

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, June 22, 2022, 7:30 P.M.

79 Bouton Road, South Salem,
Justice Court

- I. Review and adoption of the Minutes of May 25, 2022
- II. PUBLIC HEARING

CAL. NO. 14-22-BZ ADJOURN

Application of Spencer Weneck [Weneck, Spencer C. & Dana M., owner of record], 27 Woodway, South Salem, NY for the following variance of the proposed generator will have a front yard setback of 14' whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; the proposed generator will be setback 26'-10" from the street centerline whereas 75' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the east side of (#27) Woodway, South Salem, NY designated on the Tax Map as Sheet 0038, Block 10549, Lot 011 & 019, in an R-4AC, Four-Acre Residential District consisting of approximately 4.24 acres.

CAL. NO. 15-22-BZ

Application of Michael Fuller Sirignano, Esq. [JJE33 Holdings, LLC, owner of record], 27 Old Oscaleta Road, South Salem, NY for the following variance of a proposed accessory pool house building will have a floor area of 3,306 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 proposed accessory pool house building will have a height of 21'-10" whereas 20' is the maximum permitted per Article I Section 220-2 of the Town of Lewisboro Zoning Code, the proposed accessory gym building will have a floor area of 1,702 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 north side of (#27) Old Oscaleta Road, South Salem, NY designated on the Tax Map as Sheet 0035, Block 11826 Lot 003, in an 4A, Four-Acre Residential District consisting of approximately 68.09 acres.

CAL. NO. 16-22-BZ

Application of Justin Liegey, [Liegey, Justin P., owner of record], 120 Spring Street, South Salem, NY for the following variances of the existing garage which has a western side yard setback of 20.53' whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; the existing garage has a floor area of 840 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 west side of (#120) Spring Street, South Salem, NY designated on the Tax Map as Sheet 0030, Block 10542 Lot 008, in an R-1AC, One Acre Residential District consisting of approximately 3.78 acres.

CAL. NO. 17-22-BZ

Application of Sean Liegey, [Nolin, Margaret & Liegey, Sean, owner of record], 8 Old Farm Road, South Salem, NY for the following variance of a proposed addition which will have a side yard setback of 16.4’ 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 (#8) Old Farm Road, South Salem, NY designated on the Tax Map as Sheet 0046, Block 09827 Lot 082, in an R-4A, Four-Acre Residential District consisting of approximately 1.81 acre.

CAL. NO. 02-22-SP

Application of Robin J. Price, Jr. [owners of record: Robin J. Price, Jr. and Vernona S. Price], 12 Elmwood Road, South Salem, NY 10590 for a renewal of 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 west side of Elmwood Road, designated on the Tax Map as Sheet 0043, Block 10302, Lot 030, in an SCR-2A, Special Character Two-Acre Residential District.

III. CORRESPONDENCE & GENERAL BUSINESS

IV. NEXT MEETING

July 27, 2022

V. ADJOURN MEETING

(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 – June 22, 2022

<u>APPLICANT</u>	<u>CAL #</u>	<u>PAGE(S)</u>
Sirignano/JJE33 Holdings LLC	15-22-BZ	4 to 12
Liegey, Justin	16-22-BZ	13 to 16
Liegey, Sean	17-22-BZ	17 to 20
Price	02-22-SP	21 to 29

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



**Building Department
79 Bouton Road
South Salem, New York 10590**

**Tel: (914) 763-3060
Fax: (914) 875-9148
Email: jangiello@lewisborogov.com**

**5/10/22
Zoning Denial app. #2022-0264**

**JJE33 Holdings, LLC
27 Old Oscaleta Rd.
0035-11826-003**

The proposed accessory pool house building will have a floor area of 3,306 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 proposed accessory pool house building will have a height of 21'-10" whereas 20' is the maximum permitted per Article I Section 220-2 of the Town of Lewisboro Zoning Code.

The proposed accessory gym building will have a floor area of 1,702 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D(11) of the Town of Lewisboro Zoning Code.

Joseph Angiello

Building Inspector

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will host a Public Hearing on Wednesday, June 22, 2022 at 7:30 p.m., 79 Bouton Road, South Salem, New York, Justice Court.

CAL. NO. 15-22-BZ

Application of Michael Fuller Sirignano, Esq, [JJE33 Holdings, LLC, owner of record], 27 Old Oscaleta Road, South Salem, NY for the following variance of a proposed accessory pool house building will have a floor area of 3,306 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 proposed accessory pool house building will have a height of 21'-10" whereas 20' is the maximum permitted per Article I Section 220-2 of the Town of Lewisboro Zoning Code, the proposed accessory gym building will have a floor area of 1,702 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 north side of (#27) Old Oscaleta Road, South Salem, NY designated on the Tax Map as Sheet 0035, Block 11826 Lot 003, in an 4A, Four-Acre Residential District consisting of approximately 68.09 acres.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals, 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 20th day of May 2022
in South Salem, New York**

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: ROBIN PRICE, JR.
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.



FOR PERMIT FILING
1906 CAHABA ROAD
MOUNTAIN BROOK, AL 35223
O: 205.322.2057
F: 205.322.6167
www.jeffreydungan.com

SYCAMORE
RESIDENCE
POOL HOUSE

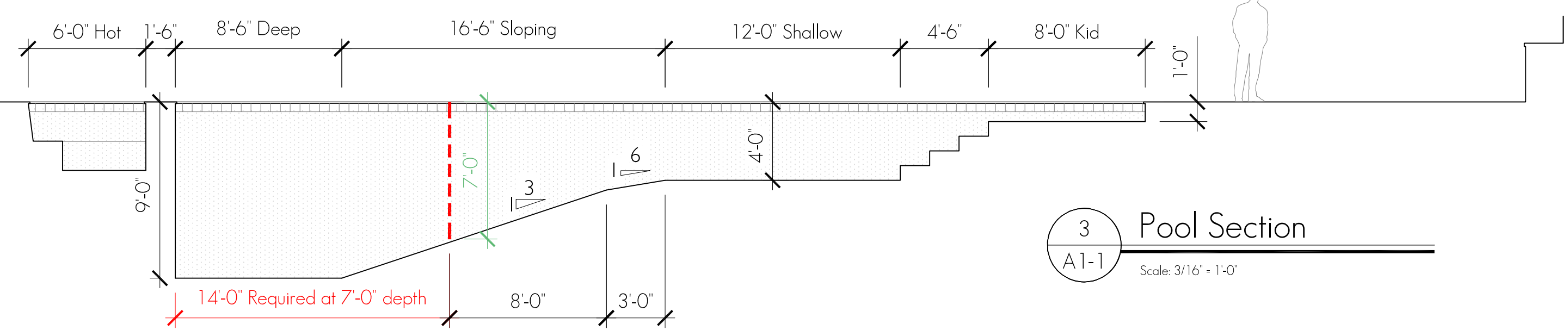
25 APRIL 2022
DRAWN BY: AW & JS
CHECKED BY: JMD

