

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, November 17, 2021 7:30 P.M

79 Bouton Road, South Salem,
Justice Court

I. Review and adoption of the Minutes of October 2021

II. PUBLIC HEARINGS

CAL. NO. 29-21-BZ

Application of Viktor K. Solarik, [O'Neill, Maria DiGiusto & Patrick T., owner of record], 256 Increase Miller Road, Katonah, NY for the following variance of a new front porch and stairs and is requesting a front yard setback of 34'6" whereas 50' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the west side of (#256) Increase Miller Road, NY designated on the Tax Map as Sheet 049B, Block 09831 Lot 086, in an R-1A, One-Acre Residential District consisting of approximately 1.07 acres.

CAL. NO. 30-21-BZ

Application of Dimovski Architecture PLLC, [Palminteri, Chazz & Maria Gianna, owner of record], 4 Bluestone Lane, South Salem, NY for the following variance of the proposed dwelling will have a total of 650 square feet located outside the contiguous buildable area whereas this is not permitted per Article III, Section 220-10E(2)(d) of the Town of Lewisboro Zoning Code.

The property is located on the west side of (#4) Bluestone Lane, South Salem, NY designated on the Tax Map as Sheet 0040, Block 10552 Lot 042, in an R-4A, Four-Acre Residential District consisting of approximately 3.16 acres.

III. CORRESPONDENCE & GENERAL BUSINESS

TOWN OF LEWISBORO, WESTCHESTER COUNTY

ZONING BOARD OF APPEALS – November 17, 2021

[illegible]

SURVEY of PROPERTY
PREPARED
FOR

WACCABUC CONSTRUCTION CORP.

BEING

LOT 8 SHOWN ON A FILED MAP ENTITLED "WACCABUC
HOLLOW" FILED IN THE WESTCHESTER COUNTY CLERKS'
OFFICE AS R.O. NO. 19759 ON NOVEMBER 16, 1978

TOWN of : **LEWISBORO**
SCALE : 1"=50'

COUNTY of : **WESTCHESTER, N.Y.**

DATE: OCTOBER 4, 1979.
NOV 20, 1979.

CERTIFICATIONS INDICATED HEREON SIGNIFY
THIS SURVEY WAS PREPARED IN ACCORDANCE
WITH THE EXISTING CODE OF PRACTICE FOR
LAND SURVEYORS ADOPTED BY THE N.Y.S.
ASSOC. OF PROFESSIONAL LAND SURVEYORS

SAID CERTIFICATIONS SHALL RUN ONLY TO
THE PERSON FOR WHOM THIS SURVEY WAS
PREPARED & ON HIS BEHALF TO THE TITLE CO.
& LENDING INSTITUTION LISTED HEREON.

CERTIFICATIONS ARE NOT TRANSFERABLE TO
ADDITIONAL INSTITUTIONS OR FUTURE OWNERS

CERTIFIED TO:

