

**TOWN OF LEWISBORO**  
Westchester County, New York

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



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**AGENDA**

Wednesday, June 30, 2021      7:30 P.M

Via Zoom Videoconferencing

<https://zoom.us/j/95437440297> by clicking “Join a Meeting,” and entering Meeting ID:. 954 3744 0297  
You may call in to the Zoom meeting at 1-929-205-6099 when prompted, enter 954 3744 0297.

I. Review and adoption of the Minutes of April 2021

II. PUBLIC HEARINGS

**CAL. NO. 16-21-BZ      ADJOURNED**

Application of Morgan and Michelle Campbell [DeAngelis, Louis A. and Olga I. Irrevocable Trust, and Campbell, Michelle, Trustee, owner of record], 34 Old Pond Road, South Salem, NY for a variance in the matter of the proposed accessory (garage) structure that will have an area variance of 1081 square feet, whereas 600 square foot is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; and that will have a southern side yard setback of 13’ whereas 30’ are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the south side of (#34) Old Pond Road, South Salem, NY designated on the Tax Map as Sheet 033C, Block 11368 Lot 001, in an R-1/4A, One Quarter Acre Residential District consisting of approximately 2.016 acres.

**CAL. NO. 17-21-BZ      ADJOURNED**

Application of Adam Abeshouse [Abeshouse Productions LLC owner of record], 158 Elmwood Road, South Salem, NY for variances in the matter of the proposed addition to an existing accessory structure with a floor area of 875 square feet will increase the floor area to a total of 3,949 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D (11) of the Town of Lewisboro Zoning Code; and that will have a height of 23’ whereas 20’ is the maximum permitted per Article I Section 220-2 of the Town of Lewisboro Zoning Code.

The property is located on the west side of (#158) Elmwood Road, designated on the Tax Map as Sheet 0044, Block 10056, Lot 043, in an SCR-2AC, Special Character District, Two- Acre Residential District consisting of approximately 6.71 acres.

**CAL. NO. 18-21-BZ      ADJOURNED**

Application of Darren P. Mercer [John& Jeanine Scott, owner of record], 118 East Ridge Road NY for a for variance in the matter of the proposed pool cabana will have a floor area of 752 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D (11) of the Town of Lewisboro Zoning Code.

The property is located on the east side of (#118) East Ridge Road, designated on the Tax Map as Sheet 25, Block 10812, Lot 015, in an R-2AC, Two- Acre Residential District consisting of approximately 4.218 acres.

**CAL. NO. 19-21-BZ      ADJOURNED**

Application of Amanda & Charles Boice [Price, Amanda K. & Boice, Charles L. III, owner of record], 204 Smith Ridge Road, South Salem, NY for variances in the matter of the proposed second floor addition will have an eastern front yard setback of 42.5’ whereas 50’ are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; and that will have a northern side yard setback of 14’ whereas 40’ are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the west side of (#204) Smith Ridge Road, designated on the Tax Map as Sheet 045A, Block 09827, Lot 004, in an R-2AC, Two- Acre Residential District consisting of approximately 1.42 acres.

**III. CORRESPONDENCE & GENERAL BUSINESS**