REVISIONS

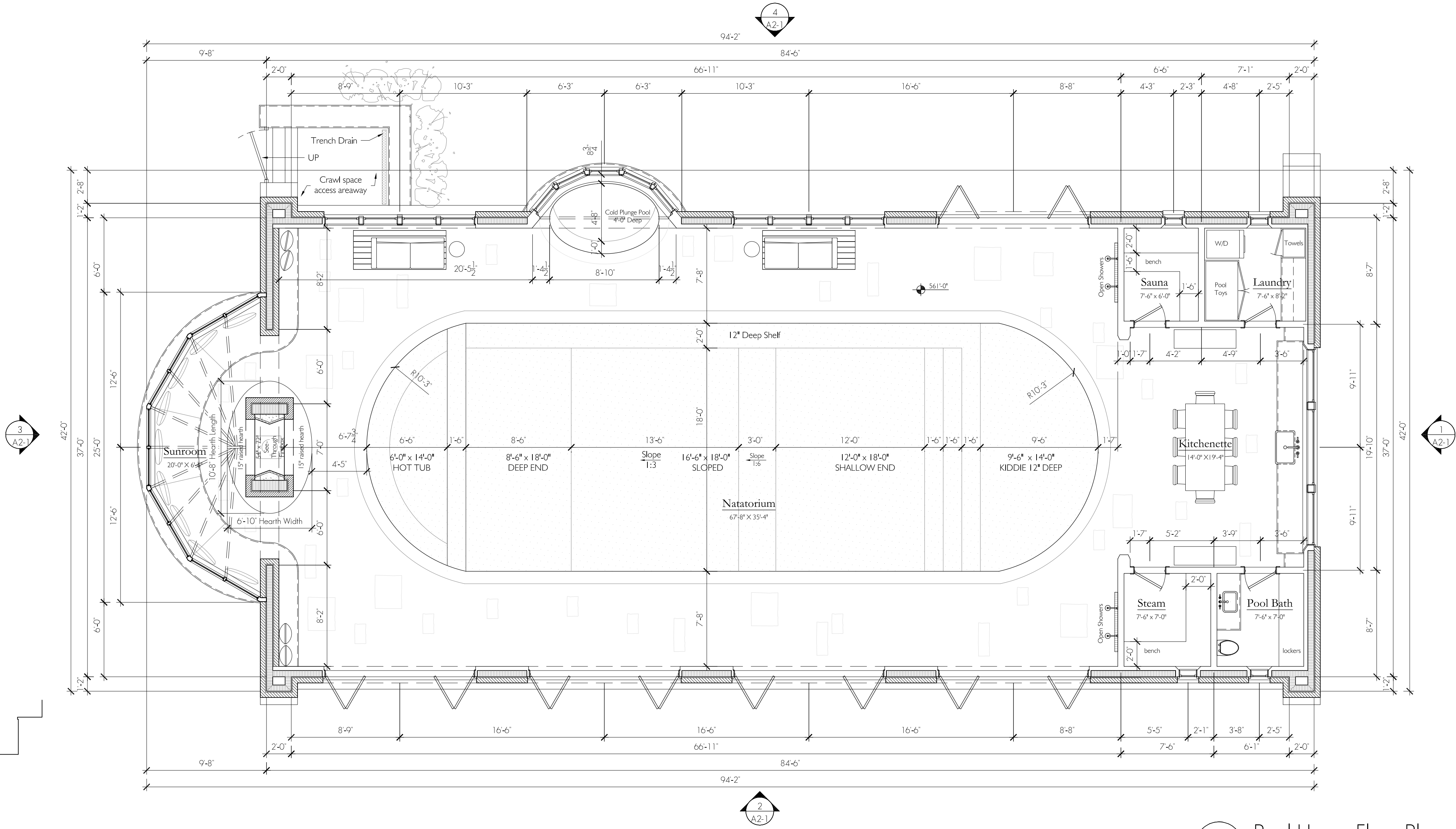
Pool House & Gym Site Plan

A0-2

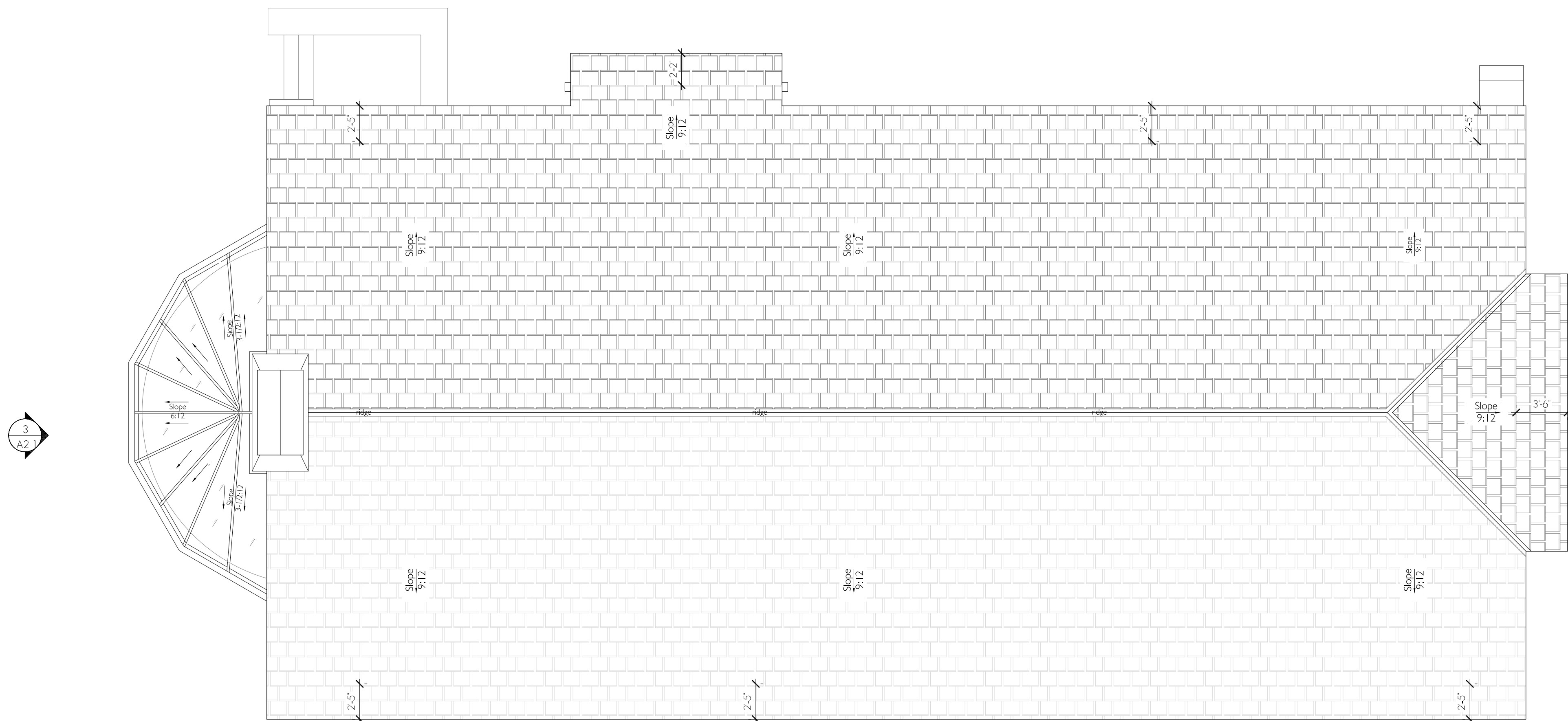
JEFFREY DUNGAN



3 Pool Section
A1-1
Scale: 3/16" = 1'-0"



1 Pool House Floor Plan
A1-1
