

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, December 29, 2021 7:30 P.M.

**79 Bouton Road, South Salem,
Justice Court**

I. Review and adoption of the Minutes of November 2021

II. PUBLIC HEARINGS

CAL. NO. 03-21-SP

Application of Elizabeth Jones [Jones, Elizabeth, owner of record], 157 Spring Street, South Salem, NY 10590 for a Special Permit pursuant to Article V, Section 220-38 of the Zoning Ordinance to allow the storage of Contractor's Equipment.

The property is located on the north side of (# 157) Spring Street, designated on the Tax Map as Sheet 0038, Block 10808, Lot 015, in a 2-AC, Two-Acre Residential District consisting of approximately 2.00 acres.

CAL. NO. 31-21-BZ

Application of Leila Colbert [Kelleher, Deborah, owner of record], 43 Knapp Road, South Salem, NY for the following variance of the proposed generator that will have an eastern side yard setback of 5'-1" whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; the proposed LP tanks will have an eastern side yard setback of 10' whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the east side of (#43) Knapp Road, South Salem, NY designated on the Tax Map as Sheet 034C, Block 11826 Lot 026, in an R-1AC, One-Acre Residential District consisting of approximately 0.48 acres.

CAL. NO. 32-21-BZ

Application of Timothy J. Pastore, [Pastore, Timothy J. & Deanna J., owner of record], 286 Todd Road, Katonah, NY for the following variance of a proposed addition that will have a northeast side yard setback of 47'-4" whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the south side of (#286) Todd Road, Katonah, NY designated on the Tax Map as Sheet 0015, Block 10533 Lot 125, in an R-4A, Four-Acre Residential District consisting of approximately 4.41 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 – November 17, 2021

ZONING BOARD OF APPEALS – November 17, 2021		
<u>APPLICANT</u>	<u>CAL #</u>	<u>PAGE(S)</u>
Jones	03-21-SP	3
Kelleher	31-21-BZ	4 & 5
Pastore	32-21-BZ	6 to 9

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will hold a Public Hearing on Wednesday, December 29, 2021 at 7:30 P.M., at the Town Lewisboro Offices, 79 Bouton Road, South Salem, New York regarding the following:

CAL. NO. 03-21-SP

Application of Elizabeth Jones [Jones, Elizabeth, owner of record], 157 Spring Street, South Salem, NY 10590 for a Special Permit pursuant to Article V, Section 220-38 of the Zoning Ordinance to allow the storage of Contractor's Equipment.

