

TOWN OF LEWISBORO
Westchester County, New York

Zoning Board of Appeals
79 Bouton Road
South Salem, New York 10590



Tel: (914) 763-3822
Fax: (914) 533-0097
Email: zoning@Lewisborogov.com

AGENDA

Wednesday, April 28, 2021 7:30 P.M

Via Zoom Videoconferencing

<https://zoom.us/j/99250618353> by clicking “Join a Meeting,” and entering Meeting ID: 992 5061 8353.
You may call in to the Zoom meeting at 1-929-205-6099 when prompted, enter 992 5061 8353.

- I. Review and adoption of the Minutes of February and March 2021
- II. PUBLIC HEARINGS

CAL. NO. 10-20-BZ-ADJOURNED

Application of Kenneth Askildsen, [Askildsen, Kenneth, owner of record], 82 Mill River Road, South Salem, NY, for a variance in the matter of a proposed replacement dwelling that will have a southeast front yard setback of 21.3’ whereas 50’ are required per Article IV Section 220-23E, a proposed replacement dwelling overhang that will have a southeast front yard setback of 20’ whereas 50’ are required per Article IV Section 220-23E, a proposed replacement dwelling that will have a southwest side yard setback of 33.5’ whereas 50’ are required per Article IV Section 220-23E, a proposed deck that will have a southeast front yard setback of 26.5’ whereas 50’ are required per Article IV Section 220-23E, a proposed replacement dwelling that will have a northeast side yard setback of 36.5’ whereas 50’ are required per Article IV Section 220-23E, a proposed covered porch that will have a northeast side yard setback of 32.5’ whereas 50’ are required per Article IV Section 220-23E, a proposed covered porch steps that will have a northeast side yard setback of 30.5’ whereas 50’ are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code and a proposed building coverage that will have 14.78% whereas 6% is the maximum per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located at (#82) Mill River Road, South Salem, NY and designated on the Tax Map as Sheet 42 Block 10299 Lot 83 in an R-4A Residential District consisting of approximately .467 acres.

CAL. NO. 07-21-BZ

Application of Susan Landolt [Susan A. Landolt Living Trust. owner of record], 37 Bouton Road, South Salem, NY for variances in the matter of the proposed above ground propane tank on their property and are requesting a front yard setback of 35’ whereas 50’ is required and a rear yard setback of 25’ whereas 50’ is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the south side of (#37) Bouton Road, South Salem, NY designated on the Tax Map as Sheet 0026, Block 10805 Lot 004, in an SCR-2A, Two- Acre Residential District consisting of approximately 4.020 acres.

CAL. NO. 08-21-BZ

Application of Kate Berg [Berg, Kate T., owner of record], 4 Shore Trail, South Salem, NY for a variance in the matter of the proposed rear second floor addition on a pre-existing, non-conforming structure that will have a side yard setback of 11.5’ whereas 12’ is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the west side of (#4) Shore Trail, South Salem, NY designated on the Tax Map as Sheet 042D, Block 10281 Lot 003, in an R-1/4A, One-Quarter Acre Residential District consisting of approximately .303 acres.

CAL. NO. 09-21-BZ

Application of Hannah and Brian Donaton [Hannah Michelle A/K/A Hannah Michell Klotz Donaton, owner of record], 20 Lake Kitchawan Drive, South Salem, NY for a variance in the matter of the proposed a front deck legalization on an existing structure and is requesting a front yard setback of 36’ whereas 40’ is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the north side of (#20) Lake Kitchawan Drive, South Salem, NY designated on the Tax Map as Sheet 0042, Block 10263 Lot 058, in an R-1A, One-Acre Residential District consisting of approximately 1.040 acres.

CAL. NO. 10-21-BZ

Application of Paul Gallagher [Paul J. & Joyce L. Gallagher, owners of record], 89 Ridgeland Road, South Salem, NY for a variance in the matter of the proposed second story addition on the pre-existing non-conforming structure that will have a side yard setback of 16' whereas 30' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the east side of (#89) Ridgeland Road, South Salem, NY designated on the Tax Map as Sheet 042E, Block 10299 Lot 064, in an R-1A, One-Acre Residential District consisting of approximately 0.36 acres.

CAL. NO. 11-21-BZ

Application of Justin Leigey [Jones, Michael T.M. & Dana Wallach Jones, owners of record], 18 Post Office Road, Waccabuc, NY for a variance in the matter of the proposed pool heater will have an eastern side yard setback of 5' whereas 40' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the south side of (#18) Post Office Road, Waccabuc, NY designated on the Tax Map as Sheet 0025, Block 10803 Lot 037, in an R-2A, Two-Acre Residential District consisting of approximately 1.00 acre.

CAL. NO. 12-21-BZ

Application of Paul Llanos [Paul A. & Beth Llanos, owners of record], 2 Lakeview Road, South Salem, NY for a variance in the matter of the existing fence that is 6' high whereas 4' is the maximum permitted per Article III, Section 220-12E(1), for a variance in the matter of the existing northern section of fence that is 14' from the northern street line whereas 15' is the minimum required per Article III, Section 220-12E(2)(c), for a variance in the matter of the existing northern section of the fence that is 25' from the northern street centerline whereas 30' is the minimum required per Article III, Section 220-12E(2)(a), for a variance in the matter of the existing eastern section of the fence that is 14' from the eastern street line whereas 25' is the minimum required per Article III, Section 220-12E(2)(c), for a variance in the matter of the existing eastern section of the fence that is 22.5' from the eastern street centerline whereas 30' is the minimum required per Article III, Section 220-12E(2)(a), for a variance in the matter of the existing northern fence line along Lakeview Road that lacks landscaping whereas landscaping between the fence and the street line is required per Article III, Section 220-12E(2)(d), for a variance in the matter of the existing fence lines along Lakeview Rd. and Oscaleta Rd. that lack landscaping between the fence and street line whereas landscaping between the fence and the street line is required per Article III, Section 220-12E(2)(d), for a variance in the matter of the existing northern end of the eastern fence line that is located 36' from the intersection of Oscaleta Rd. and Lakeview Rd. whereas 75' is the minimum required per Article III, Section 220-12F(2).

The property is located on the south side of (#2) Lakeview Road, South Salem, NY designated on the Tax Map as Sheet 033B, Block 11159 Lot 010, in an R-1/2A, Half-Acre Residential District consisting of approximately 0.434 acres.

III. CORRESPONDENCE & GENERAL BUSINESS

(914) 763-3822
FAX (914) 875-9148
TTY 800-662-1220
Email: zoning@lewisborogov.com
www.lewisborogov.com



TOWN OF LEWISBORO
Zoning Department
79 Bouton Road
South Salem, NY 10590

TOWN OF LEWISBORO, WESTCHESTER COUNTY

ZONING DEPARTMENT

ZONING BOARD OF APPEALS - APRIL 28, 2021

<u>APPLICANT</u>	<u>CAL #</u>	<u>PAGE(S)</u>
Landolt	07-21-BZ	4 to 6
Berg	08-21-BZ	7 to 8
Donaton	09-21-BZ	9
Gallegher	10-21-BZ	10 to 14
Jones	11-21-BZ	15
Llanos	12-21-BZ	16

Premises shown hereon being lot 1 as shown on map entitled "Subdivision map prepared for Peter Sand, Inc., etc." filed in the West Co. Clerks Office, Div. of Land Records as map No.

This survey brought to date and this map revised 4/12/85.

Certified correct to

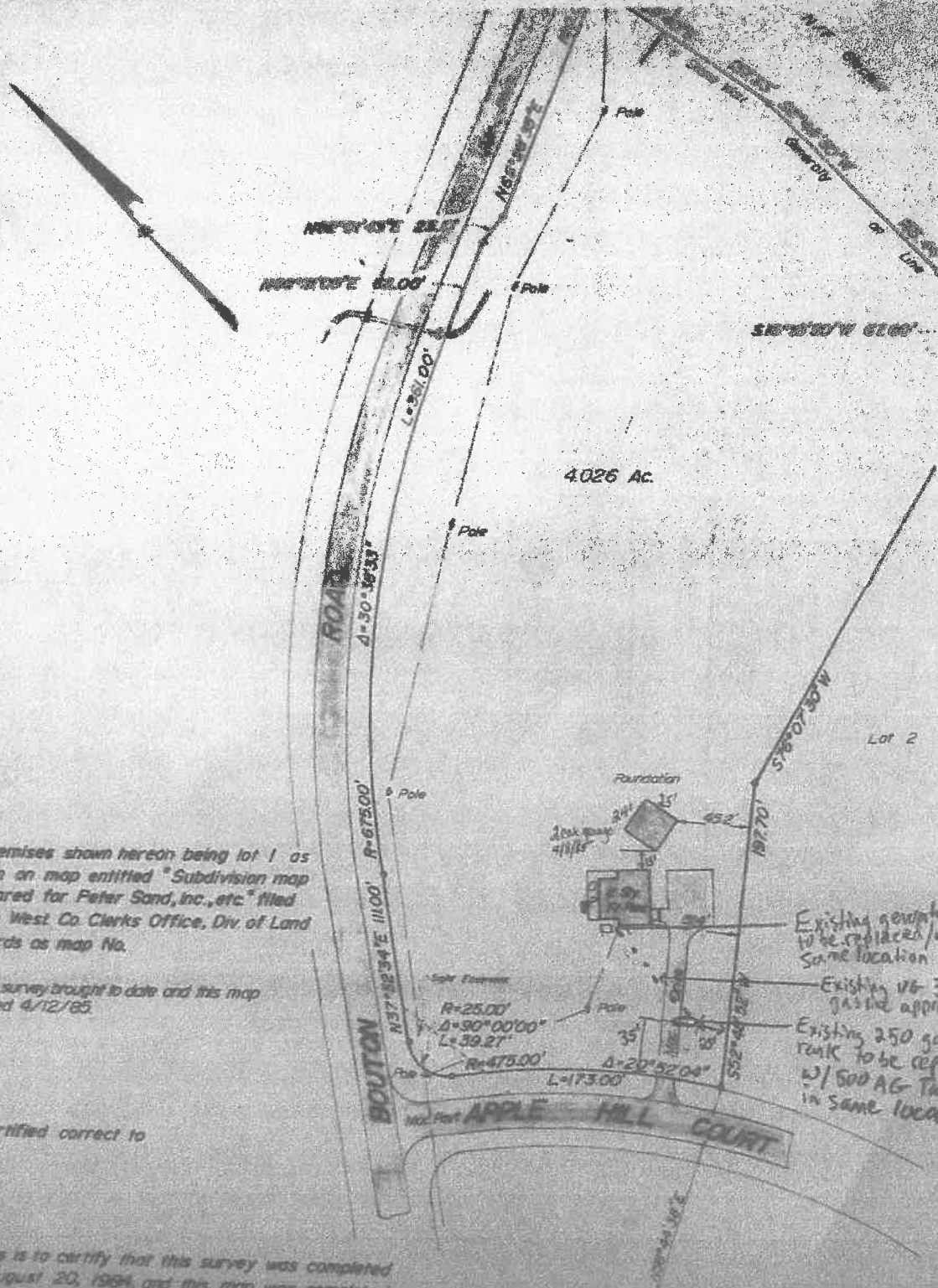
This is to certify that this survey was completed on August 20, 1984, and this map was completed on August 21, 1984.