Scale: 3/16" = 1'-0"



2 Pool House Roof Plan
A1-1
Scale: 3/16" = 1'-0"

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POOL HOUSE

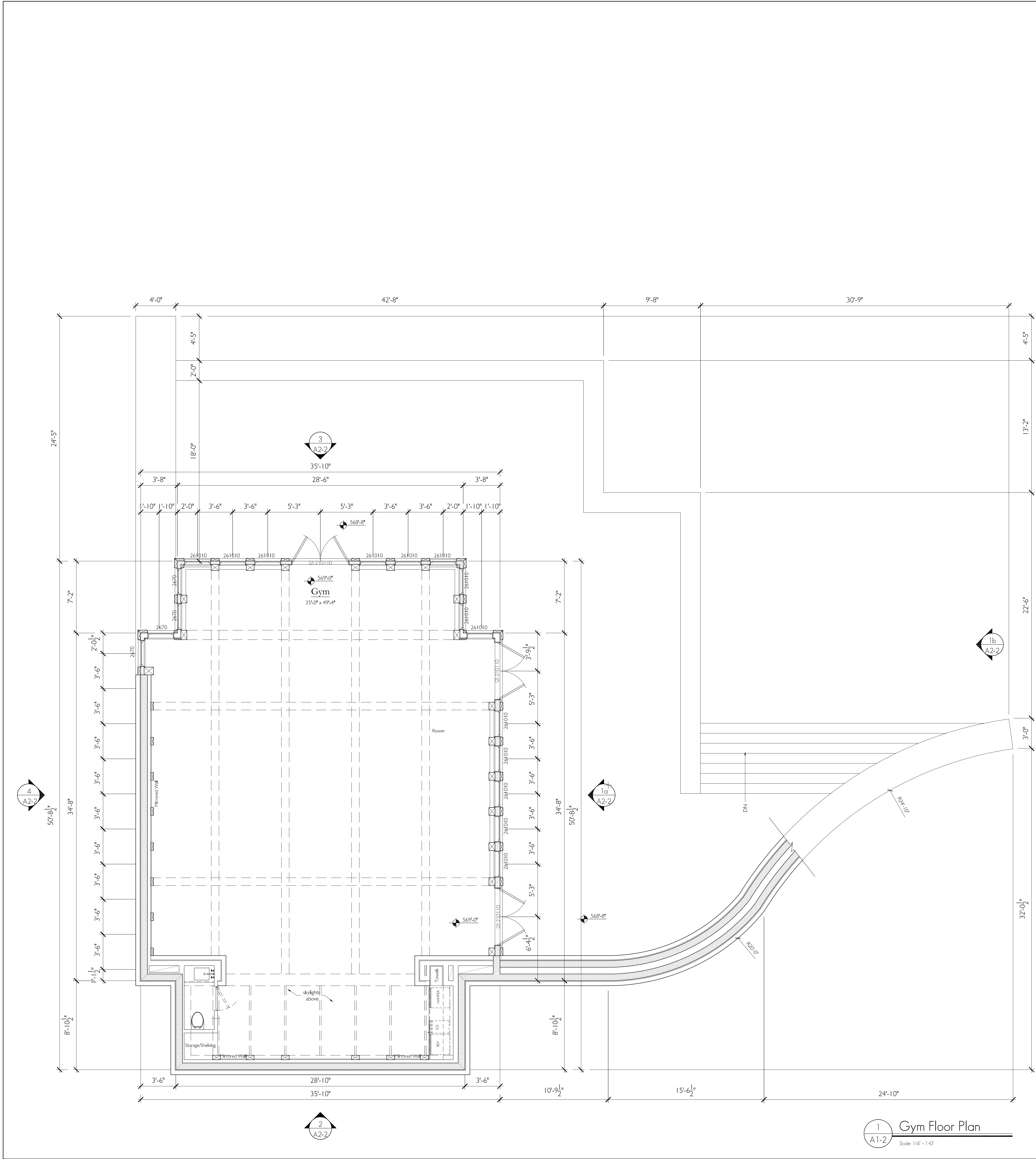
25 APRIL 2022
DRAWN BY: AW & JS
CHECKED BY: JMD