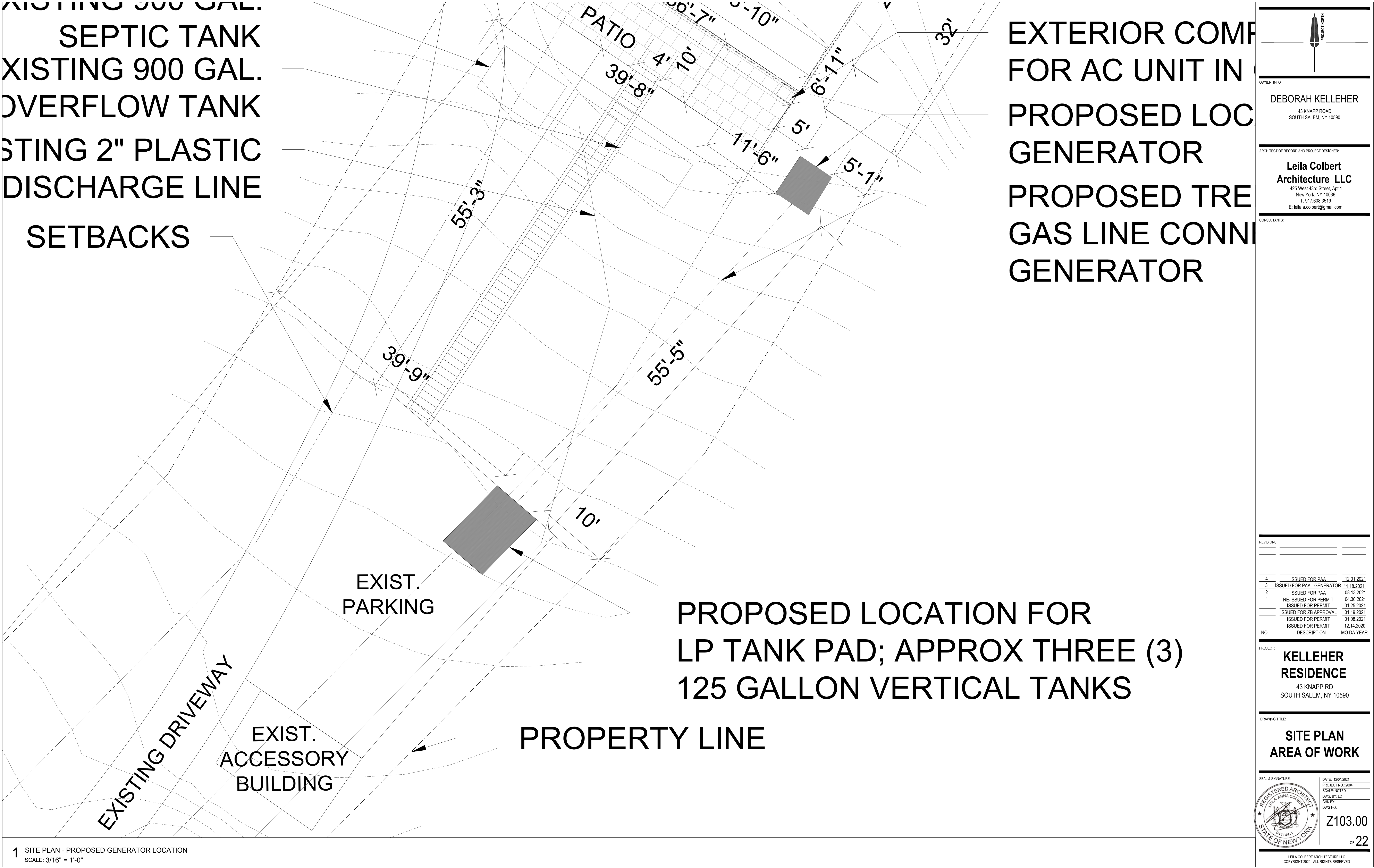
The property is located on the north side of (# 157) Spring Street, designated on the Tax Map as Sheet 0038, Block 10808, Lot 015, in a 2-AC, Two-Acre Residential District consisting of approximately 2.00 acres.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at the Town of Lewisboro Offices, 79 Bouton Road, South Salem, New York during regular business hours. At such hearing, all interested parties may attend and will be heard.

**Dated this 17th day of November, 2021
in South Salem, New York**

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: ROBIN PRICE
CHAIR**

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.



OWNER INFO

DEBORAH KELLEHER
43 KNAPP ROAD
SOUTH SALEM, NY 10590

ARCHITECT OF RECORD AND PROJECT DESIGNER

**Leila Colbert
Architecture LLC**
425 West 43rd Street, Apt 1
New York, NY 10036
T: 917.606.3519
E: leila.colbert@gmail.com

CONSULTANTS

REVISIONS:

NO.	DESCRIPTION	MO.DA.YEAR
4	ISSUED FOR PAA	12.01.2021
3	ISSUED FOR PAA - GENERATOR	11.18.2021
2	ISSUED FOR PAA	08.13.2021
1	RE-ISSUED FOR PERMIT	04.30.2021
	ISSUED FOR PERMIT	01.25.2021
	ISSUED FOR 2B APPROVAL	01.19.2021
	ISSUED FOR PERMIT	01.08.2021
	ISSUED FOR PERMIT	12.14.2020

PROJECT:

**KELLEHER
RESIDENCE**
43 KNAPP RD
SOUTH SALEM, NY 10590

DRAWING TITLE:

**SITE PLAN
AREA OF WORK**

SEAL & SIGNATURE:

DATE: 12/01/2021
PROJECT NO.: 2004
SCALE: NOTED
DWG. BY: LC
CHK BY:
DWG NO.:

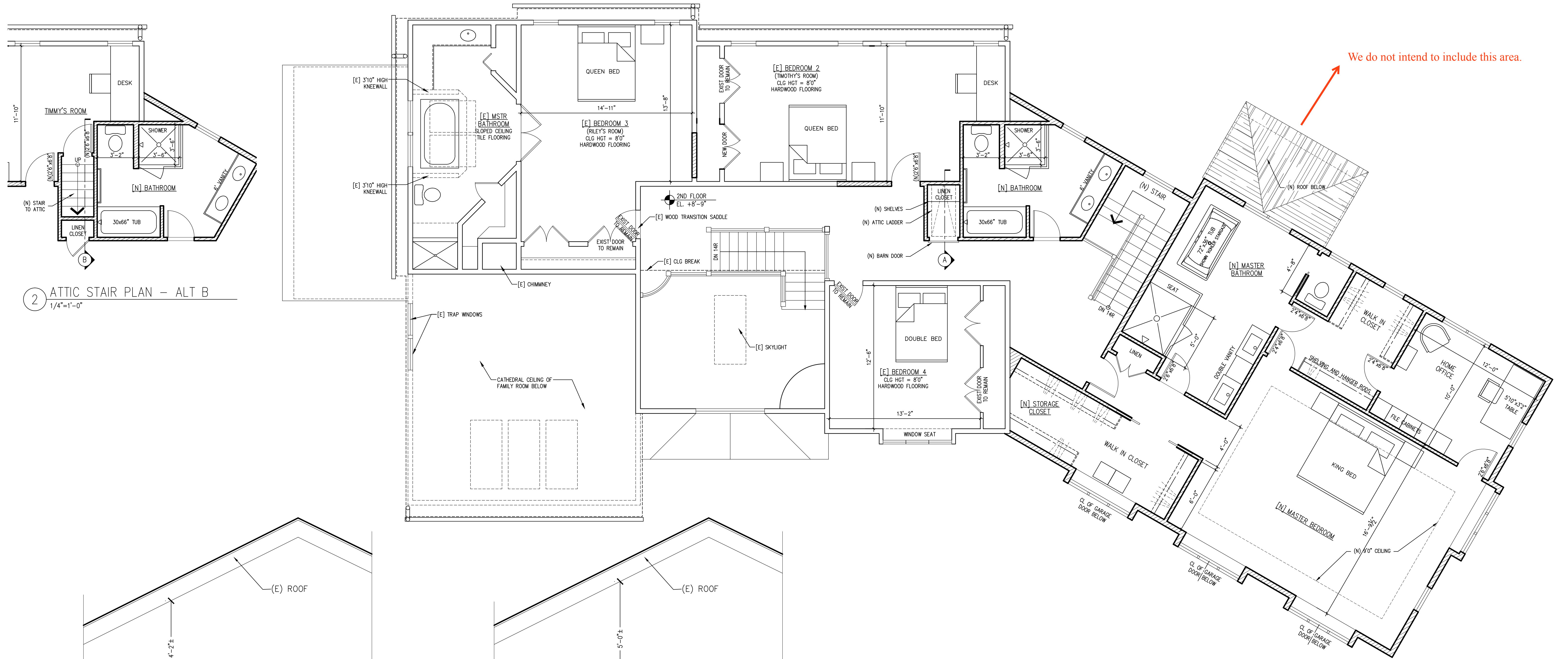
Z103.00
OF **22**

LEILA COLBERT ARCHITECTURE, LLC
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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 VII, SECT. 69.5 (b) OF
NEW YORK STATE LAW.

1 OF 3



We do not intend to include this area.

2 ATTIC STAIR PLAN - ALT B
1/4"=1'-0"

1 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

B LINEN CLOSET/ATTIC STAIR SECTION - ALT B
1/2" = 1'-0"

A LINEN CLOSET/ATTIC STAIR SECTION - ALT A
1/2" = 1'-0"

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 VII, SECT. 69.2 (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 PASTORE RESIDENCE
286 TODD ROAD
KATONAH NY 10536
SECTION 15 - BLOCK 10533 - LOT 125
PROPOSED SECON FLOOR PLAN