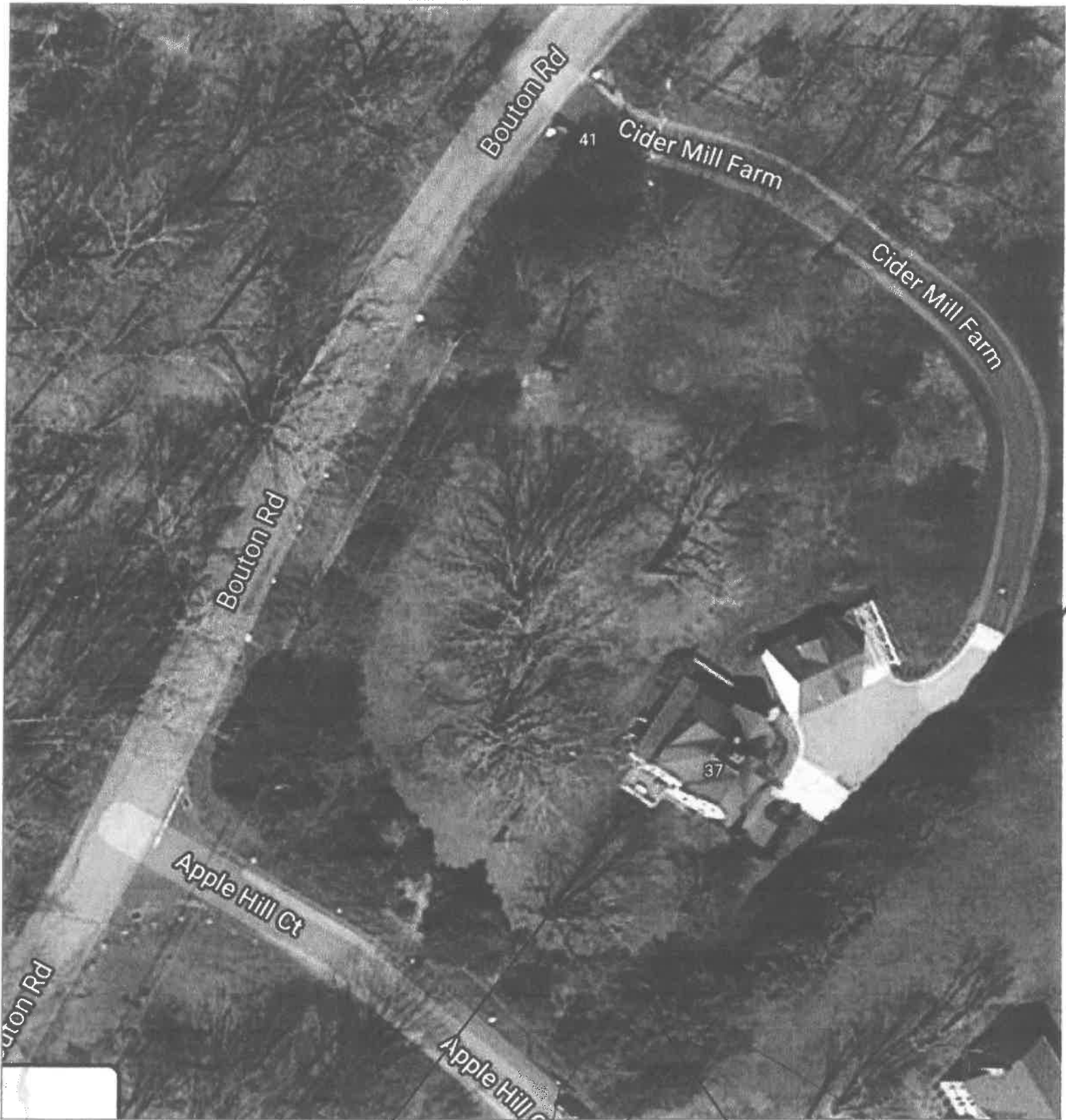
L. D. ...
NY State L.C. Surveyor

Prepared Aug. 1984
L. DUNCAN CLINSTER, JR.



SURVEY OF PROPERTY
Prepared for
PETER SAND, INC.
TOWN OF LEWISBORO
WEST CO. NY





Susan Landolt
37 Bouton rd
South Salen, NY

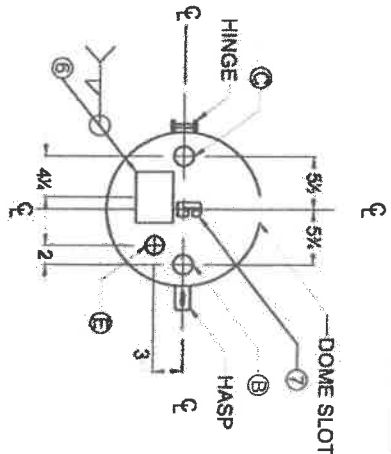
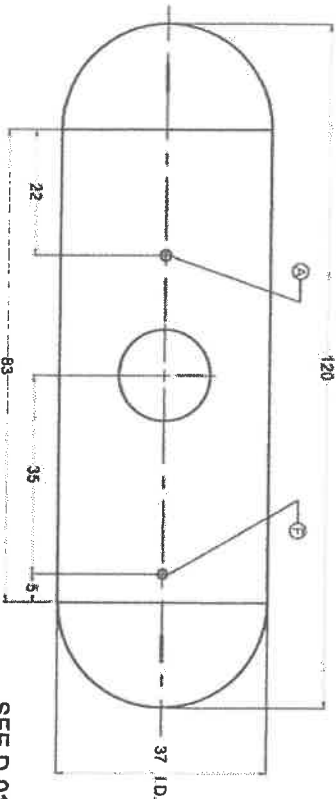
Existing generator
to be replaced/
upgraded in
same location

Tank to street
distance
approx 50'

Existing 250 gal AG
propane Tank. To be
swapped out for 500 gal
AG Tank in same loc.

Tank to property
line approx
25'

THIS VESSEL IS DESIGNED FOR THE STORAGE
OF LIQUEFIED PETROLEUM GAS ONLY

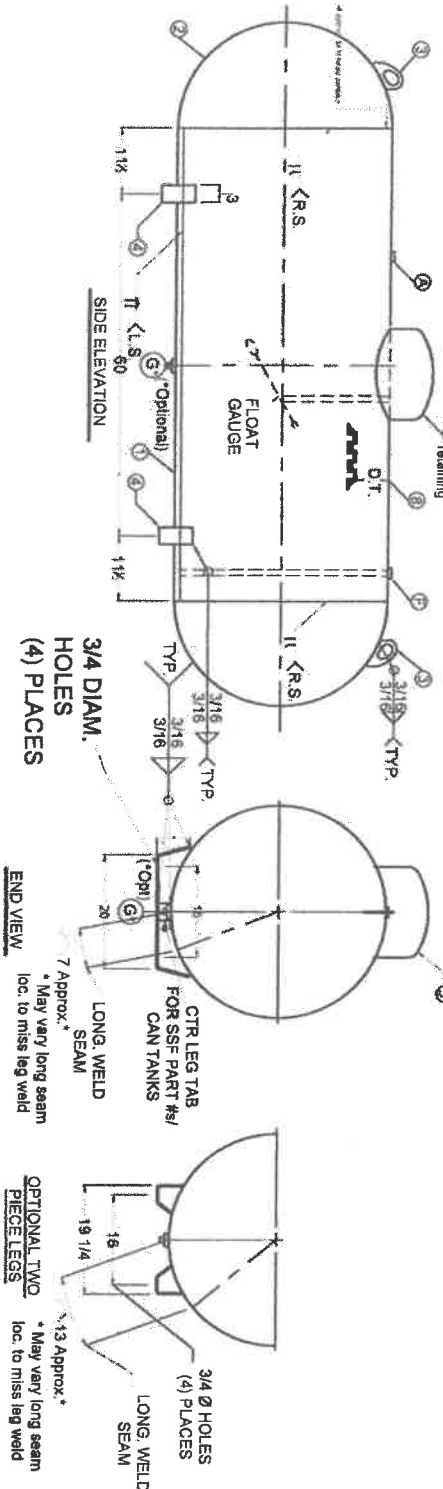


FITTING LAYOUT

DATA PLATE DETAIL

CERTIFIED BY: QUALITY STEEL CORPORATION CLEVELAND, OH - FRENCHTOWN, OH - WEST JORDAN, UT	
MAX ALLOW WORK PRESS: 250 PSI AT 650 °F	
YEAR BUILT: 201	
CRN NO. 14709.5C	
SER NO. 1	
LENGTH: 120 IN.	
HEAD THK: 1.85 IN.	
SURFACE AREA: 100 SQ FT.	
HEAD DR: HEM.	
WATER CAPACITY: 500 GALLONS	
THIS CONTAINER SHALL NOT CONTAIN A PRODUCT HAVING A VAPOR PRESSURE IN EXCESS OF 24.6 PSIA AT 100 °F. DIP TUBE LENGTH: 80% FULL AT 40 °F. D.T. = 10.5 IN.	

SEE D-01 FOR ANY
UNSPECIFIED WELD DETAILS



NOTE: TANK MUST BE INSTALLED LEVEL, WITH ALL LEGS IN SAME
PLANE TO ASSURE EVEN DISTRIBUTION OF LOADS AND OPTIMIZE
ACCURACY OF GAUGE DEVICE.