REVISIONS

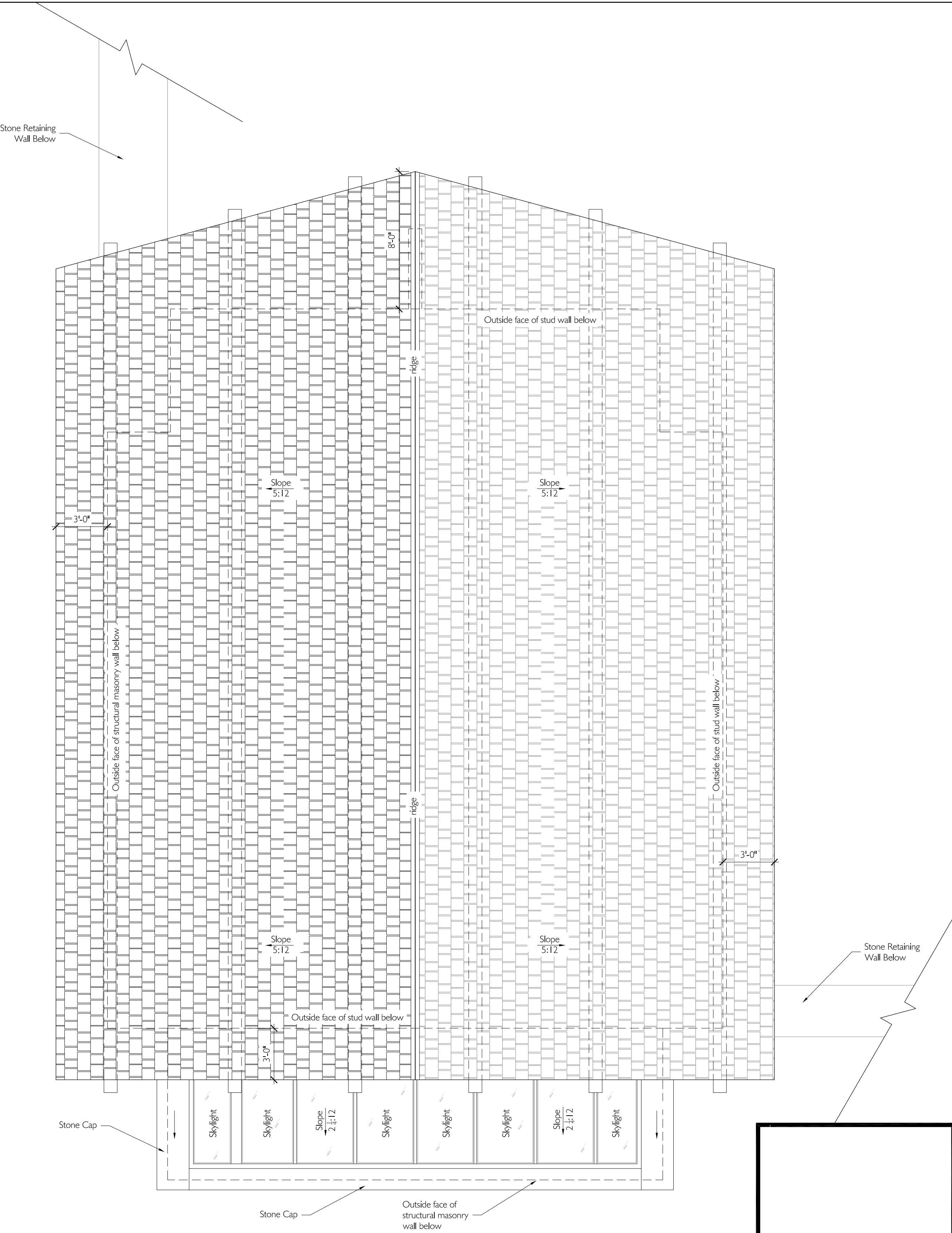
Pool House Floor Plan
Pool House Roof Plan