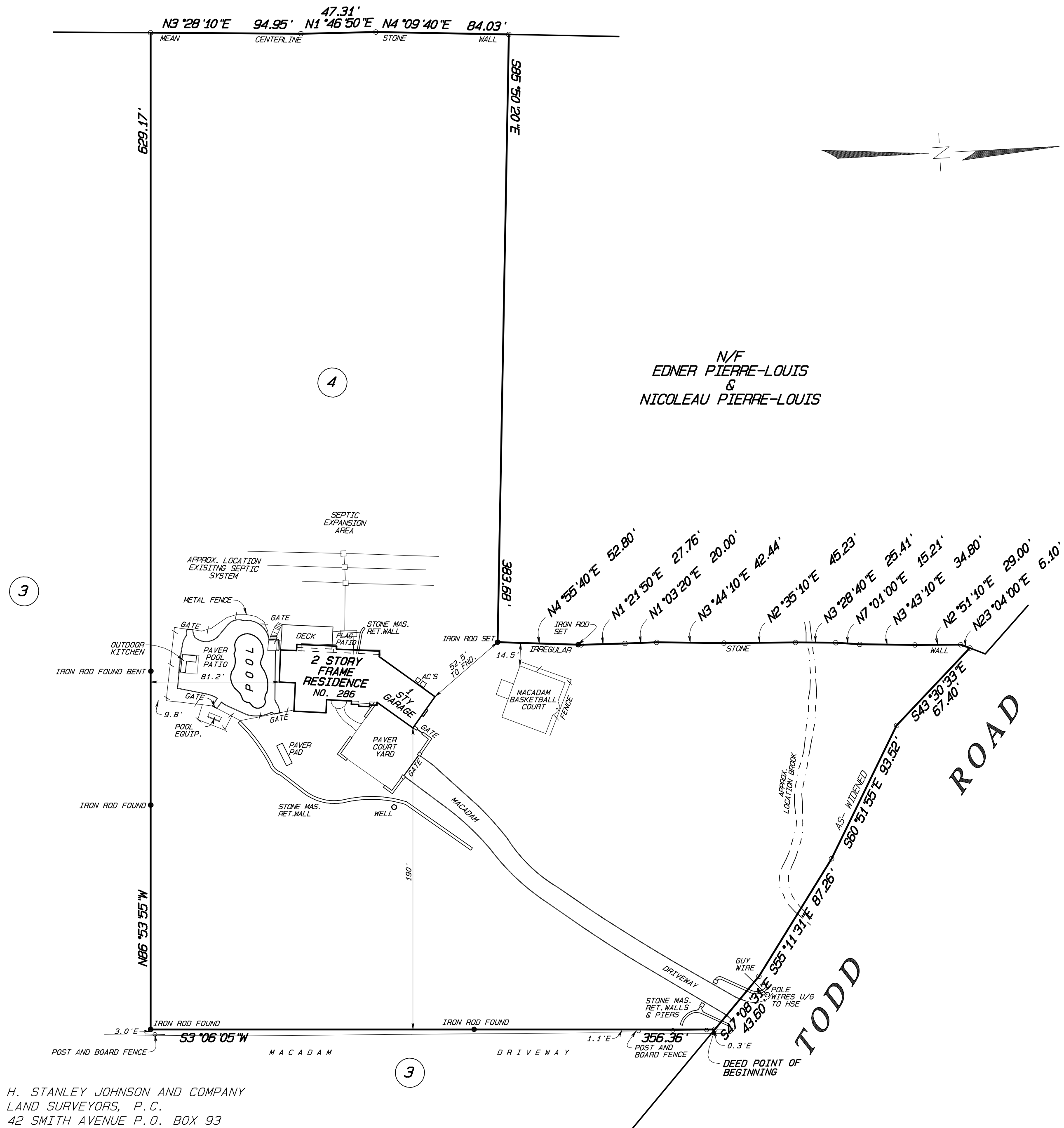
JOB NO. 15-470
DATE 02/26/2021
SCALE AS NOTED
DRAWN /CHECKED BY VKSA
JOB NAME PASTORE RESID.

DWG. NO.

A2

2 of 3

N/F
THE ARTICLE FIFTH DISCLAIMER TRUST
&
CORA CAHAN GERSTEN



N/F
EDNER PIERRE-LOUIS
&
NICOLEAU PIERRE-LOUIS

Area = 4.4078 Acres.

Deed Reference: Control No. 472880262.

Tax Identification: Sheet 15 Block 10533 Lot 125.

In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

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

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

The septic information shown hereon, is taken from final plans on file in the Town of Lewisboro Building Dept.

REVISED: OCTOBER 26, 2021 TO SHOW SEPTIC
SURVEYED: OCTOBER 19, 2021
MAP PREPARED: OCTOBER 22, 2021

BY:

NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749
STEPHEN T. JOHNSON, P.L.S.



SURVEY OF PROPERTY
PREPARED FOR
TIMOTHY J. PASTORE
AND
DeANNA J. PASTORE

Being Lot No. 4 as shown on a certain map entitled "Subdivision of Property Prepared for Twin Construction Corporation, etc." said map being filed in the Westchester County Clerk's Office, Division of Land Records May 18, 1979 as Map No. 19934

SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 50'

H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.
42 SMITH AVENUE P.O. BOX 93
MT. KISCO, N.Y. 10549
TEL. 914-241-3872
FAX. 914-241-0438

PREPARED FOR BUILDING DEPARTMENT PURPOSES ONLY

PREPARED BY: STJ CHECKED BY: STJ

JOB No. F21-097