1. SECURITY TITLE & GUARANTY CO.

UNAUTHORIZED ALTERATION OR ADDITION
TO THIS SURVEY IS A VIOLATION OF N.Y.S.
EDUCATION LAW SEC. N° 7209

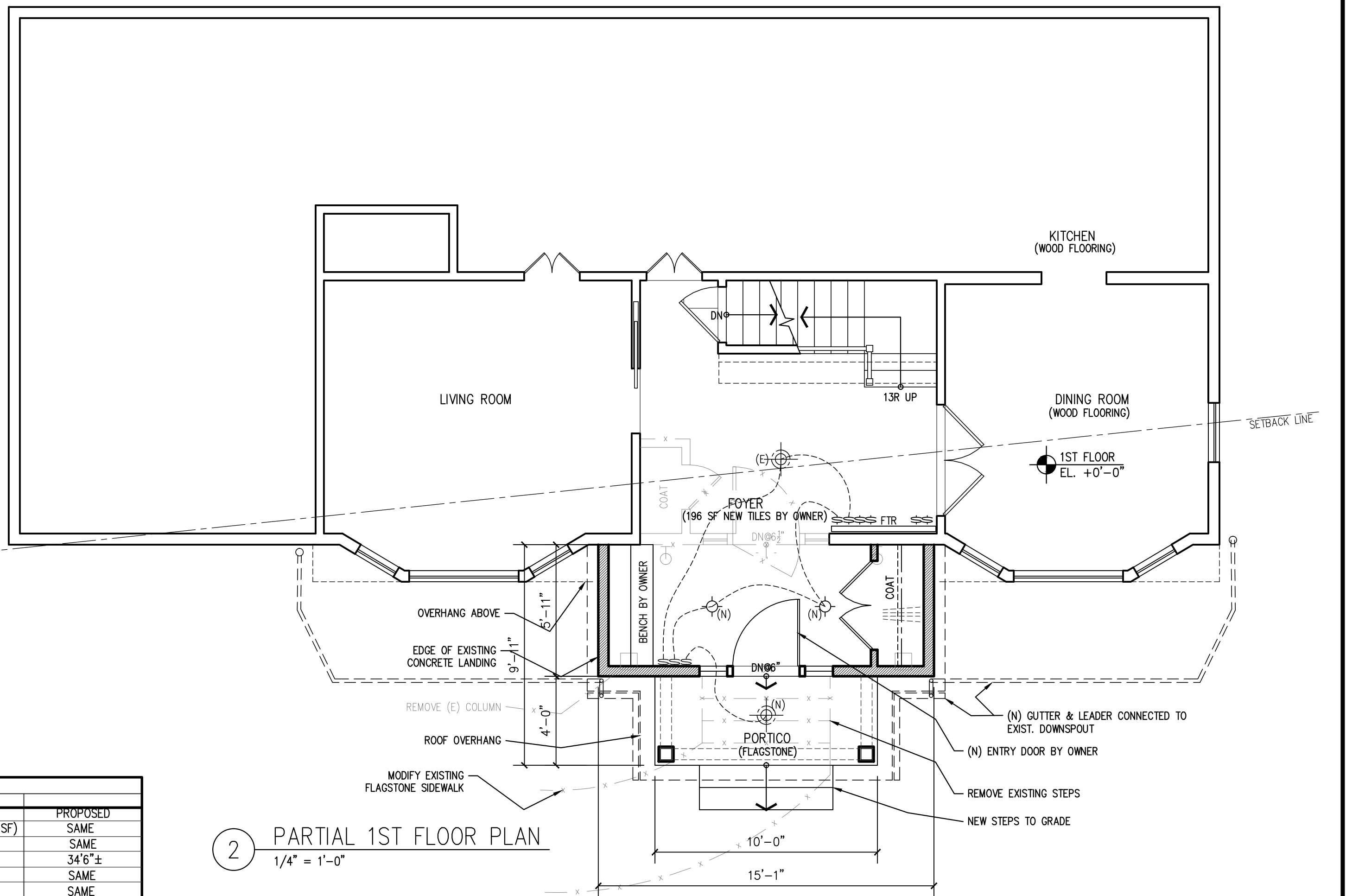