PN: 0105001XSF
0105211XSF (W/DRAIN)
0105001XSSF - FOR CANADA W/ CTR LEG TAB
0105211XSSF (W/DRAIN) - FOR CANADA W/ CTR LEG TAB

MARK	QTY	SIZE	TYPE	FITTINGS	SERVICE	MARK	QTY	DESCRIPTION	DMG NO
A	1	1	XH FLG	00864GT	RELIEF VALVE	1	1	SHELL 0.218" X 0.3" X 116 11/16" - S4M4G	
B	1	1	XH FLG	00864GT	RELIEF VALVE	2	2	HEADS - 37" ID X 0.185" - HEMT S4M4G	
C	1	1-1/4	XH FLG	L007279T	FLAT GAUGE	3	2	LIFTING LUGS	D-63
E	1	3/4	XH FLG	P7007556R310S	FILL VALVE	4	4	TANK LEGS (TWO PIECE LEGS)	D-2
F	1	3/4	XH FLG	007560UT	CHEK-LOCK	4 (ALT)	2	TANK LEGS (SINGLE PIECE LEGS)	D-3
G	1	1 1/4	XH FLG		CHEK-LOCK	5	1	DOME	D-4
H						6	1	DATA PLATE	D-60
I						7	1	REGULATOR BRACKET	D-10
J						8	1	DIP TUBE LENGTH = 10.5" FOR 80 % @ 40° F	

GENERAL NOTES:			
1.	LIFTING LUGS DESIGNED FOR TOTAL LIFTING WEIGHT OF 1500#.		
2.	TOTAL EMPTY WEIGHT IS 850#.		
3.	ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED		
4.	COMPLETE TANK DRIED TO REMOVE ALL MOISTURE.		
5.	ALL WEIGHT AND CAPACITIES ARE APPROXIMATE		
6.	EXTERIOR OF TANK TO BE GRIT BLASTED.		
7.	PAIN PER SHOP ORDER.		
8.	VACUUM PURGE TANK.		
9.	DIMENSIONS ARE SUBJECT TO CHANGE WITH OUT NOTICE.		
10.	THREADS OF ALL FITTINGS TO BE COATED WITH COMPOUND		
11.	FLAT GAUGE TO BE INSTALLED WITH FLOAT ARM 45 ° OFF		
LONGITUDINAL CENTERLINE OF TANK.			
GENERAL SPECIFICATIONS			
WATER CAPACITY (GALLONS)	500		
ALLOWABLE WORKING PRESSURE (PSIG)	250		
JOINT EFFICIENCY:	ASME UN-S1 LONG SEAM	100 %	
	ASME UN-S2 HEAD TO SHELL	80 %	
HYDROSTATIC TEST PRESSURE (PSIG)	325		
SURFACE AREA (SQ. FT.)	100		
RELIEF VALVE SETTING (PSIG)	250		
HEAT TREATMENT NOT REQUIRED	2340		
CODE	ASME SECTION VIII DIV. 1		
STANDARDS	UNDERWRITERS LABORATORIES INC.		
N.F.P.A. 80 LP GAS CODE	MMH-203		
MATERIAL SPECS:			
COUPLINGS	SA-105		
TANK FLANGES	SA-105 or SA-181-70		
ADAPTOR	SA-105		
500 W.G. ABOVEGROUND			
PROPANE TANK-TYPE AQS (FORMERLY YS-AP)			
QUALITY STEEL CORPORATION			
DATE	01/03/00	RAC	TWV
22			E-500C9

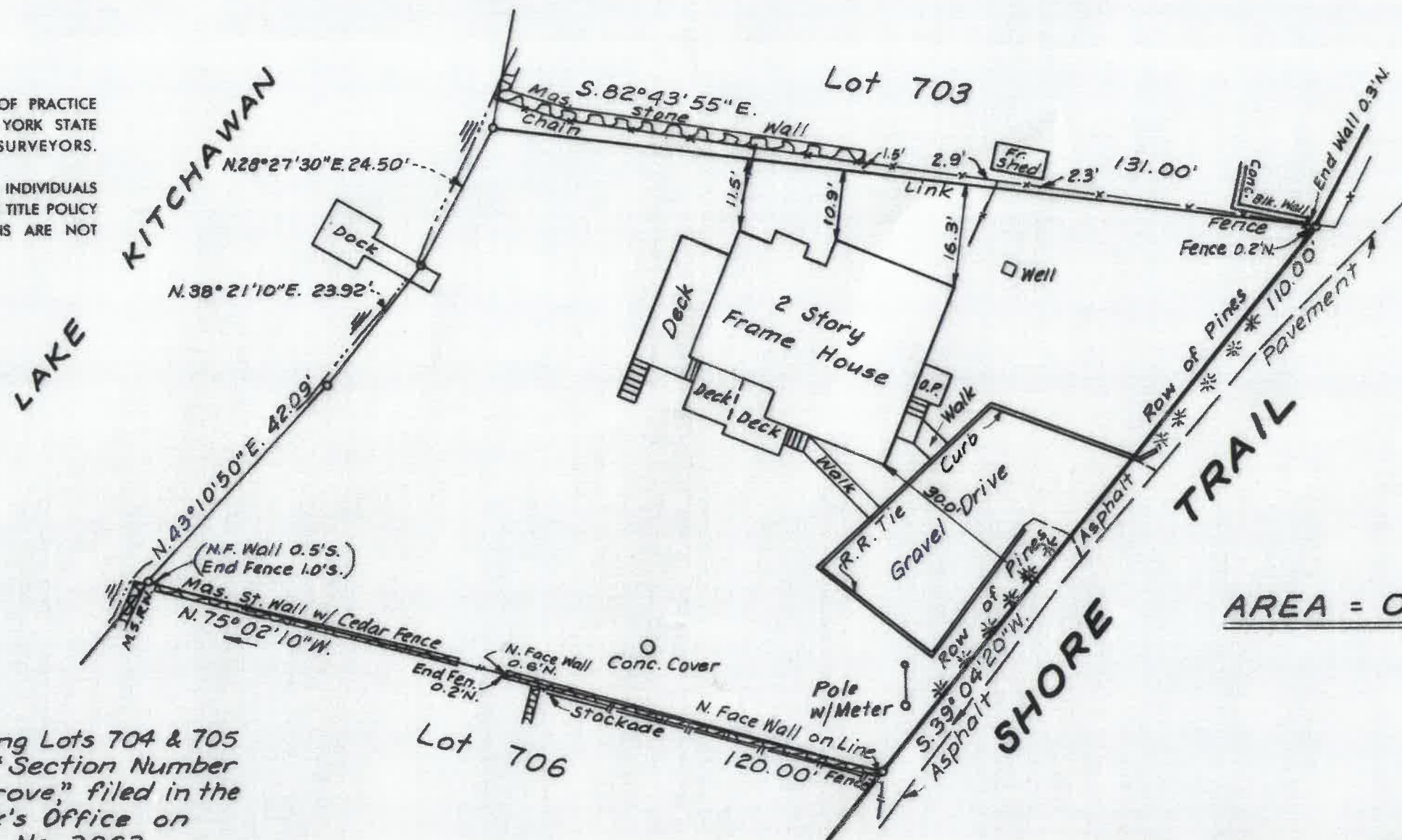
STANDARD AG 500 GALLON Above Ground

TITLE NO.

CERTIFIED TO:
Noel Cacchio

IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE
FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE
ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

CERTIFICATIONS SHALL RUN ONLY TO THOSE INDIVIDUALS
AND INSTITUTIONS SHOWN HEREON UNDER THE TITLE POLICY
NUMBER SHOWN ABOVE. SAID CERTIFICATIONS ARE NOT
TRANSFERABLE.



Premises shown hereon being Lots 704 & 705
as shown on map entitled "Section Number
Two, Lake Kitchawan Grove," filed in the
Westchester County Clerk's Office on
October 21, 1926 as Map No. 3063.

All certifications hereon are valid for the map and copies
thereof only if said map or copies bear the impressed
seal of the surveyor whose signature appears hereon.

SURVEYED & PREPARED BY
BUNNEY ASSOCIATES
LAND SURVEYORS

RURAL ROUTE #2 FIELDS LANE
NORTH SALEM, NEW YORK 10560

Anthony DeRosa
N. Y. S. LIC. No. 49332

Unauthorized alteration or addition to a survey
map bearing a licensed land surveyor's seal is
a violation of Section 7209, sub-division 2, of
the New York State Education Law.

The location of underground improvements or
encroachments, if any exist, are not certified.