A1-1

JEFFREY DUNGAN



1 Gym Floor Plan
A1-2
Scale: 1/4" = 1'-0"



2 Gym Roof Plan
A1-2
Scale: 1/4" = 1'-0"

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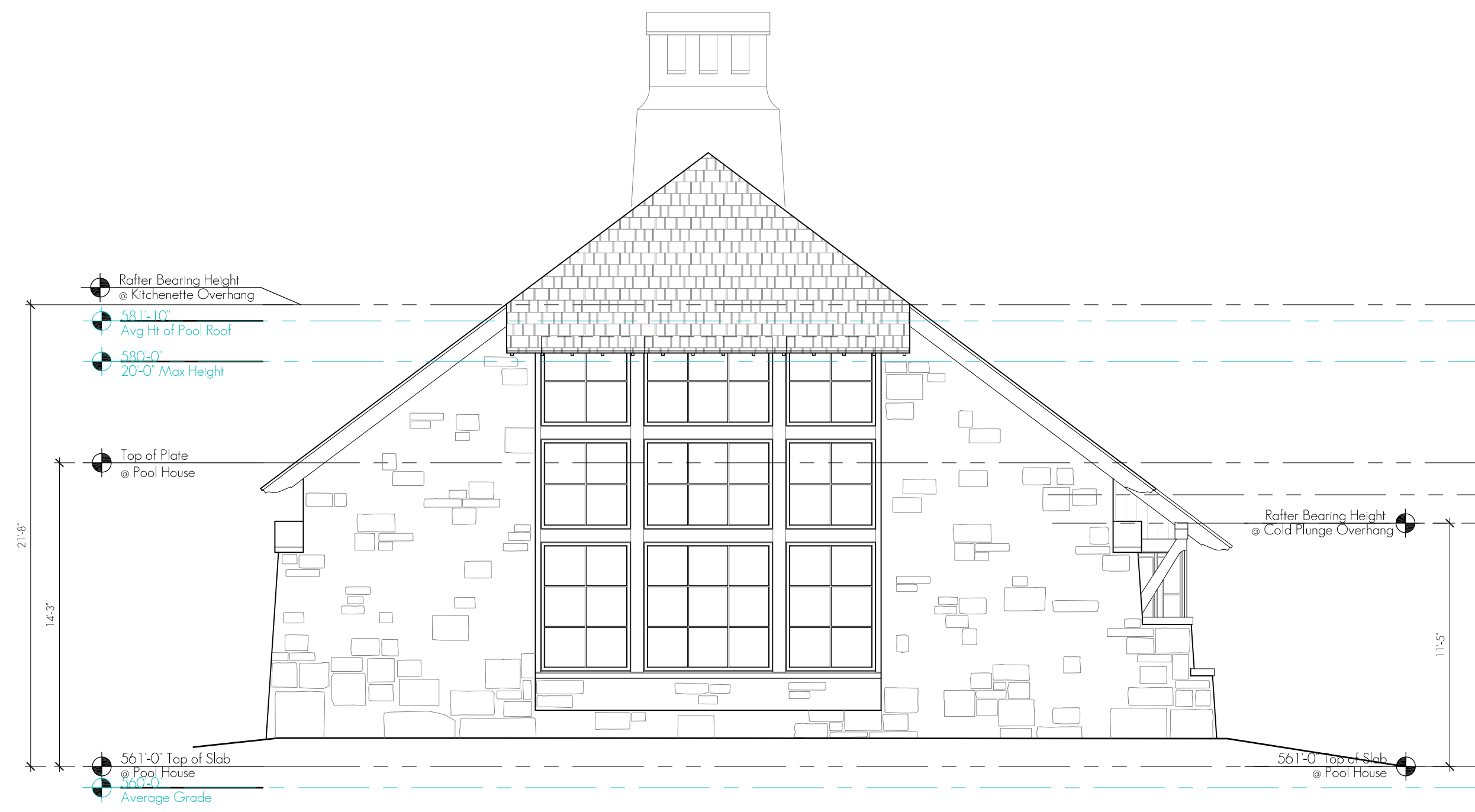
25 APRIL 2022
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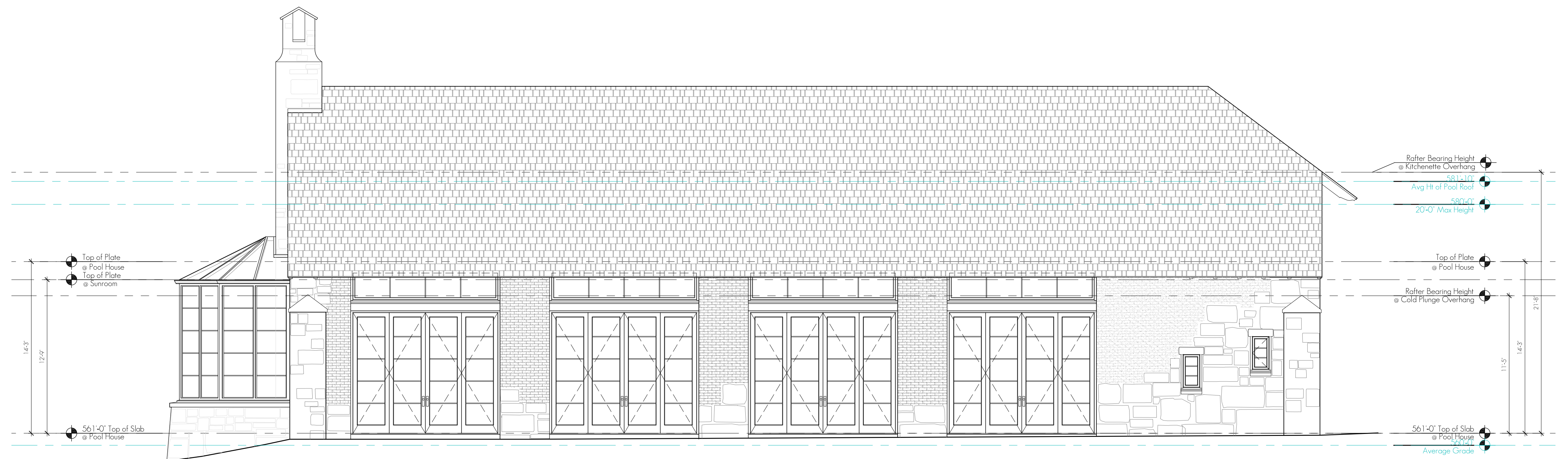
Gym Floor Plan
Gym Roof Plan