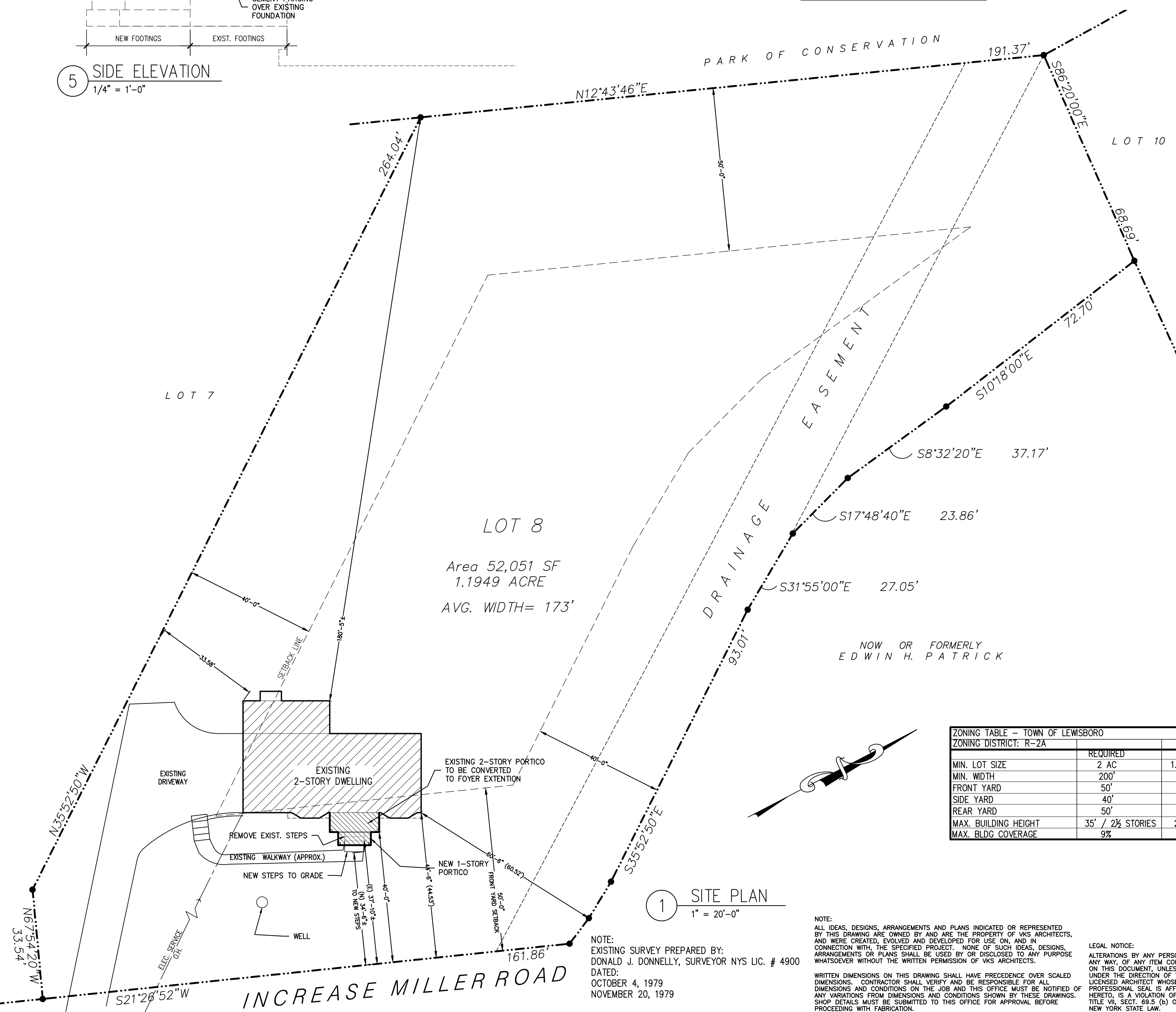
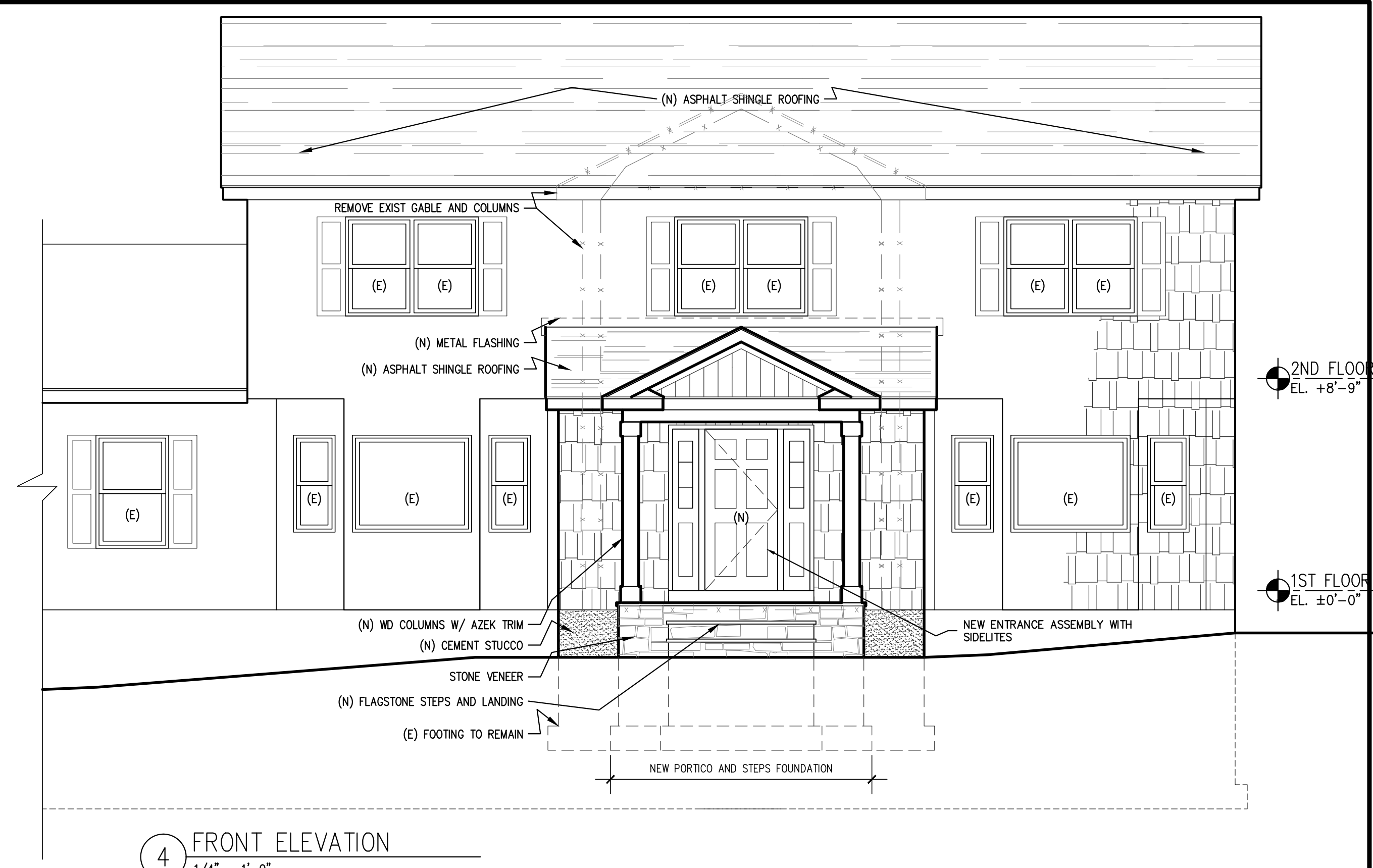
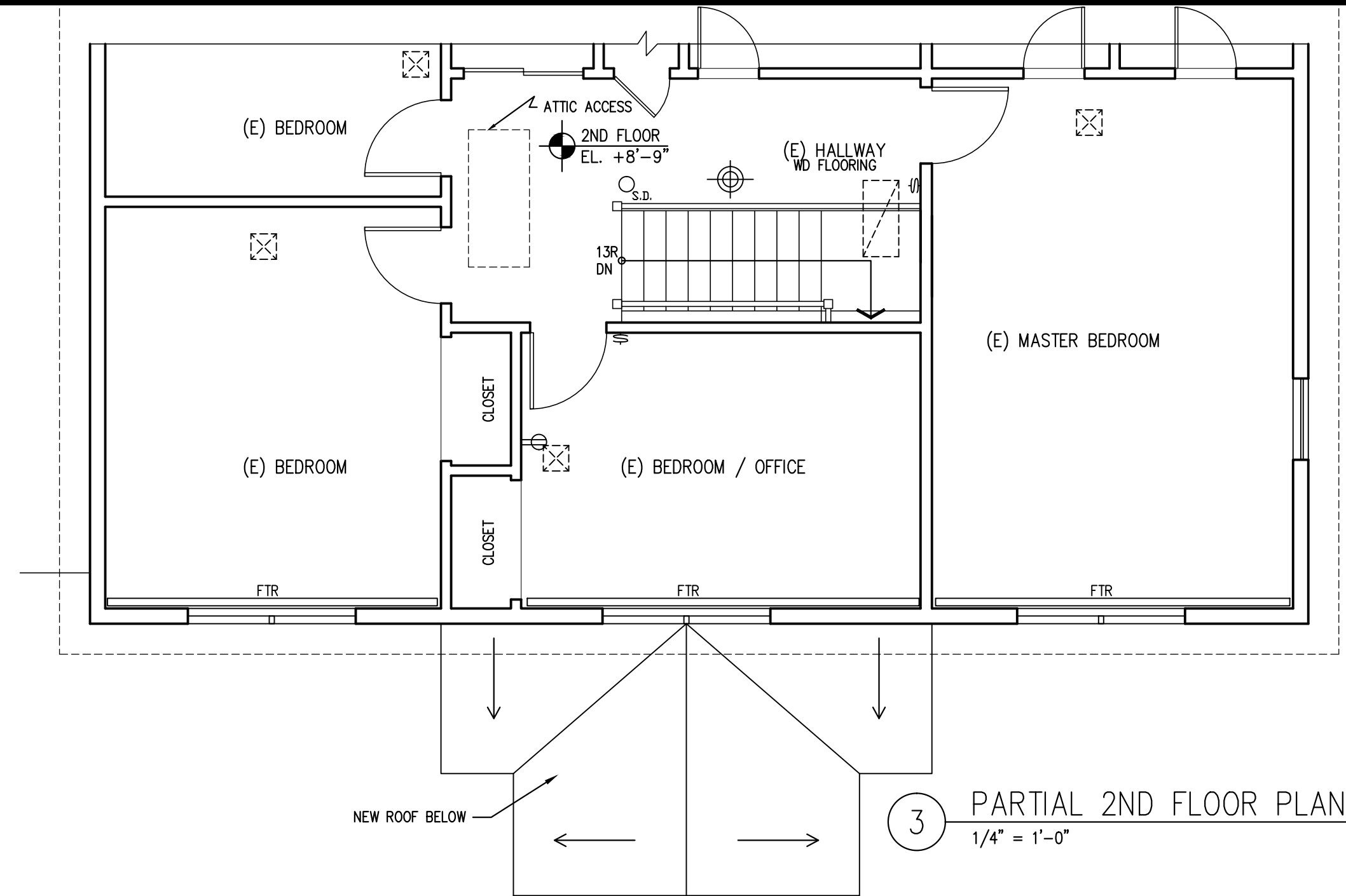
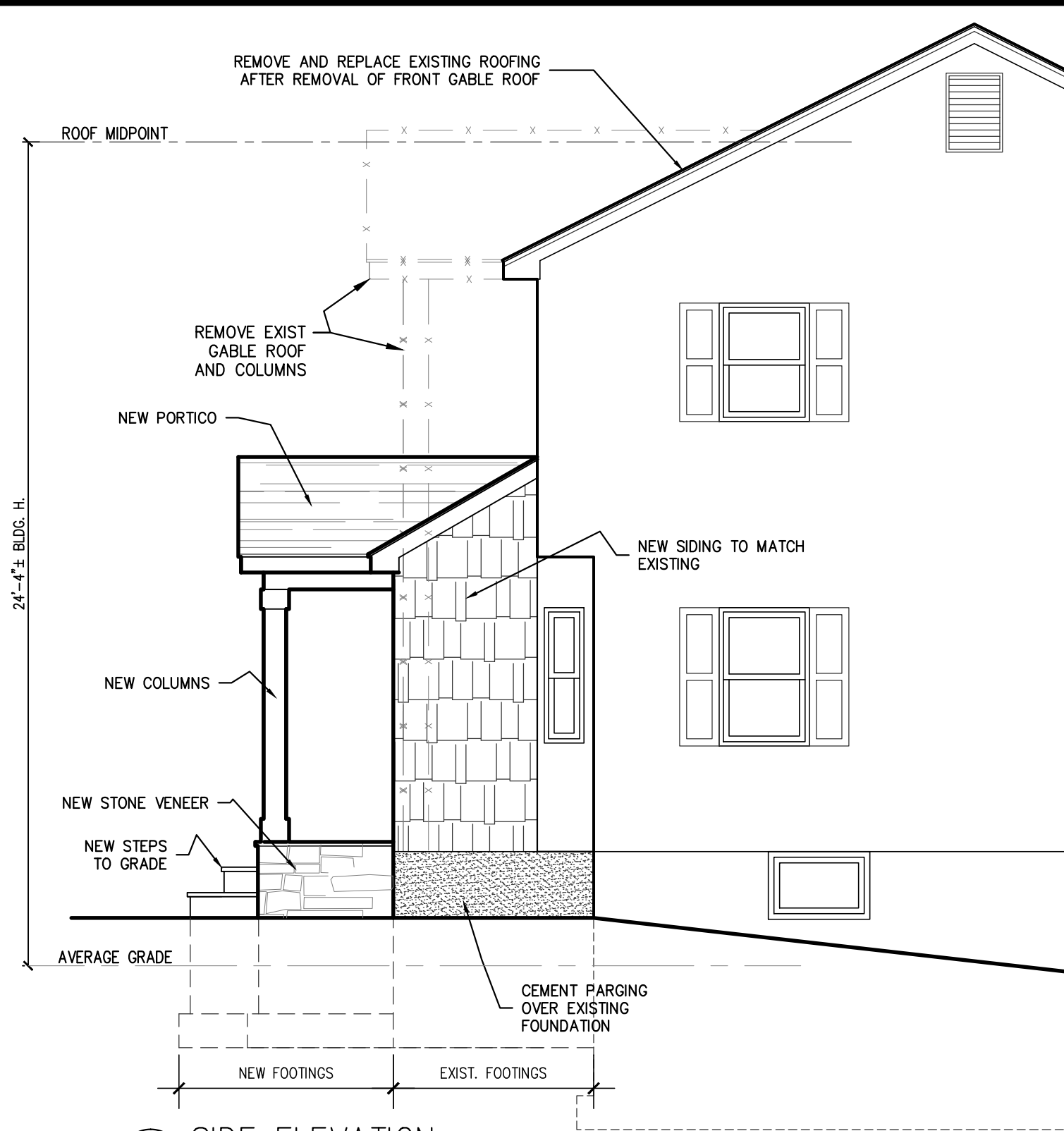
UNDERGROUND STRUCTURES, IF ANY, NOT
SHOWN.