SURVEY OF PROPERTY

SITUATE IN THE

TOWN OF LEWISBORO

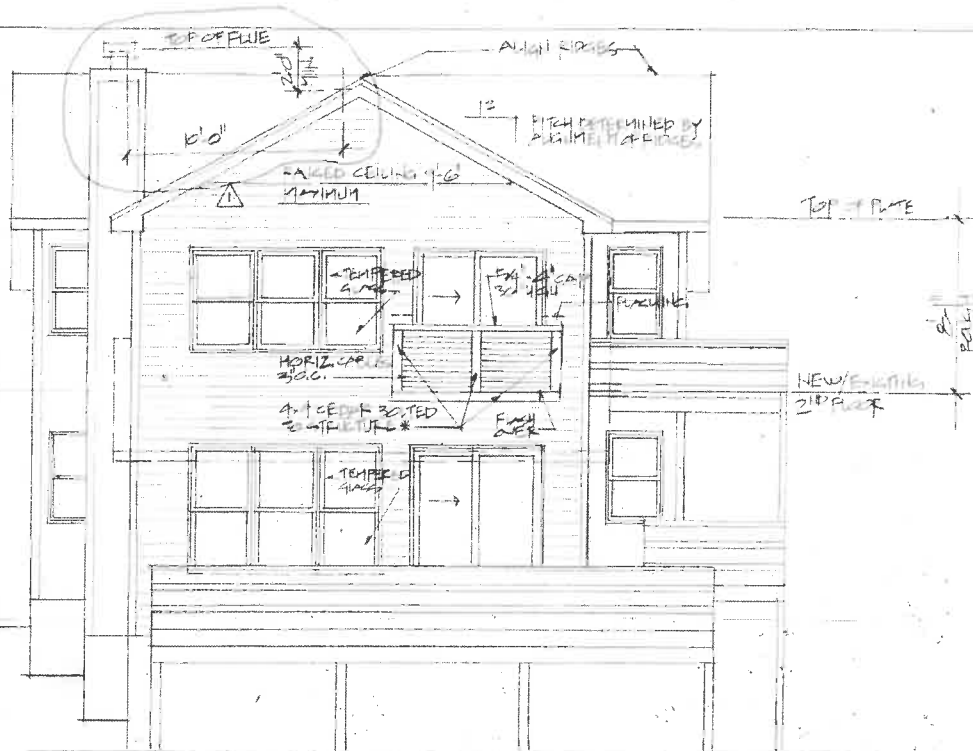
WESTCHESTER COUNTY

NEW YORK

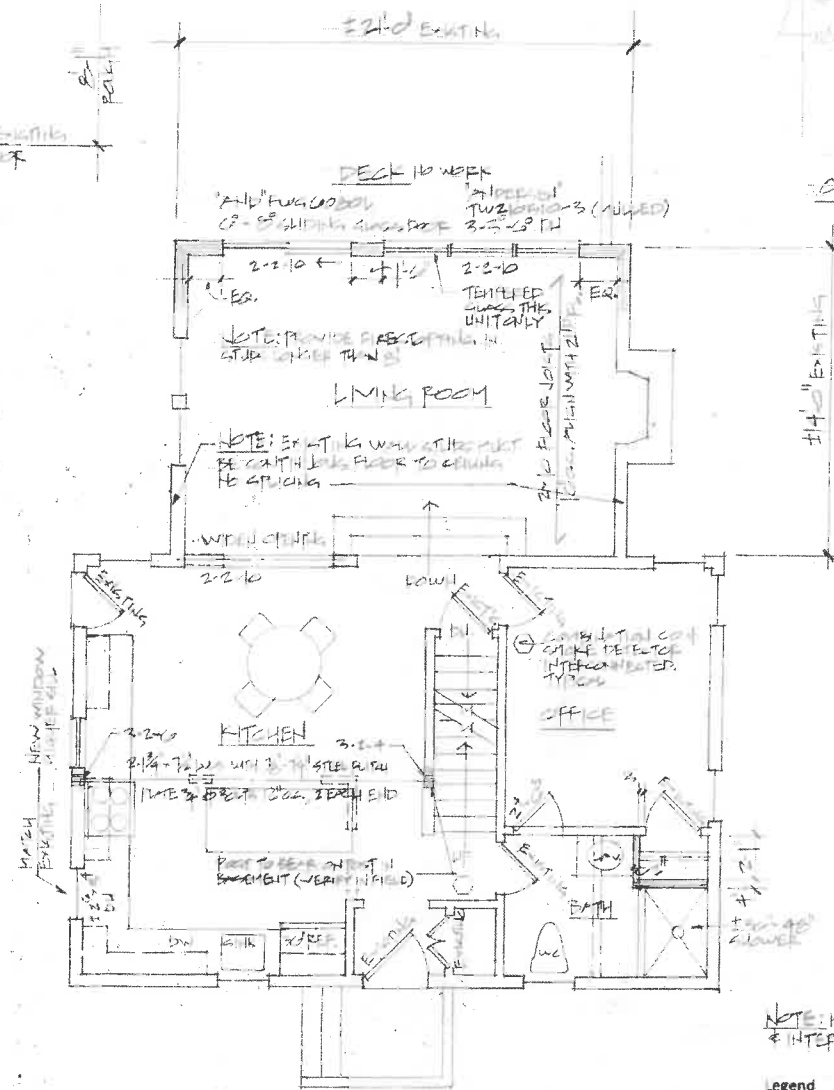
SCALE: 1" = 20'

DATE: JULY 26, 1990

FILE No. T572-11
P34-50



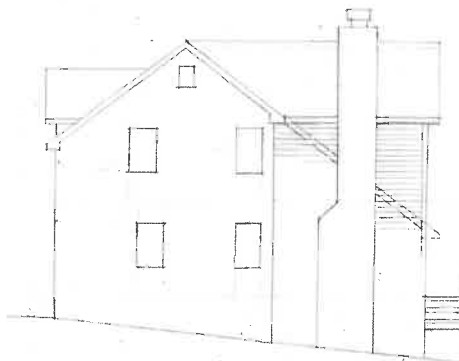
WEST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



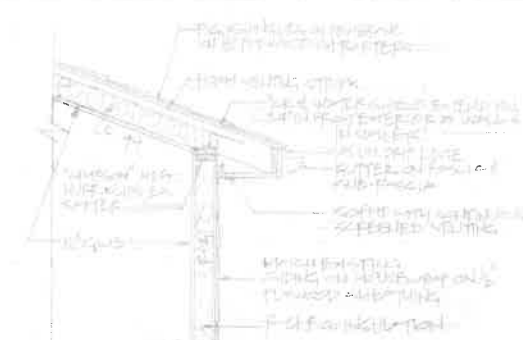
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



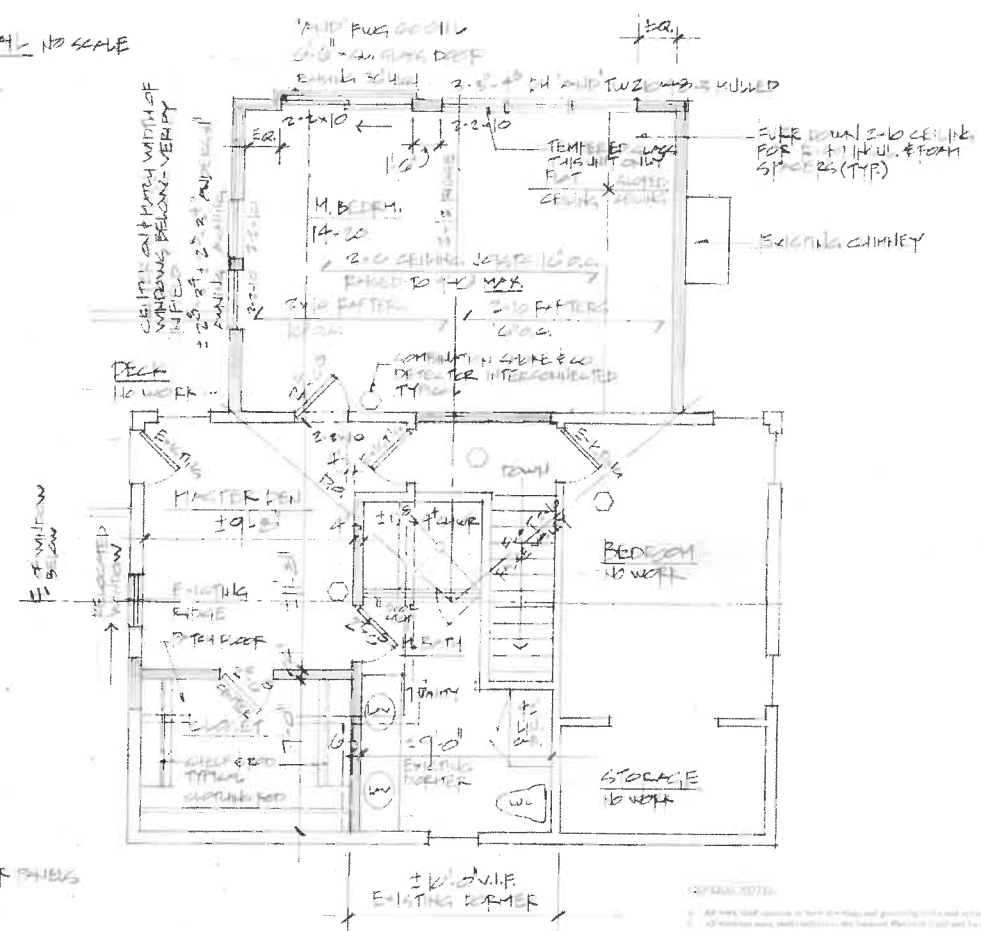
SOUTH ELEVATION (LEFT)
SCALE: 1/4" = 1'-0"



NORTH ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"



OVERHANG DETAIL - NO SCALE



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: MATCH EXISTING DECK FINISHES & INTERIOR TRIMS

- Legend
- Existing construction to remain
 - Existing construction to be removed
 - Proposed new construction

NEW YORK STATE ENERGY CONSERVATION CODE

DESIGN DATA: DATE 10/21/12
DEGREE DAYS: 5,000
DESIGN TEMPERATURE - HEATING: OUTSIDE 0 DEGREES F
INSIDE 70 DEGREES F

SYSTEM	REQUIRED R VALUE	PROVIDED R VALUE
EXTERIOR WALL	20	21
ROOF/CEILING	49	49
FLOOR	EXISTING	
FOUNDATION WALL	NA	
GLAZING	12.85 MAX	12.85 MAX

ADDITIONAL NOTES

1. THE EXISTING FOOTINGS, FOUNDATION, FRAMING, ROOFING OF THE PROPOSED NEW CONSTRUCTION
2. THE SCOPE OF WORK IS IN CONFORMANCE WITH THE 2010 NYC RESIDENTIAL CODE.

Note: The scope of work is in accordance with the Residential code, IECC.

PRELIMINARY IN PROGRESS FOR PERMIT 1/13/20 11-23-20 12-7-20 3-4-20

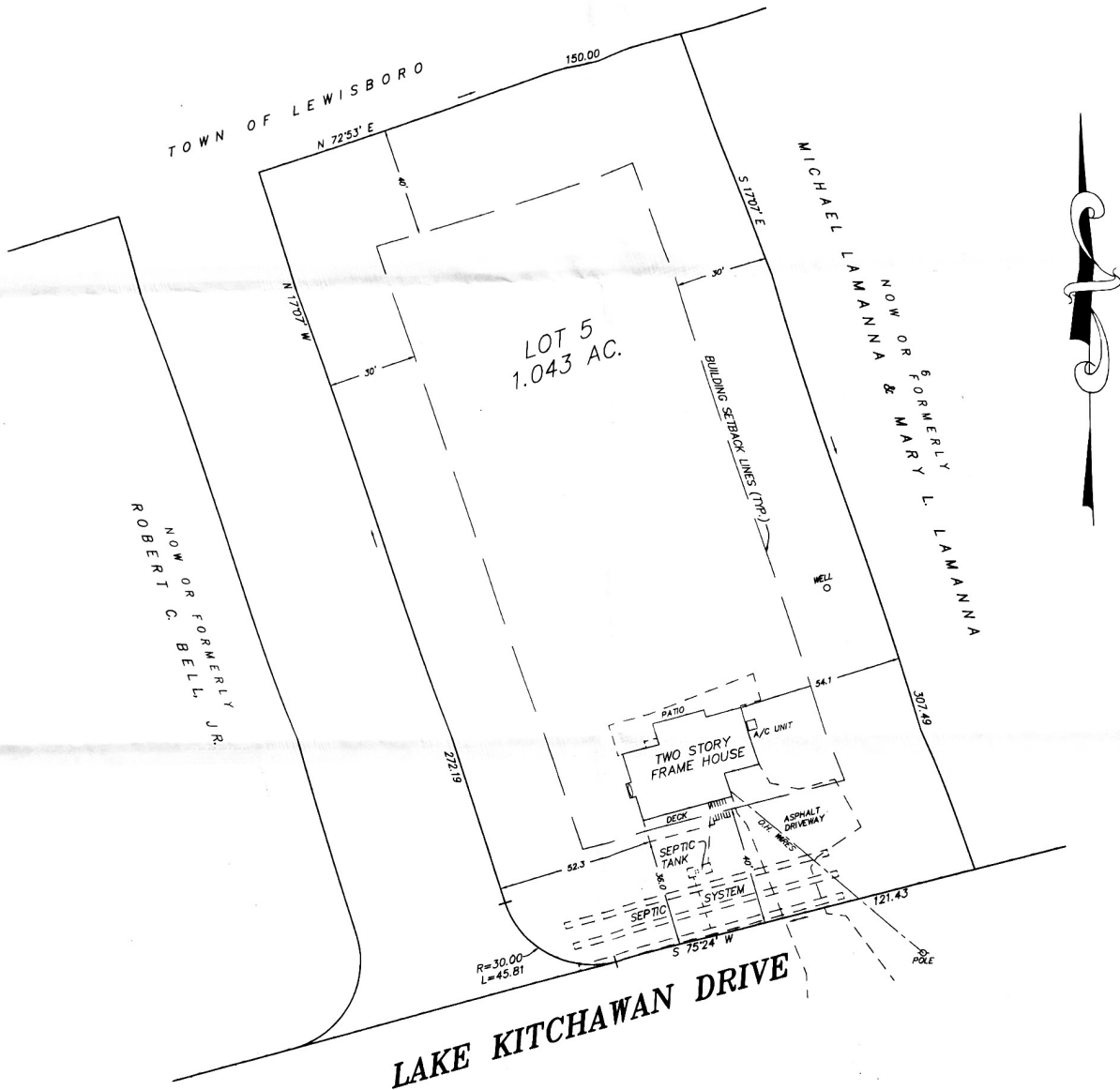
PROPOSED ALTERNATE LOCATION TO THE RESIDENCE OF KATE BERG & JOHN MURPHY A SHORE TRAIL LAKE HAVEN, SOUTH SADDLE RIVER, NJ