A1-2

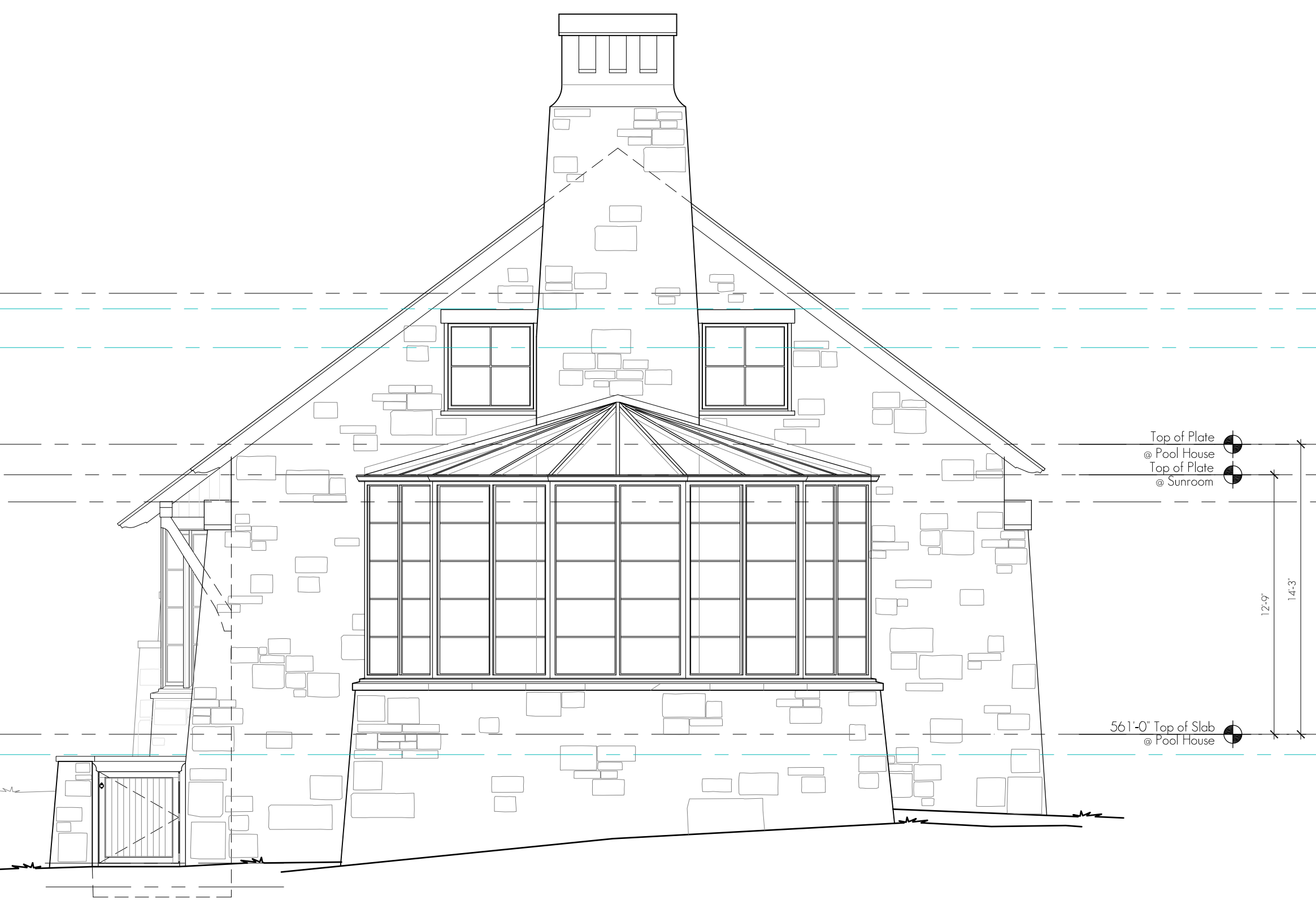
JEFFREY DUNGAN



1 Pool House South Elevation
A2-1 Scale: 3/16"=1'-0"



2 Pool House West Elevation
A2-1 Scale: 3/16"=1'-0"



3 Pool House North Elevation
A2-1 Scale: 3/16"=1'-0"



4 Pool House East Elevation
A2-1 Scale: 3/16"=1'-0"

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POOL HOUSE

25 APRIL 2022

DRAWN BY: AW & JS
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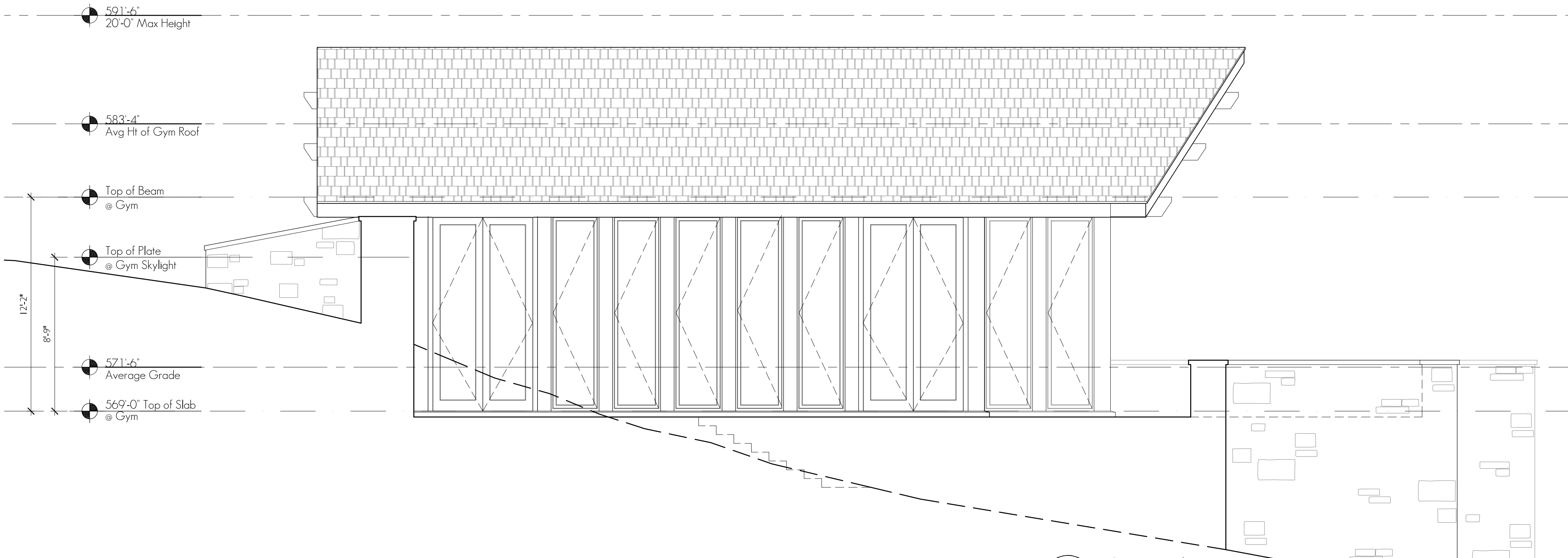
REVISIONS