ALL CERTIFICATIONS HEREON ARE VALID FOR
THIS MAP & COPIES THEREOF ONLY IF SAID
MAP OR COPIES BEAR THE IMPRESSED SEAL
OF THE SURVEYOR WHOSE SIGNATURE
APPEARS HEREON.

DONALD J. DONNELLY
1929 COMMERCE STREET
YORKTOWN HEIGHTS, N.Y.
(914) 962-2215

Donald J. Donnelly

DONALD J. DONNELLY N.Y.S. LIC. N° 49000



ZONING TABLE - TOWN OF LEWISBORO			
ZONING DISTRICT: R-2A			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	2 AC	1.1949 AC (52,051 SF)	SAME
MIN. WIDTH	200'	173'	SAME
FRONT YARD	50'	37'10"±	34'6"±
SIDE YARD	40'	33.58' / 60.52'	SAME
REAR YARD	50'	180'5"±	SAME
MAX. BUILDING HEIGHT	35' / 2½ STORIES	24'4"± / 2 STORY	SAME
MAX. BLDG COVERAGE	9%	3.3% (1,716 SF)	3.4% (1,756 SF)

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF VKS ARCHITECTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF VKS ARCHITECTS.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

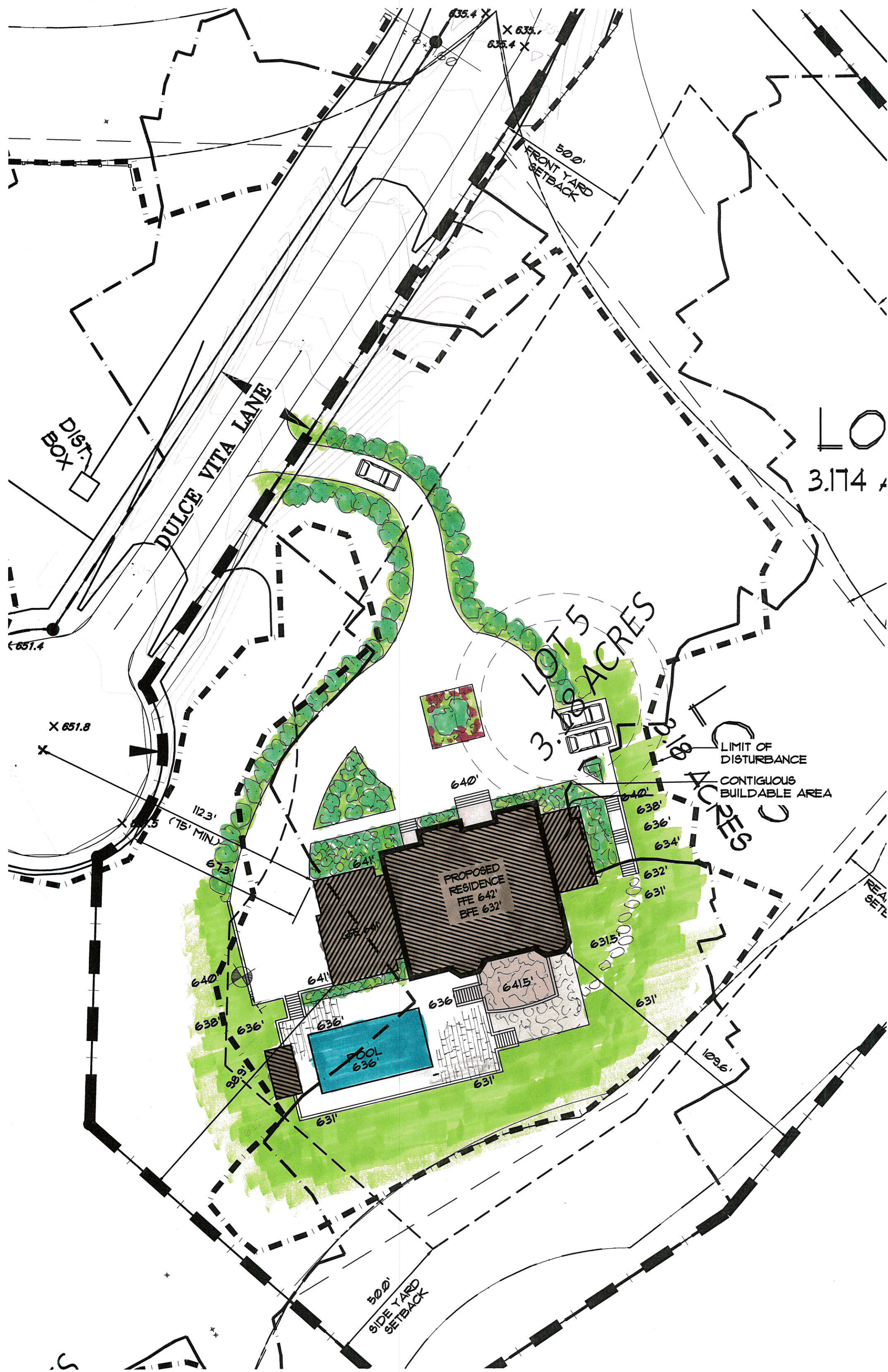
LEGAL NOTICE:
ALTERATIONS BY ANY PERSON, IN ANY WAY, OF ANY ITEM CONTAINED ON THIS DOCUMENT, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE 16, SECTION 68.2 (b) OF NEW YORK STATE LAW.

vks
Architects
Post Office BOX 696
Katonah, NY 10536
914-232-9828
Fax: 914-232-9839
vks@vksa.com

TITLE
**ADDITION & ALTERATIONS TO
O'NEILL RESIDENCE**
256 INCREASE MILLER ROAD, KATONAH NY 10536
TAX ID #: 31.4-2-58 (TOWN OF LEWISBORO)
**PROPOSED SITE PLAN, FLOOR PLANS,
ELEVATIONS & CALCULATIONS**

