

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

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
MINUTES**

Minutes of the Meeting held by the Zoning Board of Appeals on Wednesday, November 17, 2021 at 7:30 P.M., at the Town of Lewisboro Offices, 79 Bouton Road, South Salem, NY.

Board Members Present: Robin Price, Jr., Chair
Carolyn Mandelker
Todd Rendo
Thomas Casper
Daniela Infield

Also Present: Donna Orban, Secretary
Joseph Angiello, Building Inspector

The Meeting was called to order at 7:34 P.M. by Chair Price who introduced the members of the Board and noted the emergency exits. He announced that the next ZBA meeting is scheduled for Wednesday, December 29, 2021 .

I. Review and adoption of minutes for October 27, 2021.

The Board reached consensus to approve the meeting Minutes for October. Mrs. Infield voted to approve the minutes. The motion was seconded by Mr. Rendo. To approve: Mrs. Mandelker, Mr. Casper, Mrs. Infield, Mr. Rendo and Mr. Price. To Abstain: None

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.

There was no objection to the notice of public hearing as published.

Mr. Solarik of VKS Architects was present.

Mr. and Mrs. O'Neil, owner of record was present.

Mr. Solarik presented the application on behalf of the owners. Mr. Solarik explained the variance requested is to modify an existing portico to create a single story expanded foyer and to build a

new portico. The variance requested is 34'6" off the last step, coming off the portico. The existing portico is a two-story structure. The proposed portico will be one story.

Mr. Price said that the board did a site walk on Saturday, November 13th. Mr. Price spoke of how the portico will be going a little closer to the property line in the front, the portico will be decreasing the non-conformity since it will be lowered from the original portico.

Mr. Price asked the board if they had any comments.

Mrs. Infield commented that she had gone by the property and did not see that the proposed portico will have a negative impact on the property.

Mrs. Mandelker spoke that she drives past this house almost every day. The proposed portico will have no impact on the environment and neighborhood.

Mr. Price asked if anyone from the public had any comments. There were no comments.

Mr. Casper made a motion to approve the application. Mr. Rendo second the motion. To Approve: Mr. Casper, Mrs. Mandelker, Mrs. Infield, Mr. Rendo and Mr. Price. To Deny: None. To Abstain: None.

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.

There was no objection to the notice of public hearing as published.

Paulette Dimovski of Dimovski Architecture PLLC, was present.

Maria Palminteri, owner of record was present.

Ms. Dimovski presented the application of behalf of the owners. She told the board that there are six lots on Blue Stone Lane and the lot she is presenting before the board is the fifth lot. Dimovski Architecture PLLC firm has designed the proposed residence and surrounding homes on Blue Stone Lane. Ms. Dimovski explained to the board that all the lots have had challenges. She presented the board the plans and explained that the red line represented the contiguous line. She pointed out where the septic system would be installed and spoke of how they tried many different configurations to make the structure fit within the contiguous line. The plan that is being presented met all the requirements and is less than one percent of the contiguous buildable area. She told the board that this would not impact the neighborhood in a negative way.

Mr. Price explained that he had a conversation with the Building Inspector and wanted to share that this was a subdivision that was approved with cluster zoning being planned. He explains that there are constraints on the buildable areas. Making it more difficult to build a structure on the property. Mr. Price mentioned that the board did a site walk on Saturday, November 13.

Mr. Price asked if anyone on the board wanted to speak on the application.

Mr. Rendo asked why they were not including the future pool in the application. It was explained that this variance is for the main structure. Pools and other structures can be built outside the contiguous area.

Mrs. Infield asked Ms. Dimovski if it was the Planning Board that decided on the contiguous area. Ms. Dimovski replied that it was the Planning Board's decision.

Neighbors from Blue Stone Lane spoke of their support of the proposed residence and the variance that was being sought.

Mrs. Palminteri spoke of the effort that went into trying to make the proposed structure fit into the area with minimal impact to the surrounding area.

Mr. Price asked everyone if they had all spoken and were in favor. The reply was yes.

Mr. Price made a motion to approve the application. Mr. Rendo second the motion. To approve: Mrs. Mandelker, Mrs. Infield, Mr. Casper, Mr. Rendo and Mr. Price. To Deny: None. To Abstain: None.

III. CORRESPONDENCE & GENERAL BUSINESS

Mr. Casper made a motion to adjourn. Mr. Price second the motion. The board reached consensus to adjourn the meeting at 7:53 P.M.

Respectfully submitted,



Donna Orban

Secretary, Zoning Board of Appeals