Pool House Elevations

A2-1

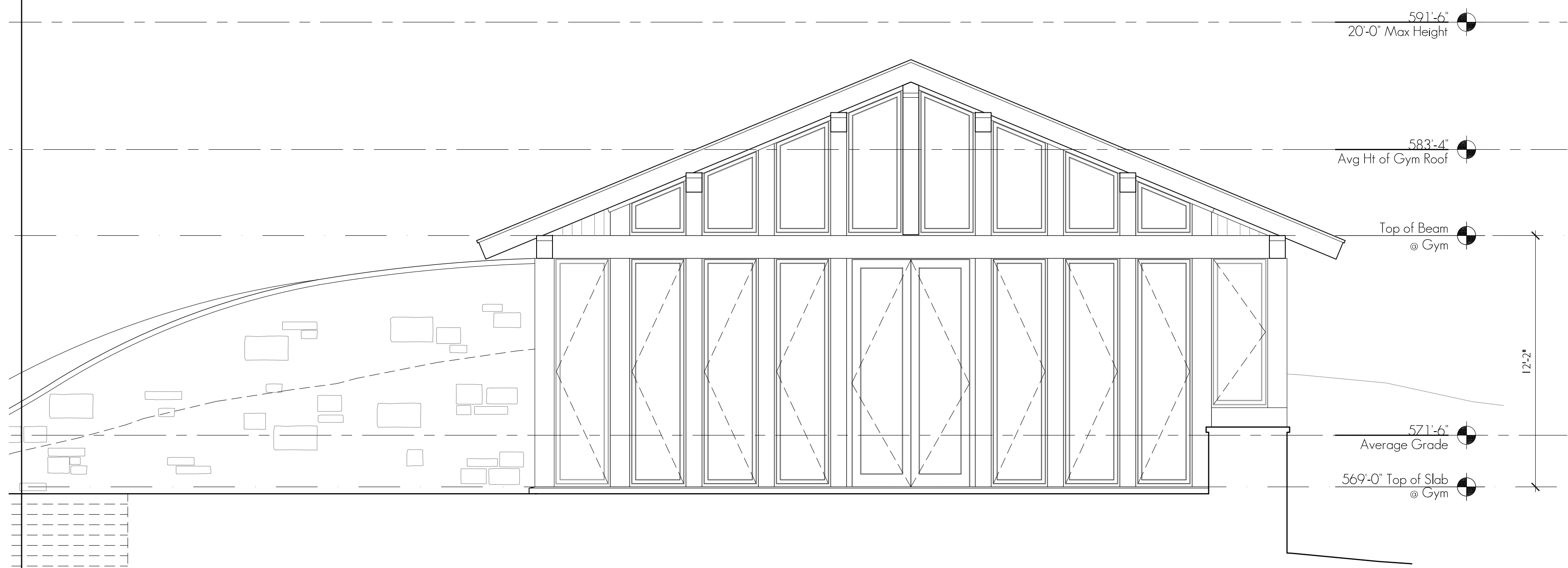


JEFFREY DUNGAN

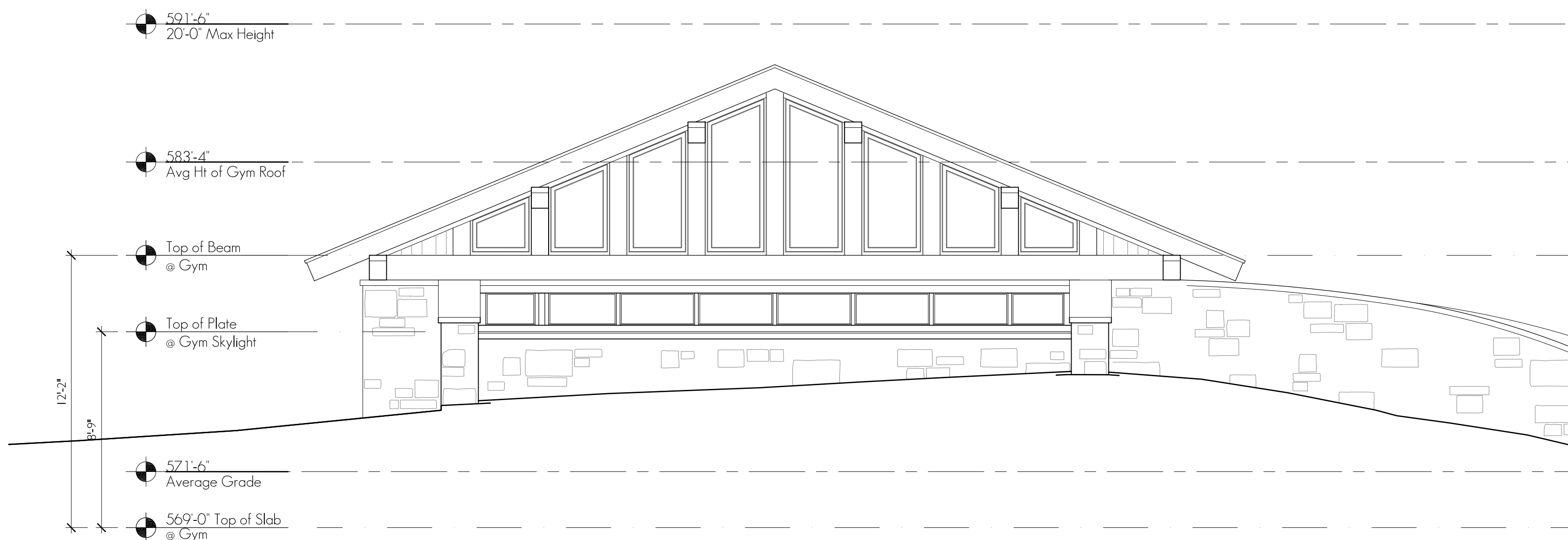


1a Gym Side Entry Elevation
A2-2 Scale: 1/4" = 1'-0"

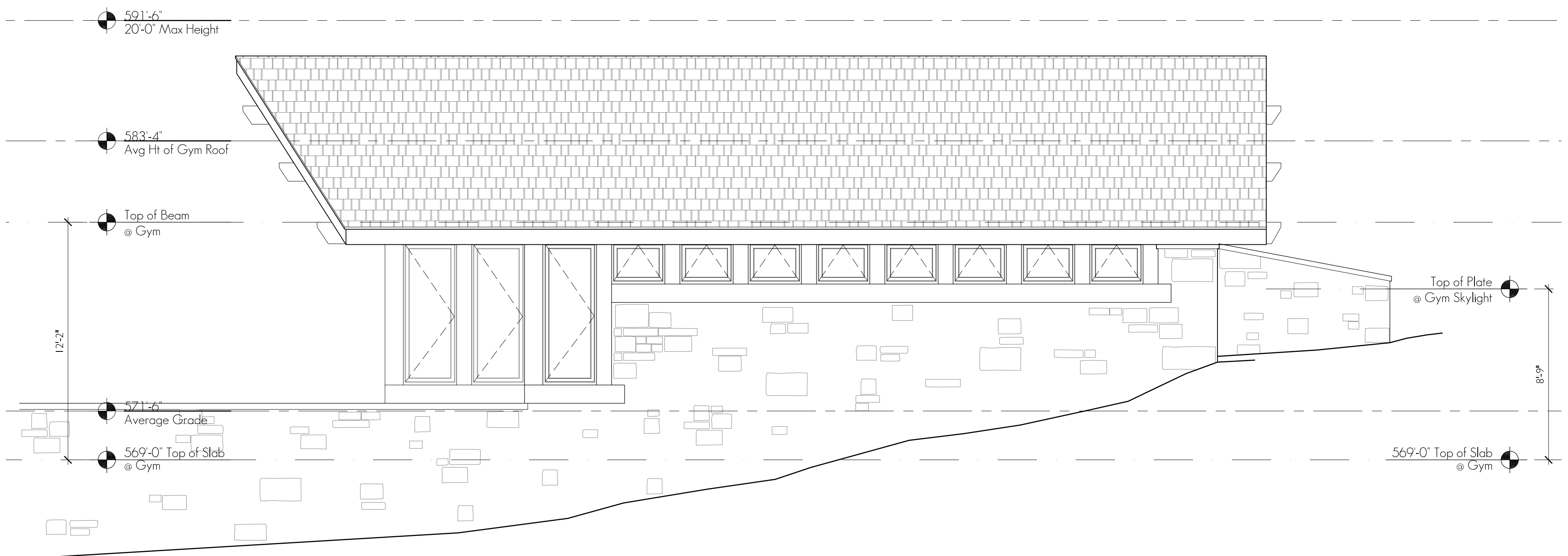
1b Gym Wall Elevation
A2-2 Scale: 1/4" = 1'-0"