JOB NO. 21-100
DATE 9-29-2021
SCALE AS NOTED
DRAWN /CHECKED BY VKSA
JOB NAME O'NEILL RESIDENCE

DWG. NO.
A1
1 OF 1



Dist. Box

DULCE VITA LANE

500' FRONT YARD SETBACK

LOT 5
3.174 ACRES

LIMIT OF DISTURBANCE

CONTIGUOUS BUILDABLE AREA

PROPOSED RESIDENCE
FFE 642'
BFE 632'

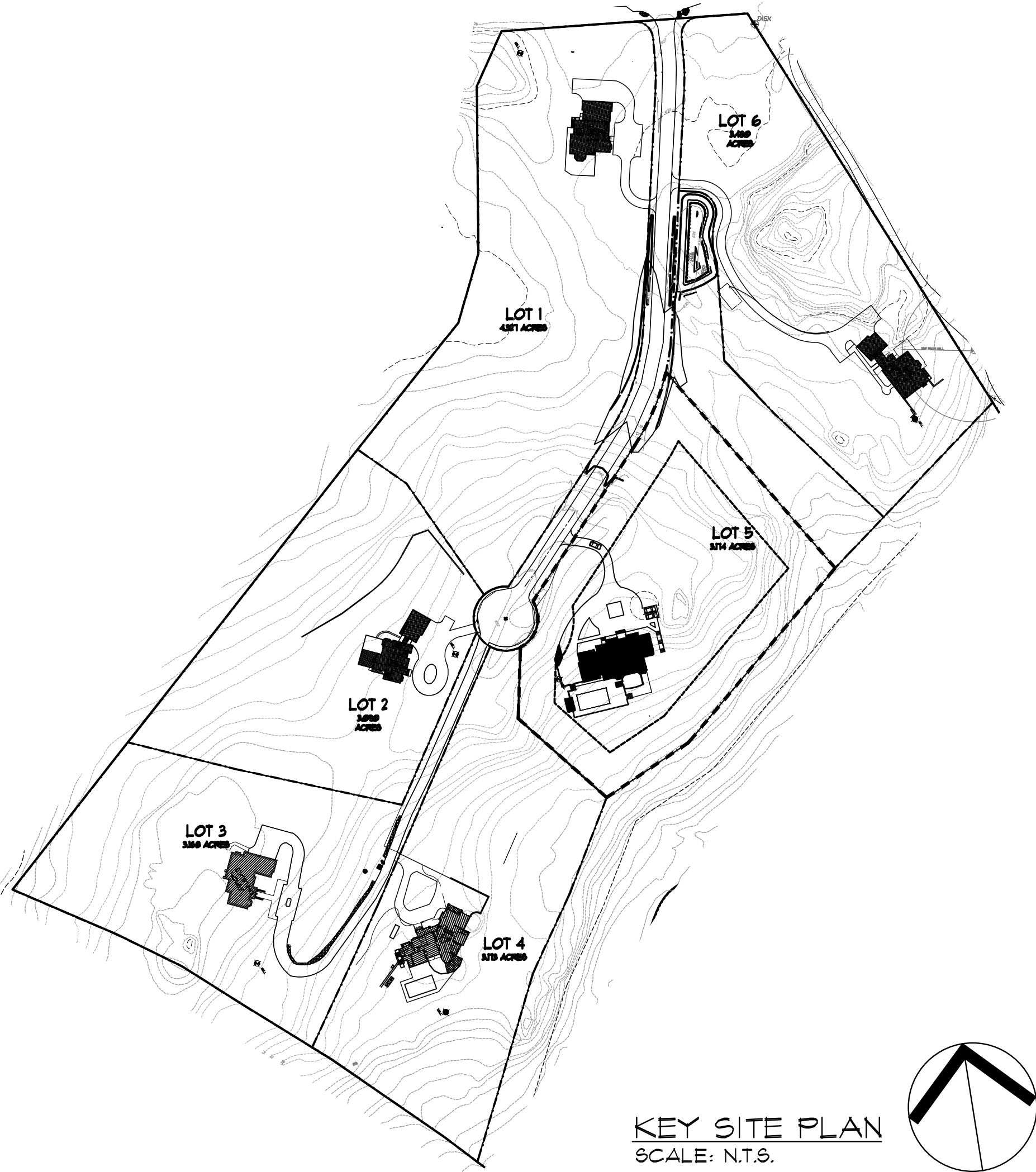
POOL
636'

500' SIDE YARD SETBACK

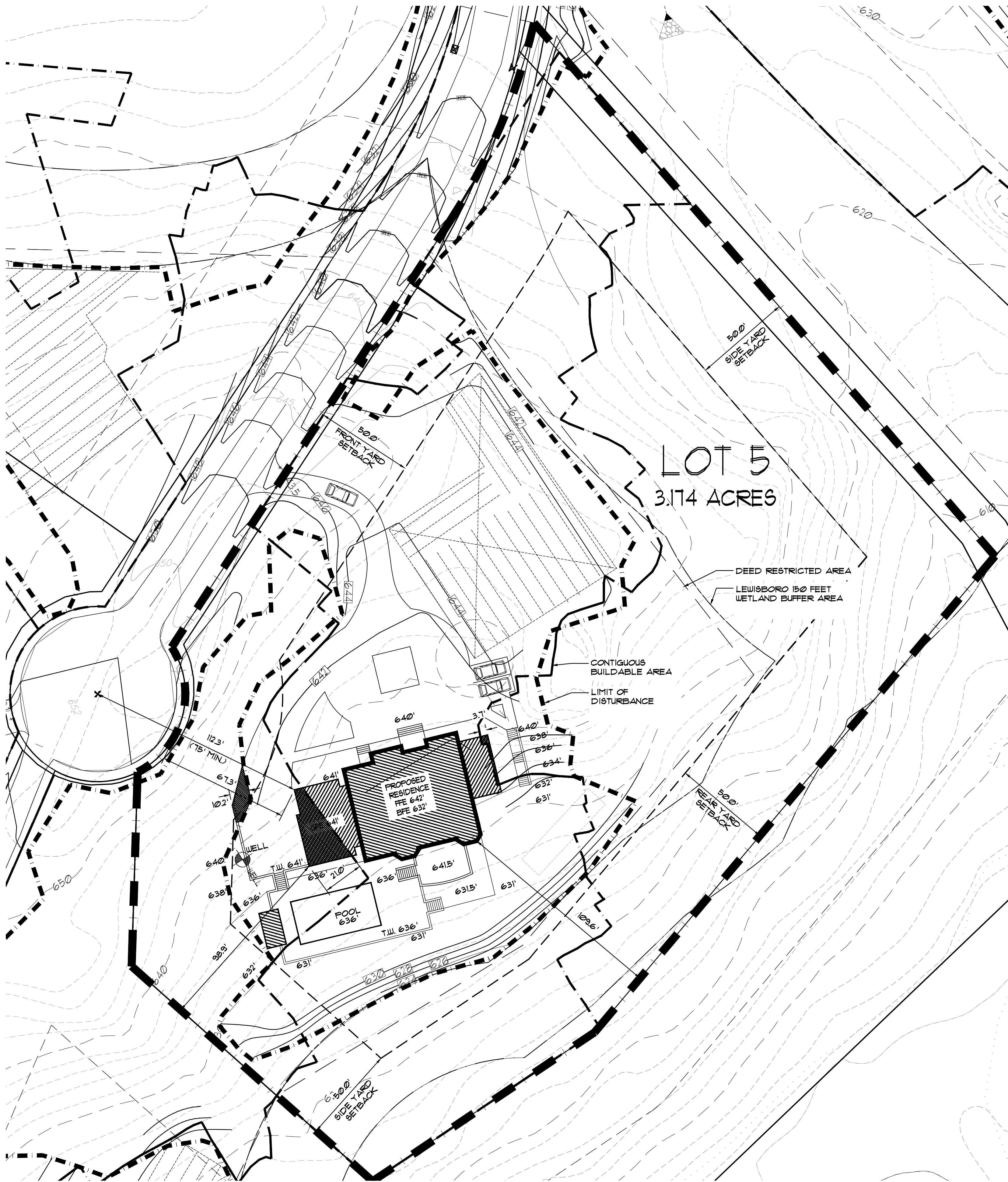
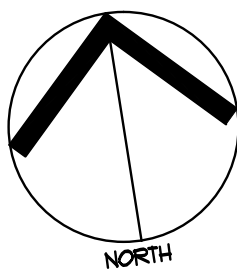
REAL SETBACK