THOMAS A. NUGENT Architect
79 Austin Road
Mahopac, NY 10541
(845)-628-7495

Drawn 1 of 1

20 LAKE KITCHAWAN DRIVE

ASSESSORS MAP 42
TAX BLOCK 10263
TAX LOT 5B
R-1A ZONE



SURVEY

PREPARED FOR

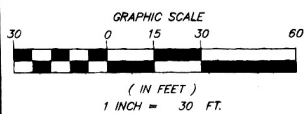
HANNAH DONATON & BRIAN DONATON

TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SEPTIC & WELL DATA PROVIDED BY OTHERS.
NOT FIELD VERIFIED.

ALLOWABLE BUILDING COVERAGE = 5,452 S.F. (12% OF LOT AREA)
EXISTING BUILDING COVERAGE = 1,156 S.F. (2.54% OF LOT AREA)

REFER TO A MAP NO. 15153 ON FILE
IN THE WESTCHESTER COUNTY LAND RECORDS.



THE PURPOSE OF THIS MAP IS FOR A
CERTIFICATE OF OCCUPANCY. OTHER
FIELD DATA MAY NOT BE SHOWN.

SURVEYED AND PREPARED BY
MOODY & O'BRIEN, L.L.C., LAND SURVEYORS.

John P. O'Brien

JOHN P. O'BRIEN L.S. NO. 50545
OFFICE OF MOODY & O'BRIEN, LLC
MARCH 16, 2021, NEW CANAAN, CONN.

F.B. NC-688 P.140; NC-485 P.72

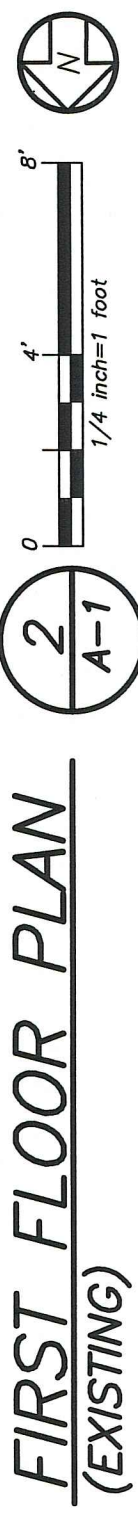
Land Projects 3\20 LAKE KITCHAWAN RD\dwg\20 LAKE KITCHAWAN RD.dwg

FILE NO. 187

DBE: TAB: Layout1 - Y:\89 Ridgeland Rd Second Floor\Drawings\Arch\000000 RIDGELAND-A-1.dwg - DATE: Mar 23, 2021 - 9:25am



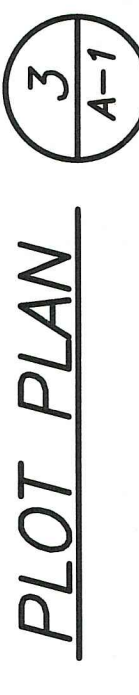
① $\frac{1}{A-1}$



2
A-1



A



NO SCALE

NOTES

- ① ALL WORK SHALL CONFORM TO 2020 RESIDENTIAL CODE OF MY STATE.
- ② CLIMATE AND GEOGRAPHIC DESIGN CRITERIA PER PARAGRAPH 13.031, 2) SPECIAL WIND REGION: YES
- ③ INTERIOR TRIMMING: 2" DOUGLAS FIR, EXTERIOR FRONT PORCH FRAMING: #1 SOUTHERN YELLOW PINE. PRESSURE TREATED.
- ④ SEE ATTACHED "RESPECCHIO" FOR ENERGY CODE COMPLIANCE.
- ⑤ SEE A-4 FOR SITE PLAN.
- ⑥ ALL WINDOWS ANDERSEN 400 SERIES

