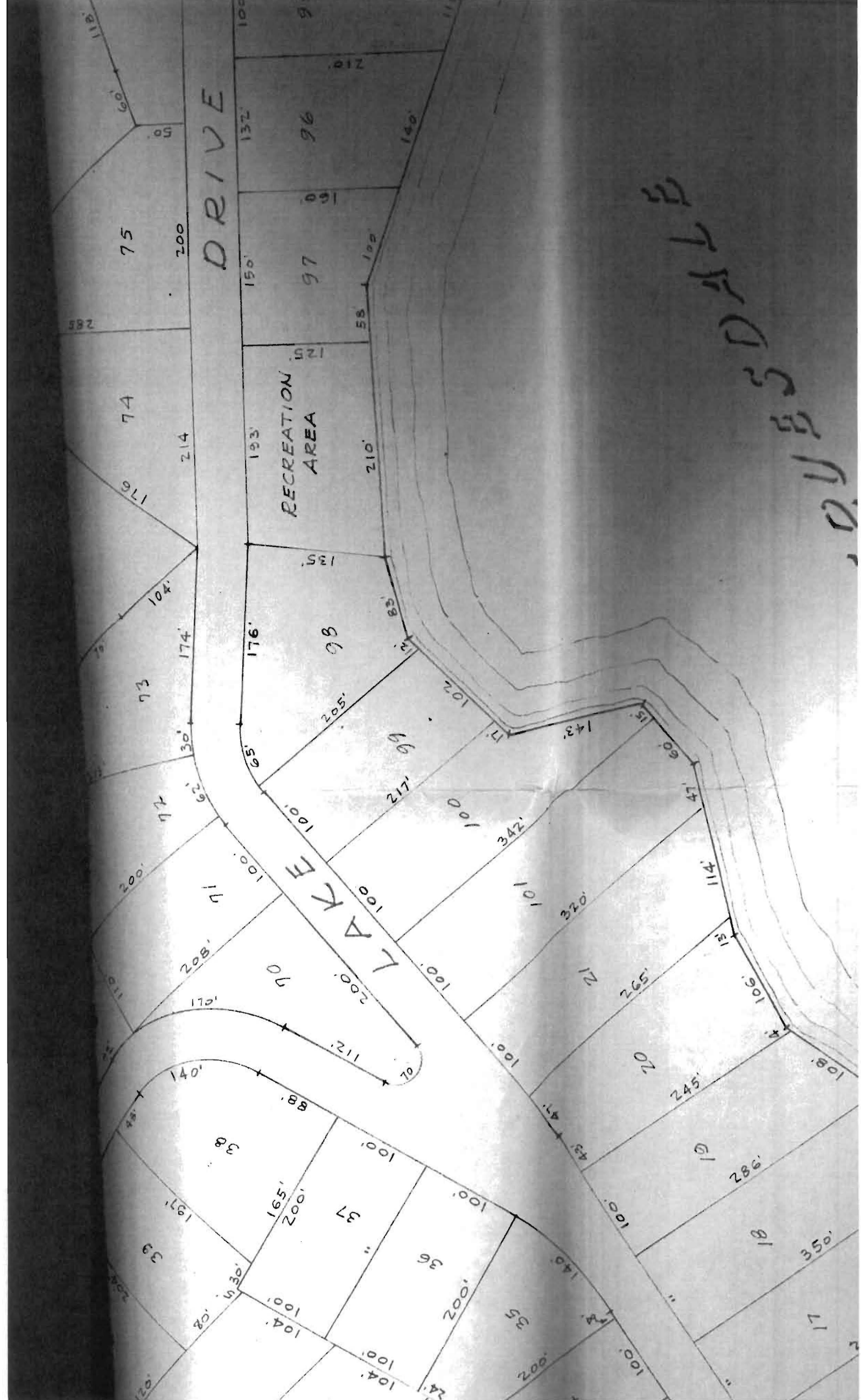
^{subject}
Mr. Sable: Where is the recreational area?

Mr. Cohn: The recreational area is not of our own choosing. This area is for owners of the people buying property in this area, not for outsiders.

Mr. Parker: People not having lake frontage too. We will pass the maps around so that you might have an opportunity of examining the maps in question.

This Board will check into the accuracy of this map, the physical layout of the property and any other details we think advisable.

Meeting adjourned at 9:30 P.M.



DRIVE

RECREATION AREA

LAKE

UNDEVELOPED