NEW SINGLE FAMILY RESIDENCE
PALMINTERI RESIDENCE

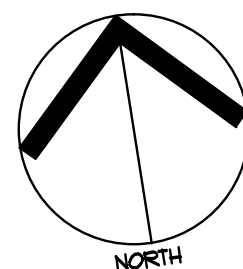
ZONING DATA TABLE				
DESCRIPTION OF WORK: NEW ONE FAMILY RESIDENCE ON A VACANT LOT ADDRESS: 4 BLUESTONE LANE, SHEET:40 BLOCK:10552 LOT:42				
ZONE: 4A				
USE	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT SIZE				
AREA	4 ACRES/ 174,240 SF	3.174 ACRES/ 138,254 SF	NO CHANGE	
WIDTH/CIRCLE (FEET)	250'	250'	NO CHANGE	
MAIN RESIDENCE				
SETBACKS: FRONT FROM STREET CENTER LINE	75'	-	112.3'	
FRONT	50'	-	67.3'	
SIDE	50'	-	48.4'	
REAR	50'	-	104.6'	
MAXIMUM HEIGHT	35'	-	< 35'	
NUMBER OF STORIES	2 1/2	-	2 1/2	
MAXIMUM BUILDING COVERAGE	6% / 8,295.5 SF	-	3.6% / 4,905 SF	
SITE DEVELOPMENT				
CONTIGUOUS BUILDABLE AREA	NOT PERMITTED	-	21' (600 SF) and 3.7' (50 SF)	25' (650 SF)
LIMIT OF DISTURBANCE	NOT PERMITTED	-	10.2' (200 SF)	12' (250 SF)



KEY SITE PLAN
SCALE: N.T.S.



SITE PLAN
SCALE: 1" = 30'

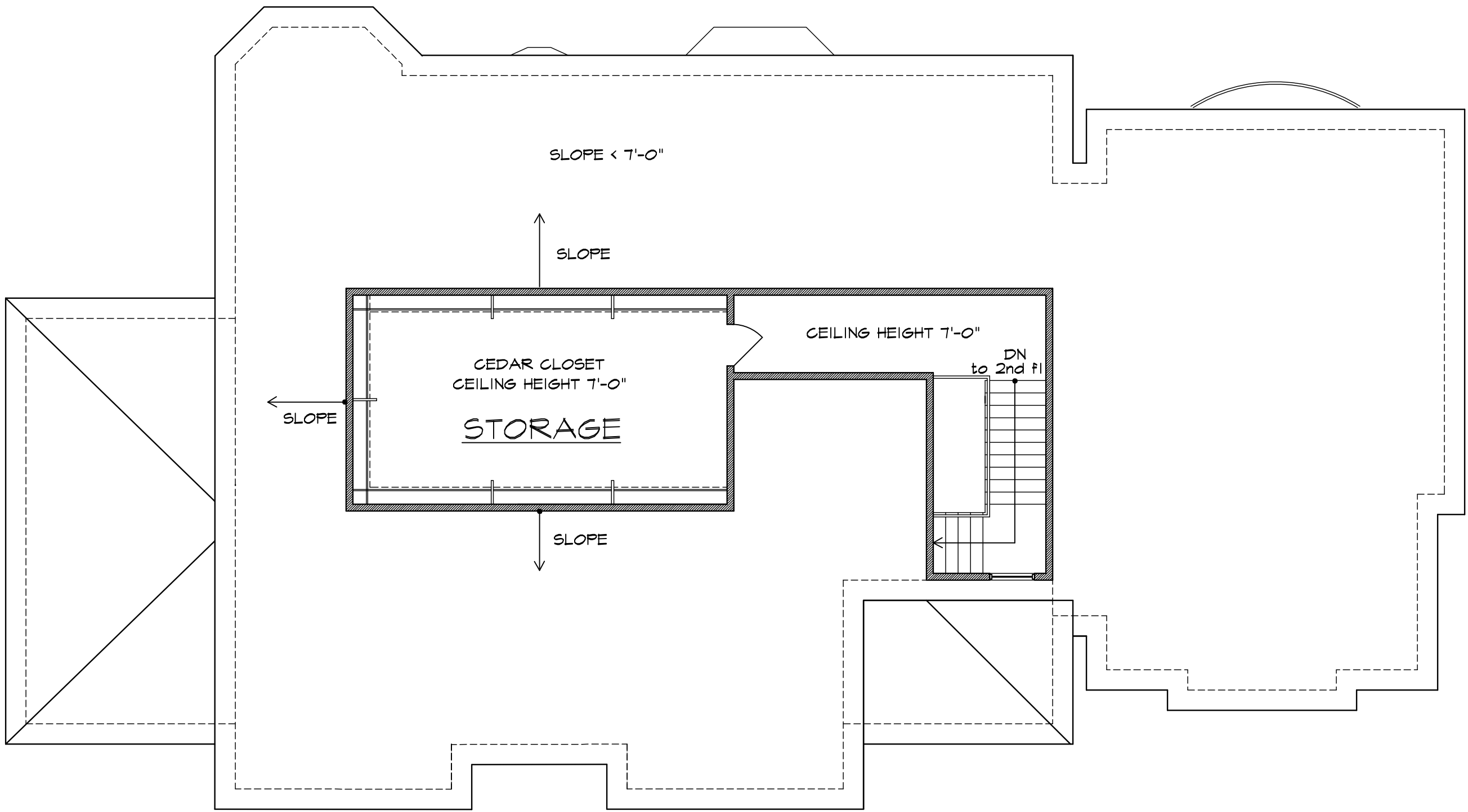


REV. & ISSUE	DATE
ISSUE FOR ZBA	10/12/2021
DRAWING TITLE:	
-ZONING ANALYSIS -SITE PLAN	
NEW SINGLE FAMILY RESIDENCE PALMINTERI RESIDENCE 4 BLUESTONE LANE SOUTH SALEM, NY	
dimovskiaarchitecture 59 Kensico Road, Thornwood, NY 10594 (914) 747-3500 (914) 747-3588 fax www.dimovskiaarchitecture.com	
SEAL:	
INFO:	
DATE:	04/15/2021
PROJECT NO.:	2191
DRAWN BY:	YK
CHECKED BY:	PD
DRAWING NO.:	SP-1