REVISIONS

PAUL AND JOYCE GALLAGHER

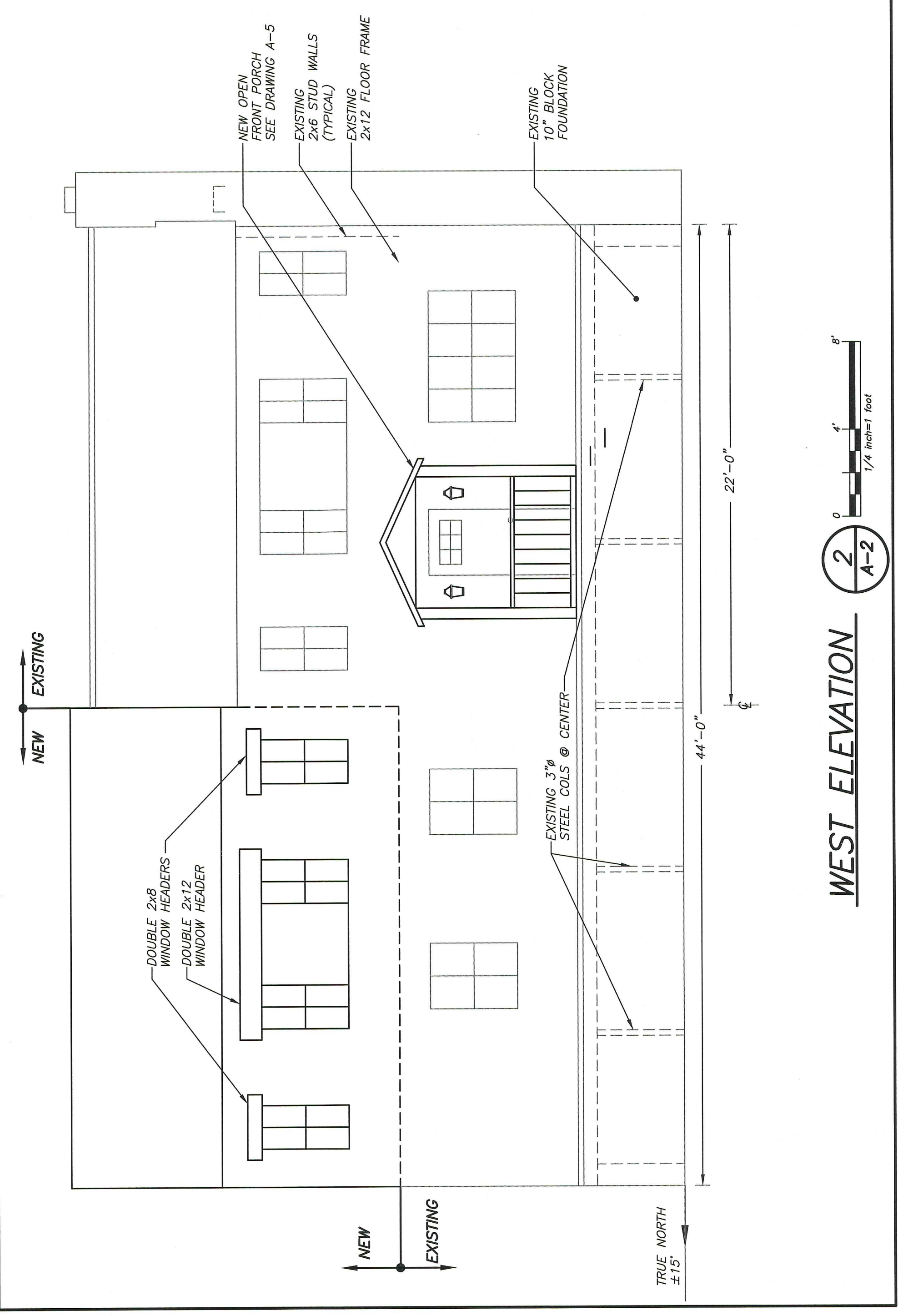
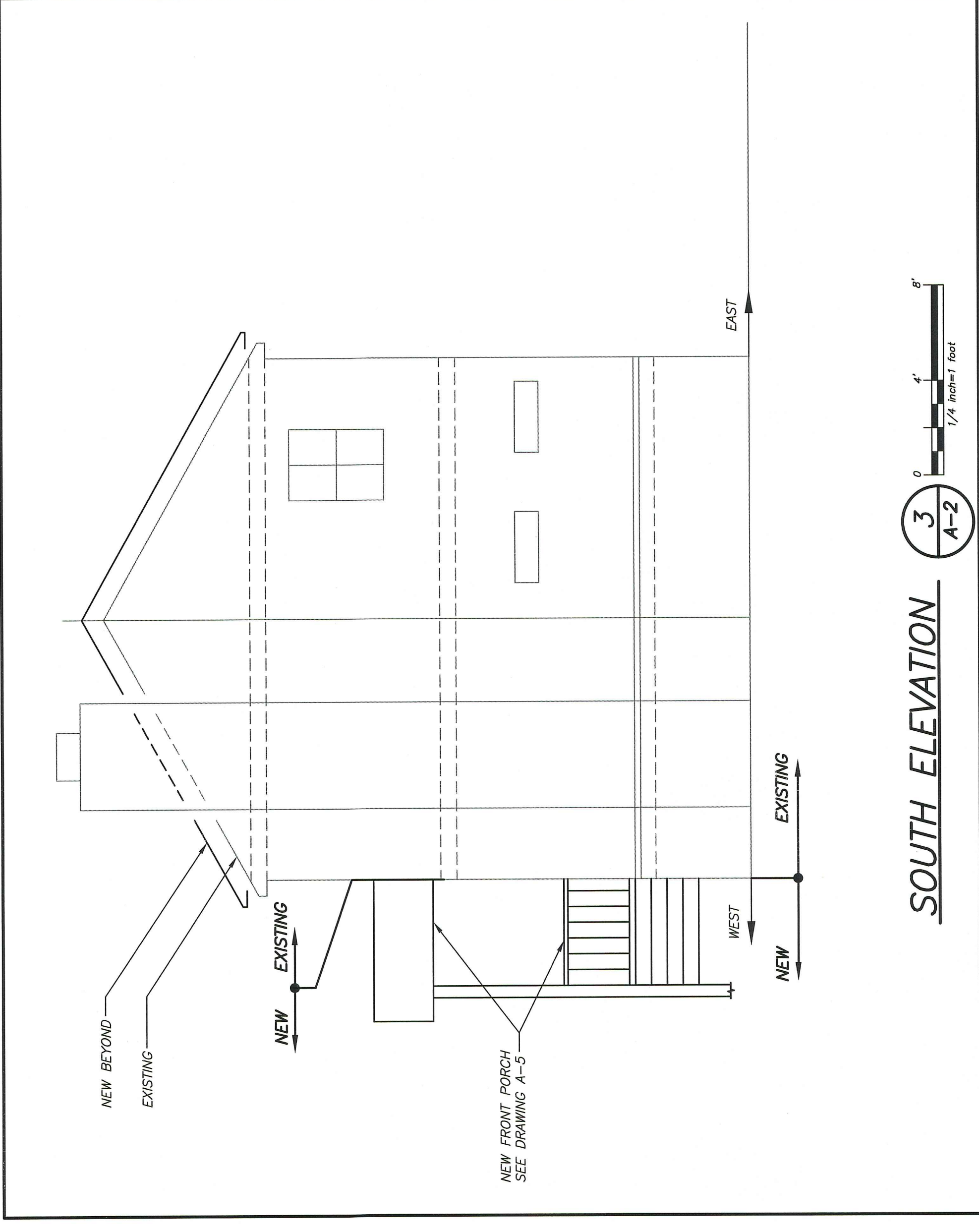
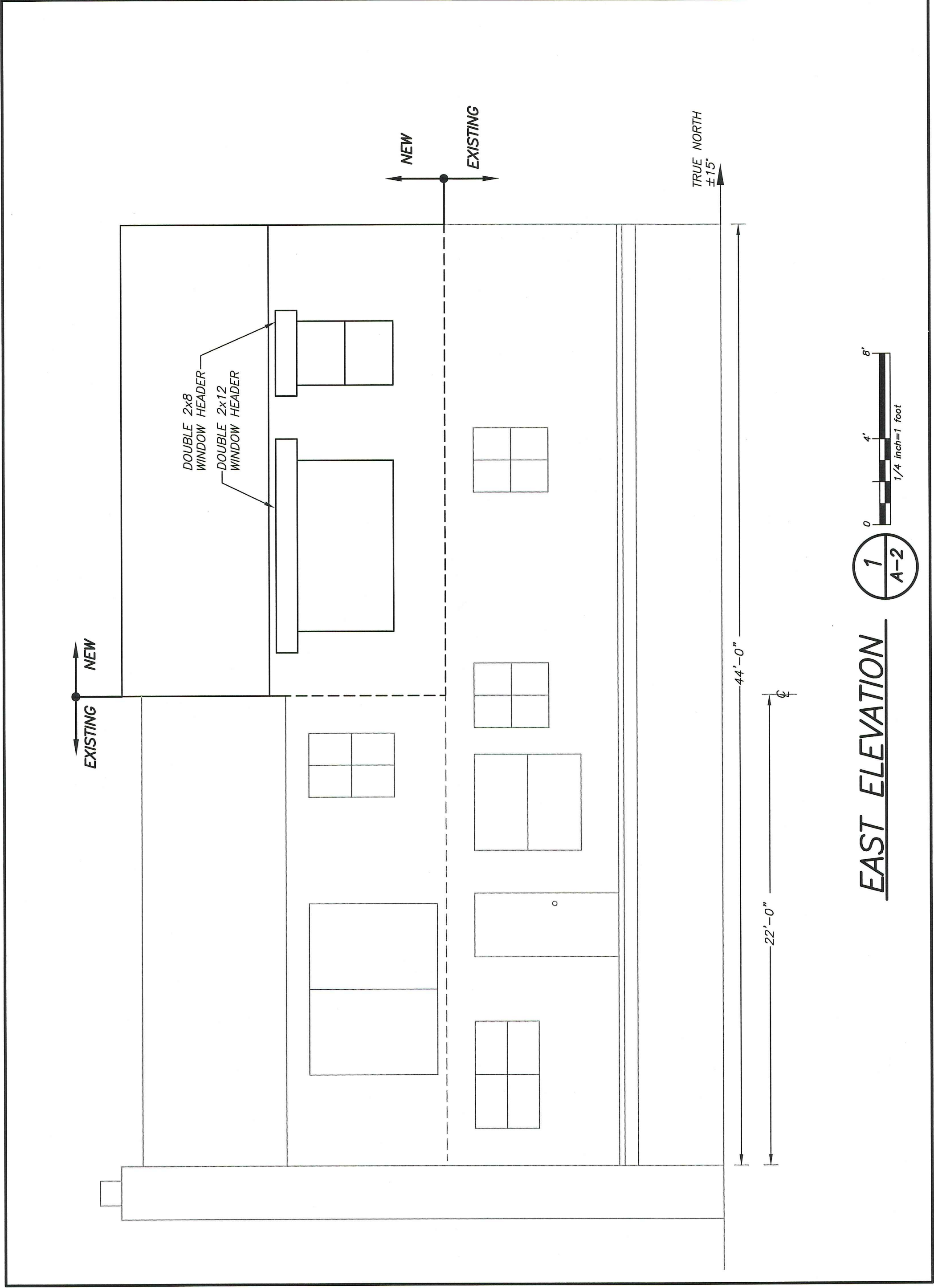
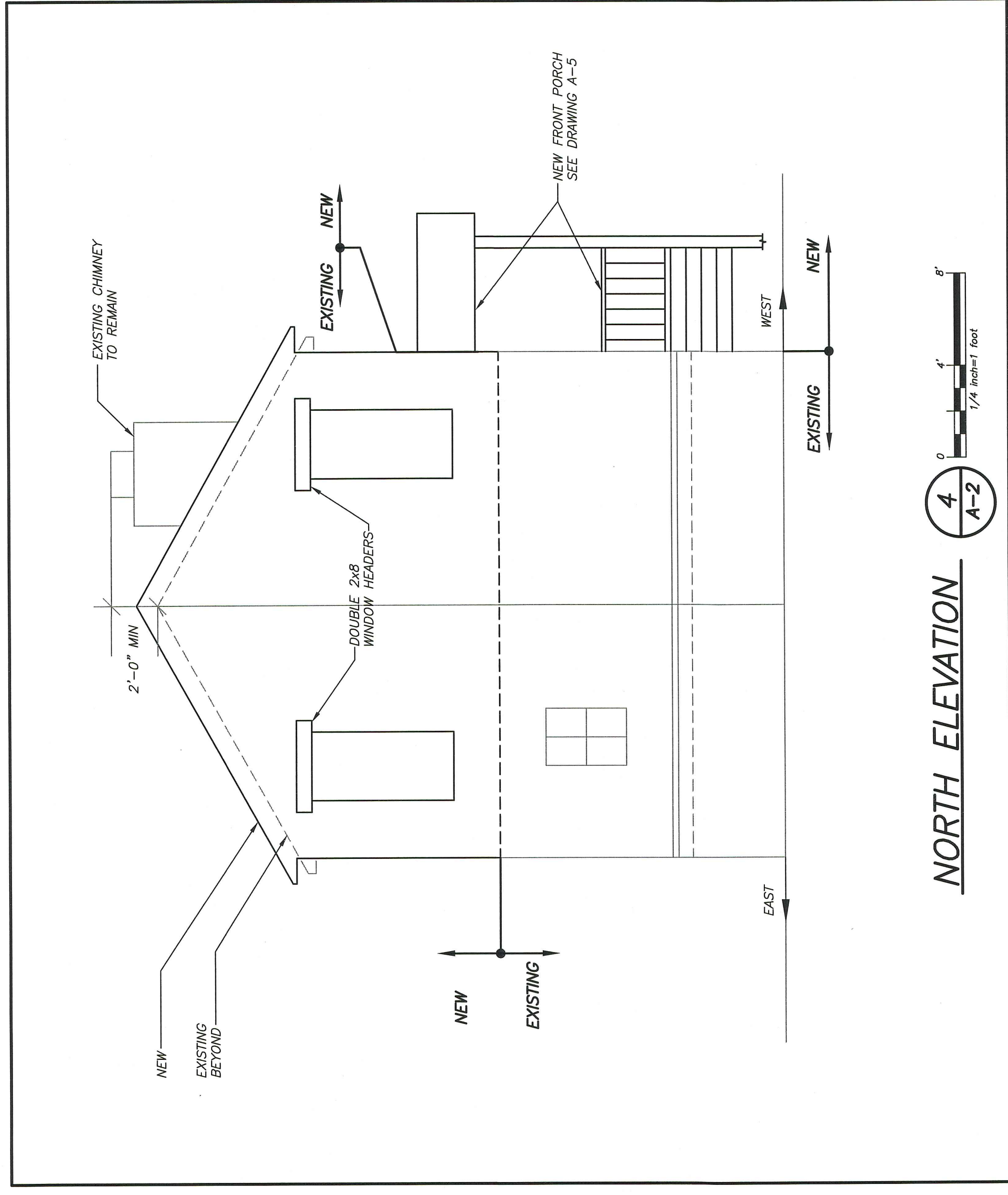
SHEET TITLE
SECOND FLOOR
FAMILY ROOM ADDITION