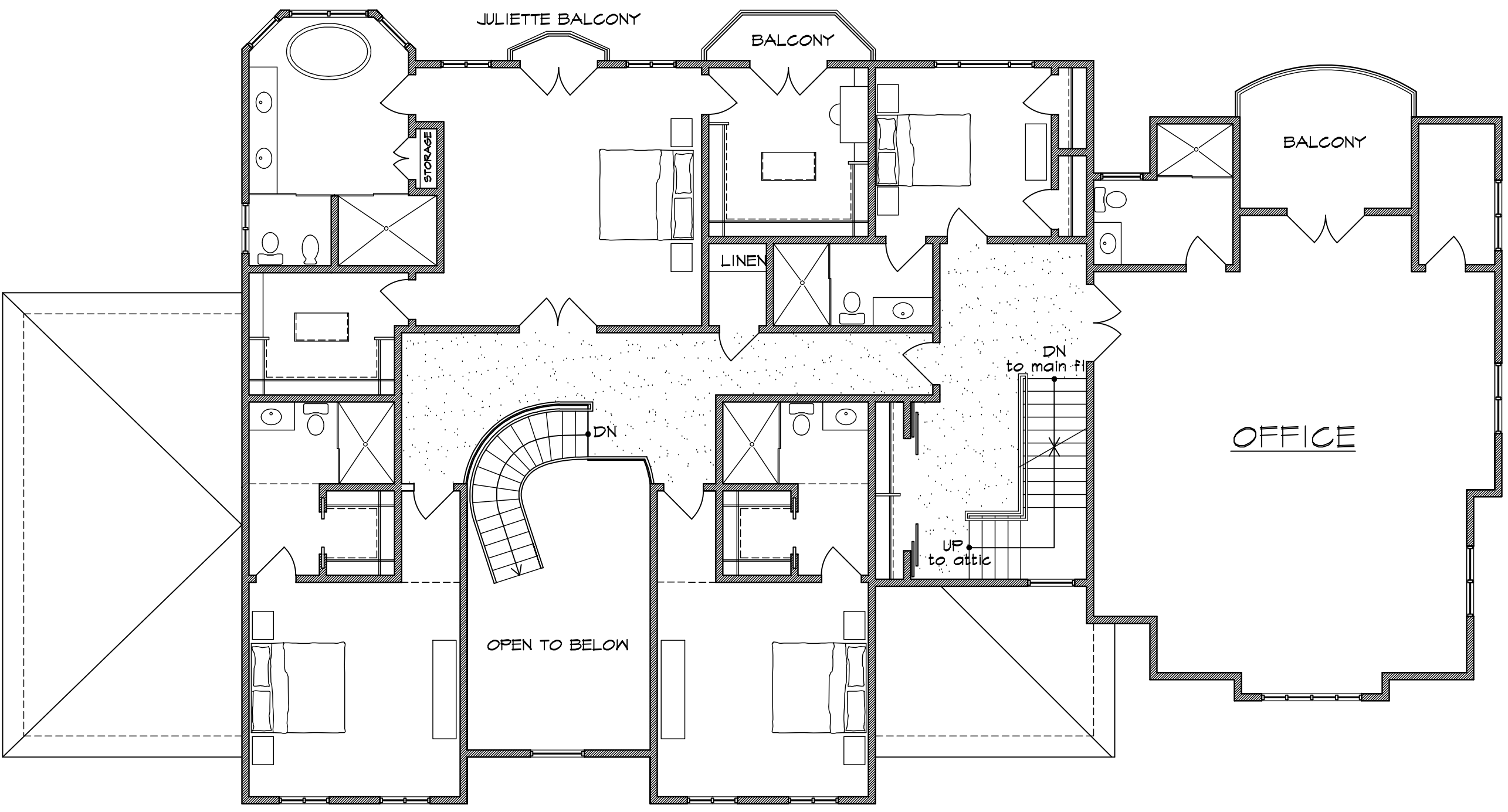
NEW SINGLE FAMILY RESIDENCE
PALMINTERI RESIDENCE

ZONING DATA TABLE				
DESCRIPTION OF WORK: NEW ONE FAMILY RESIDENCE ON A VACANT LOT ADDRESS: 4 BLUESTONE LANE, SHEET:40 BLOCK:10552 LOT:42				
ZONE: 4A				
USE	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT SIZE				
AREA	4 ACRES/ 174,240 SF	3.174 ACRES/ 138,254 SF	NO CHANGE	
WIDTH/CIRCLE (FEET)	250'	250'	NO CHANGE	
MAIN RESIDENCE				
SETBACKS: FRONT FROM STREET CENTER LINE	75'	-	112.3'	
FRONT	50'	-	67.3'	
SIDE	50'	-	98.9'	
REAR	50'	-	109.6'	
MAXIMUM HEIGHT	35'	-	< 35'	
NUMBER OF STORIES	2 1/2	-	2 1/2	
MAXIMUM BUILDING COVERAGE	6% / 8,245.5 SF	-	3.6% / 4,905 SF	
SITE DEVELOPMENT				
CONTIGUOUS BUILDABLE AREA	NOT PERMITTED	-	21' (600 SF) and 3.1' (50 SF)	25' (650 SF)
LIMIT OF DISTURBANCE	NOT PERMITTED	-	10.2' (200 SF)	12' (250 SF)

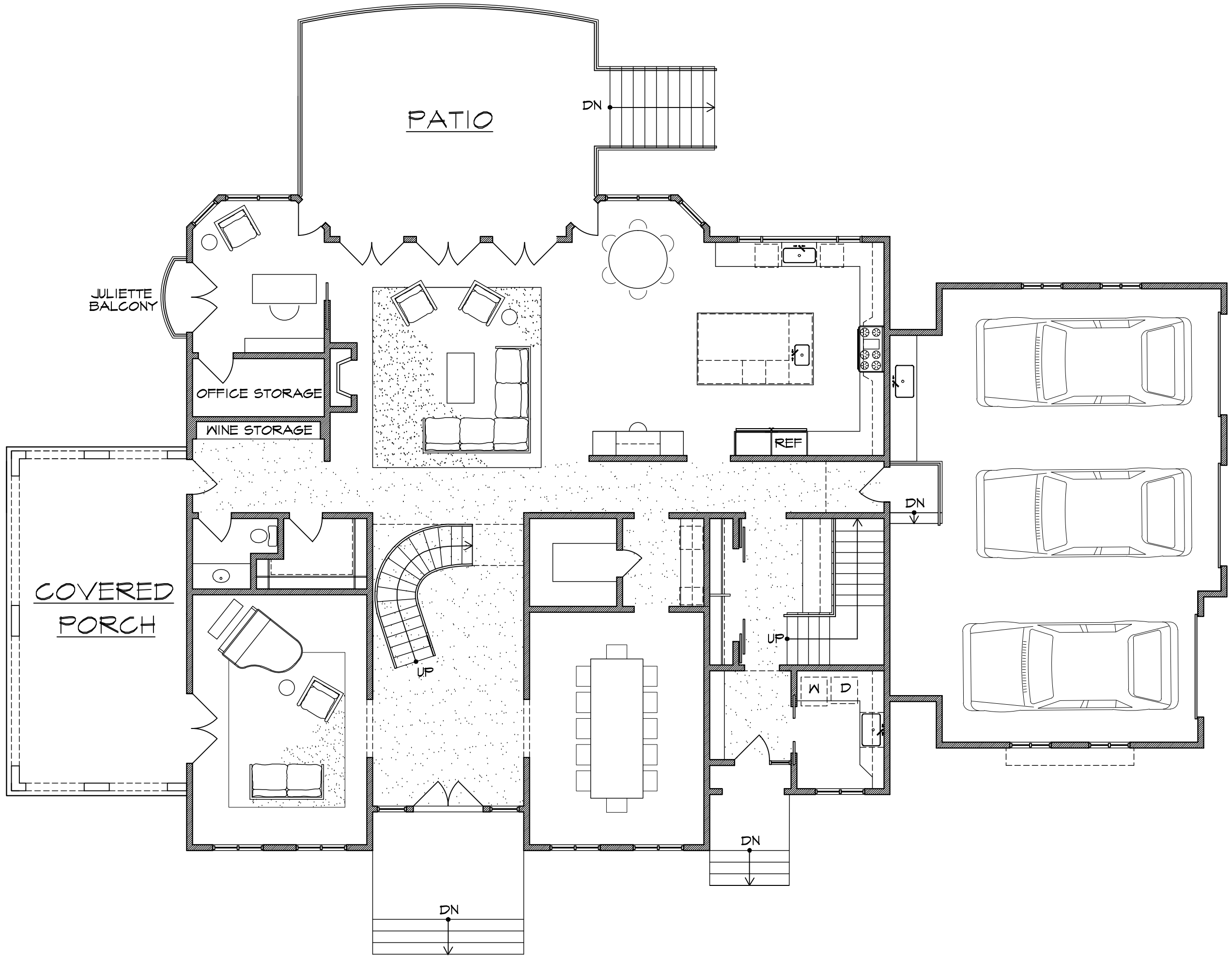
FIRST FLOOR	3150 SF (not including garage)	
SECOND FLOOR	3650 SF (including office above garage)	60% (3650) = 2190 SF
ATTIC FLOOR	770 SF (at height 7'-0" or greater)	770 SF < 2190 SF therefore 1/2 story



ATTIC FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

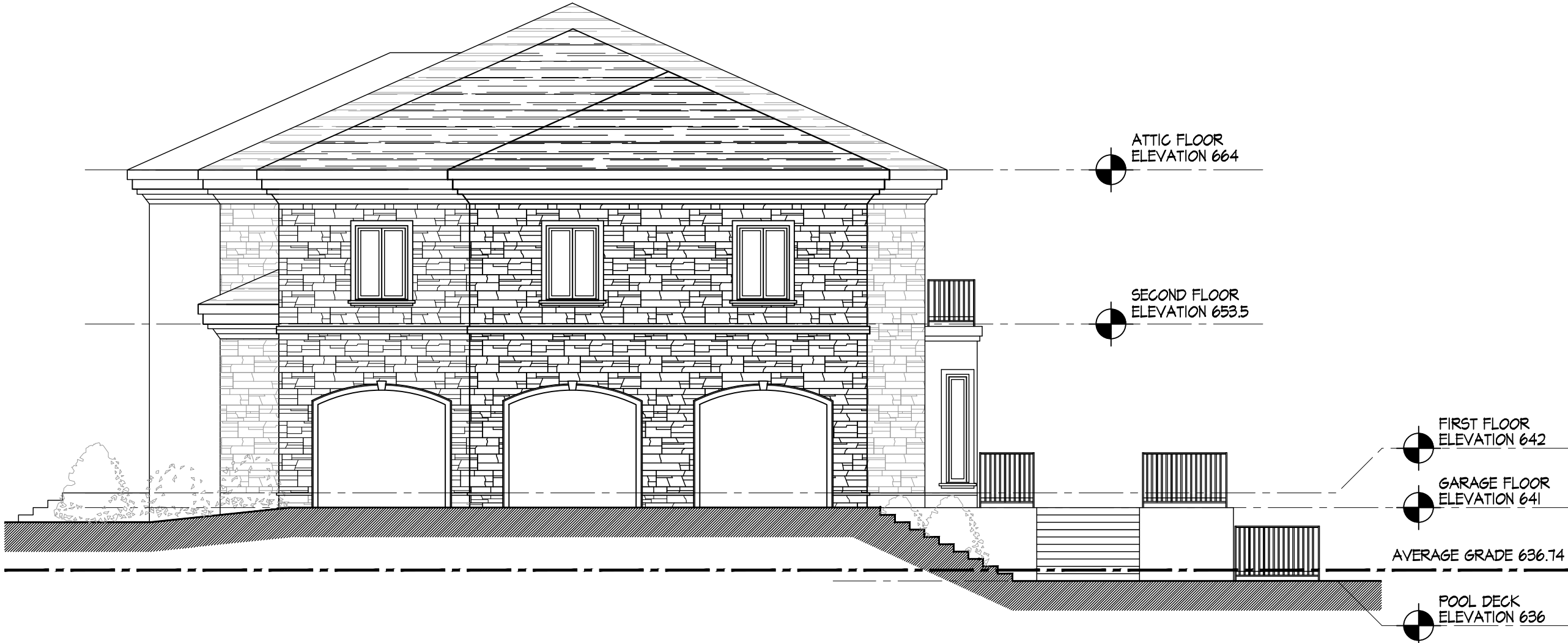
NEW SINGLE FAMILY RESIDENCE
PALMINTERI RESIDENCE



SIDE ELEVATION - PORCH
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/8"=1'-0"



SIDE ELEVATION - GARAGE
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"

REV. #	ISSUE	DATE
1	ISSUE FOR ZBA	10/12/2021
DRAWING TITLE:		
NEW SINGLE FAMILY RESIDENCE PALMINTERI RESIDENCE 4 BLUESTONE LANE SOUTH SALEM, NY		
dimovski architecture 59 Kensico Road, Thornwood, NY 10594 (914) 747-3500 (914) 747-3588 fax www.dimovskiarchitecture.com		
SEAL:		
INFO: DATE: 09/15/2021 PROJECT NO.: 2141 DRAWN BY: YK CHECKED BY: PD		
DRAWING NO.: Z-2		