SHEET	BLOCK	LOT	DRAWING NO.
-------	-------	-----	-------------

63/68

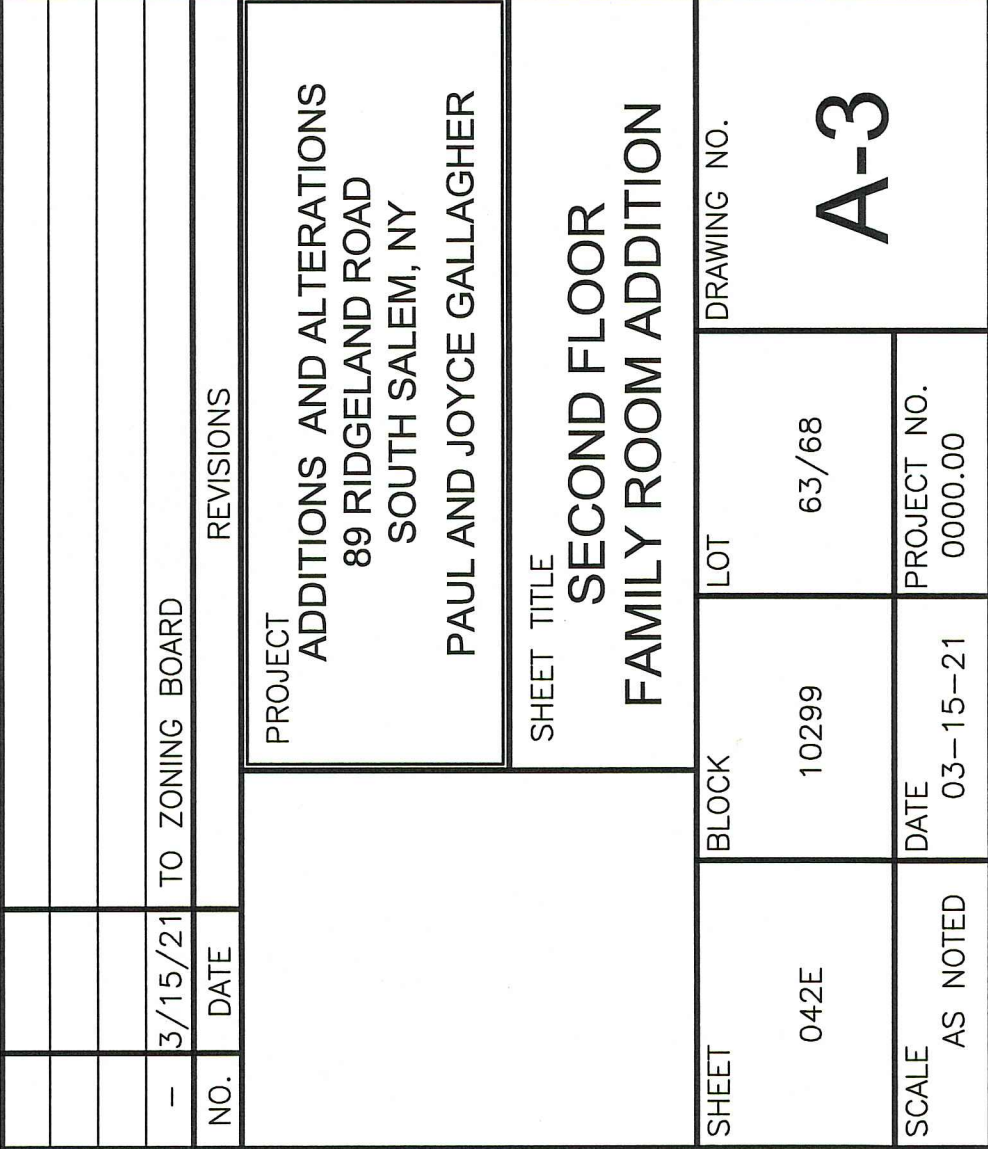
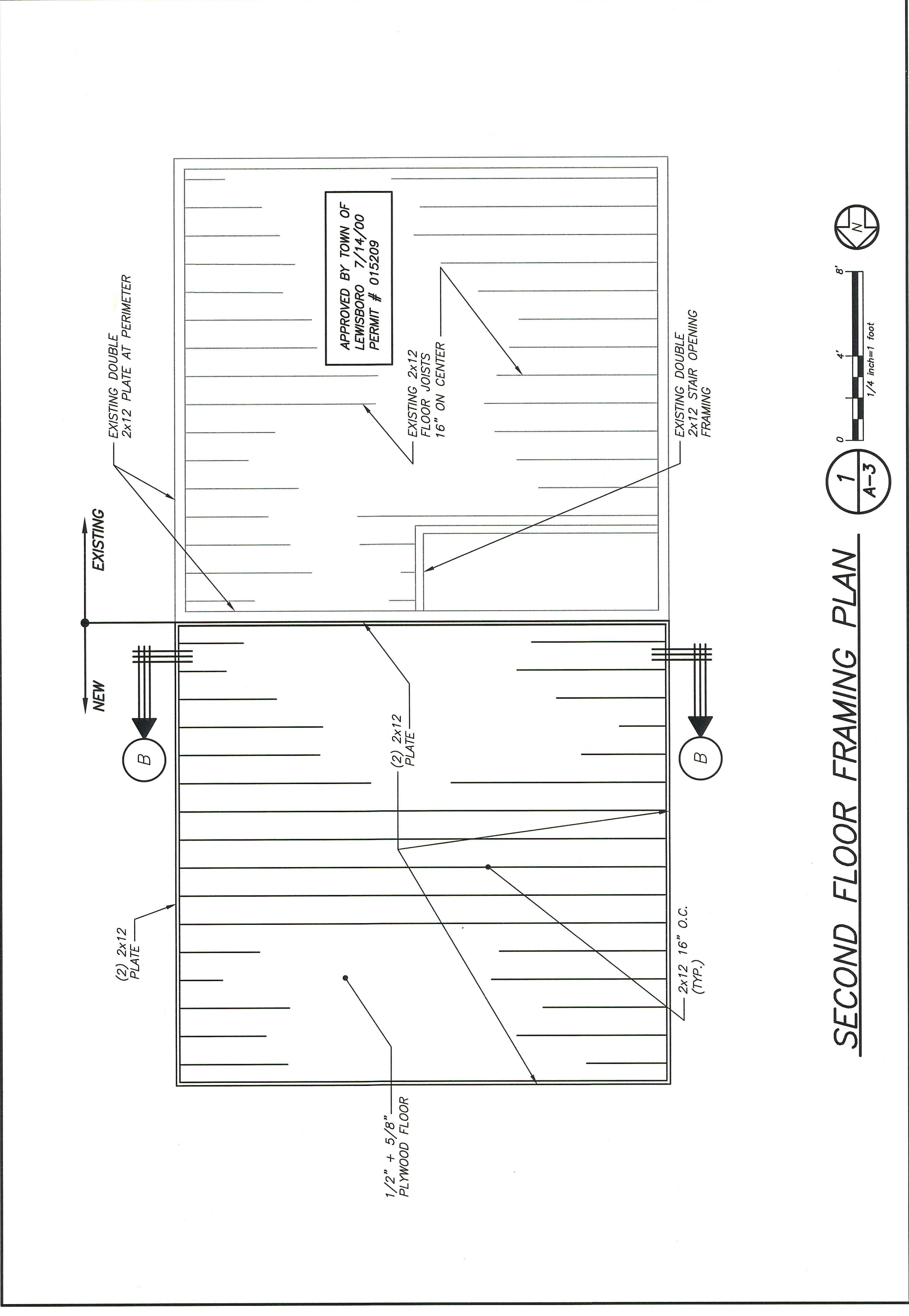
PROJECT NO.

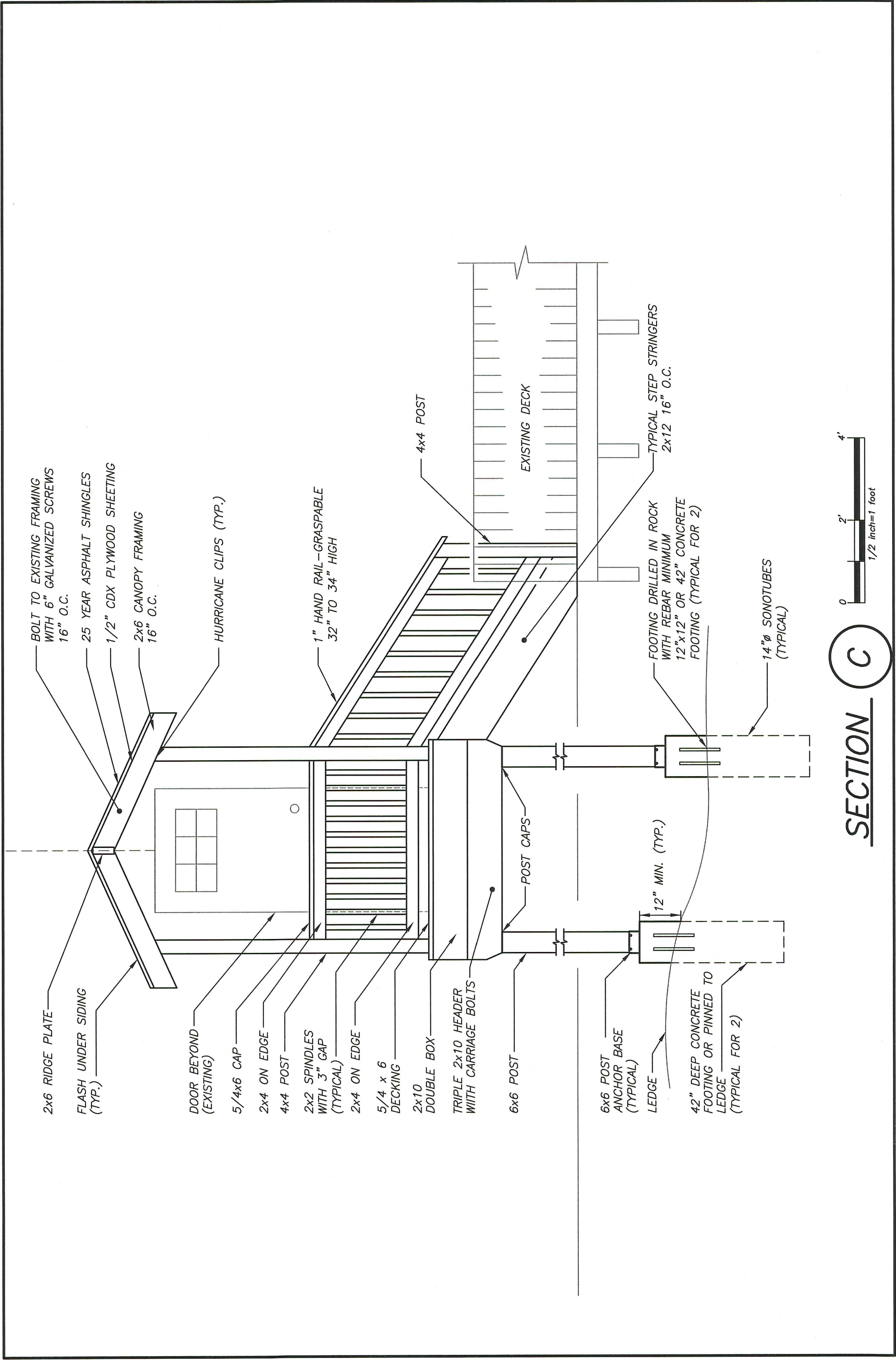
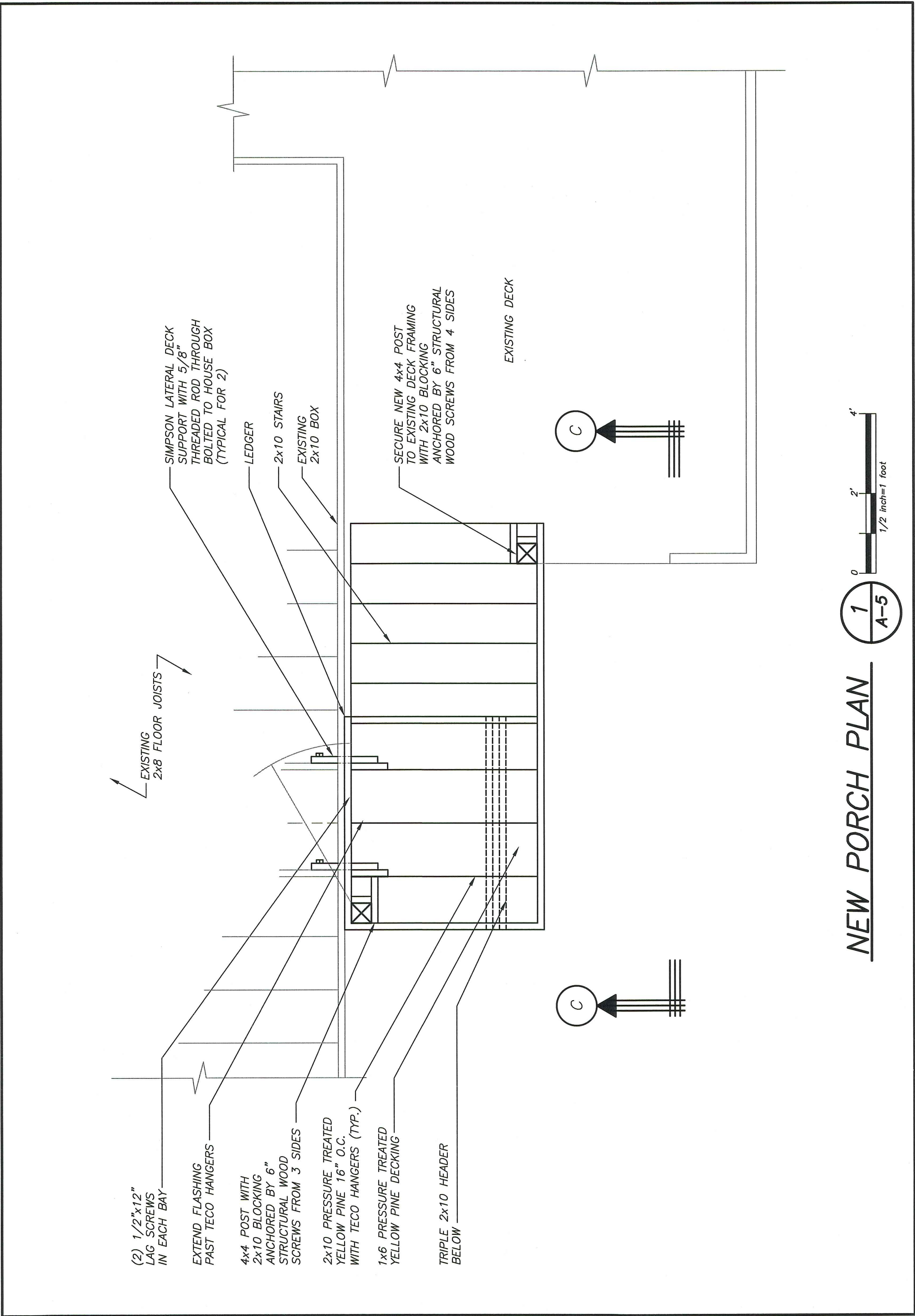
A



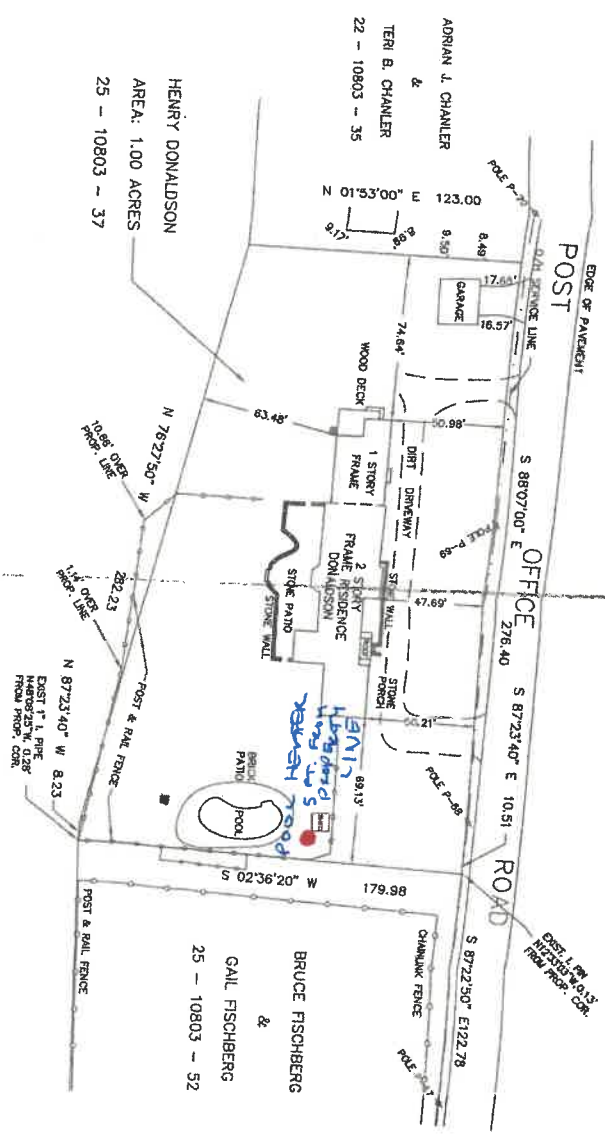
**NOTE: ALL WINDOWS MINIMUM
30" ABOVE FINISHED FLOOR**

[illegible]





BEFORE FABRICATION, THIS CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS ON JOB AND COORDINATE HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS



THIS MAP SUBJECT TO ANY STATE OF FACTS THAT AN ACCURATE, UP-TO-DATE
 ABSTRACT OF TITLE MAY SHOW
 SUBSURFACE UTILITIES, IF ANY, NOT LOCATED BY FIELD SURVEY
 LOCATIONS OF IMPROVEMENTS TO THE PROPERTY SHOWN SUBSEQUENT TO FIELD SURVEY
 COMPLETED ON APRIL 22, 2007 ARE SUBJECT TO VERIFICATION BY ADDITIONAL FIELD
 SURVEYS AND MAP UPDATES
 ARCHITECTURAL FEATURES SUCH AS WINDOWS, DOOR FRAMES, CHIMNEYS, EAVES OR
 PAINTED ROOF MAY PROJECT UP TO THREE INCHES FROM THE SURFACE OF THE
 PROPERTY. ANY SUCH ARCHITECTURAL FEATURES SHALL NOT OCCUPY MORE THAN 25%
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF SECTION
 7209 (2) OF THE NEW YORK STATE EDUCATION LAW
 PRINTS NOT VALID WITHOUT SIGNATURE AND SEAL

WACCABUC COUNTRY CLUB, INC.
 25 - 10803 - 54

SEAN M. LONES, L.S.
 NY STATE LICENSE NO. 4864



I, SEAN M. LONES, L.S., THE SURVEYOR WHO MADE THIS MAP, DO HEREBY CERTIFY THAT THIS
 MAP IS BASED ON A FIELD SURVEY COMPLETED ON APRIL 22, 2007, AND THAT THE
 MAP WAS COMPLETED ON SEPTEMBER 12, 2007, AND THAT THE SURVEY AND THE
 PRESENT MAP COMPLY WITH THE CURRENT STANDARDS FOR
 SURVEYING AND MAPPING OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS

TOWN OF LEWISBORO
 WESTCHESTER COUNTY NEW YORK
 SCALE: 1 IN. = 40 FT.
 SEPTEMBER 12, 2007
 SECTION 25 BLOCK 10803 LOT 37
 WESTCHESTER COUNTY SHEET 270 BLOCK 10803

MAP SHOWING LANDS OF
 HENRY DONALDSON
 SITUATE AT
 18 POST OFFICE ROAD
 IN THE

I, James C. Edgett, the surveyor who made this map, do hereby certify that the survey of the property shown hereon was completed Aug. 8, 1973.

James C. Edgett
New York License No. 37212
Office of James C. Edgett
Land Surveyors
88A Oak Street, Brewster, New York

stone wall
picket fence
poles & w.
stone pillar
iron pin set
evergreen

Corrections From 9Dec20 email:

1. Dimension from fence to street line at closest point along Oscaleta Road.
2. Dimension from fence to centerline line of street at closest point along Oscaleta Road.
3. Dimension from end of fence on Oscaleta Rd. to the beginning of pavement intersection of Oscaleta and Lakeview.
4. Dimension from 40' section of fence to street line at closest point along Lakeview Road.
5. Dimension from 40' section of fence to centerline line of street at closest point along Lakeview Road.

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Street Line of
Oscaleta rd.

Centerline of
Oscaleta rd.

SURVEY OF PROPERTY
PREPARED FOR
JOHN V. WALSH
SN
TOWN OF
WESTCHESTER
SCA.
AREA = 0.

OSCALETA

ROAD

Centerline of Lakeview rd.

Street line of Lakeview rd.

4' Gate

6' Height x 10' Section
Cedar Fence

6' Height
plastic mesh Fence