3 Gym Front Elevation
A2-2 Scale: 1/4" = 1'-0"



2 Gym Back Elevation
A2-2 Scale: 1/4" = 1'-0"



4 Gym Side Elevation
A2-2 Scale: 1/4" = 1'-0"

FOR PERMIT FILING
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SYCAMORE
RESIDENCE

25 APRIL 2022

DRAWN BY: AW & JS
CHECKED BY: JMD

REVISIONS

Gym Elevations

A2-2

JEFFREY DUNGAN

Bruce & Melinda Cascio
1 Old Oscaleta Road
South Salem, NY 10590



Re: CAL., NO. 15-22-BZ

June 8, 2022

Dear Chairman Price and members of the Zoning Board of Appeals,

We Bruce and Melinda Cascio have no objections for a variance for the proposed accessory pool house building of Michael Fuller Sirignano, Esq. [JJE33 Holdings, LLC, owner of record] 27 Oscaleta Road, South Salem, NY.

Kind Regards,

Bruce and Melinda Cascio

Bruce Cascio
Melinda Cascio

TOWN OF LEWISBORO
Westchester County, New York



Building Department
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-3060
Fax: (914) 875-9148
Email: jangiello@lewisborogov.com

5/18/2022
Zoning Denial app. #2022-0265

Liegey
120 Spring St.
0030-10542-008

The garage has a western side yard setback of 20.53' whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The garage has a floor area of 840 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D(11) of the Town of Lewisboro Zoning Code.

Joseph Angiello

Building Inspector

ZONING BOARD OF APPEALS

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CAL. NO. 16-22-BZ

Application of Justin Liegey, [Liegey, Justin P., owner of record], 120 Spring Street, South Salem, NY for the following variances of the existing garage which has a western side yard setback of 20.53' whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; the existing garage has a floor area of 840 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D(11) of the Town of Lewisboro Zoning Code.

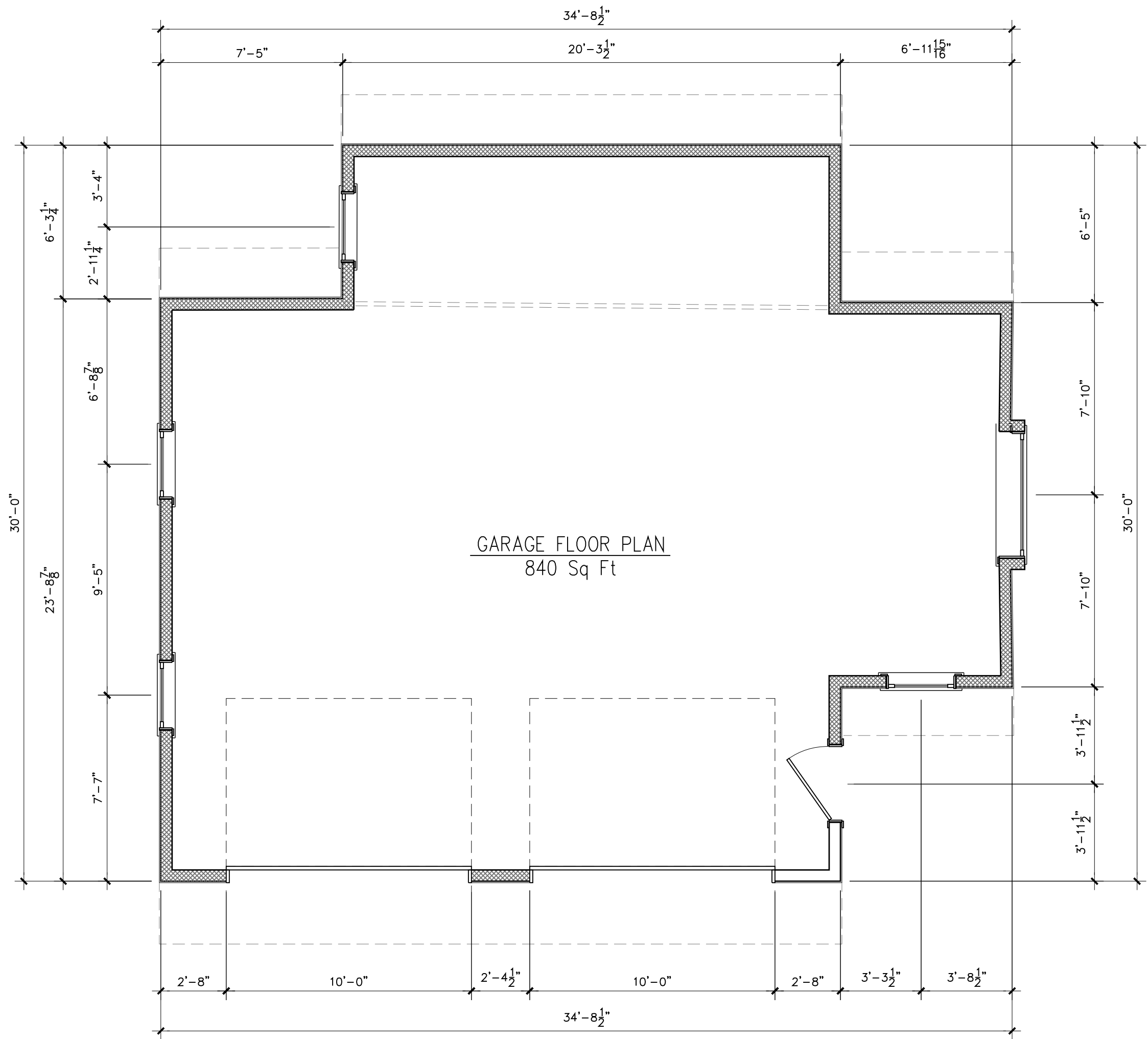
The property is located on the west side of (#120) Spring Street, South Salem, NY designated on the Tax Map as Sheet 0030, Block 10542 Lot 008, in an R-1AC, One Acre Residential District consisting of approximately 3.78 acres.

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

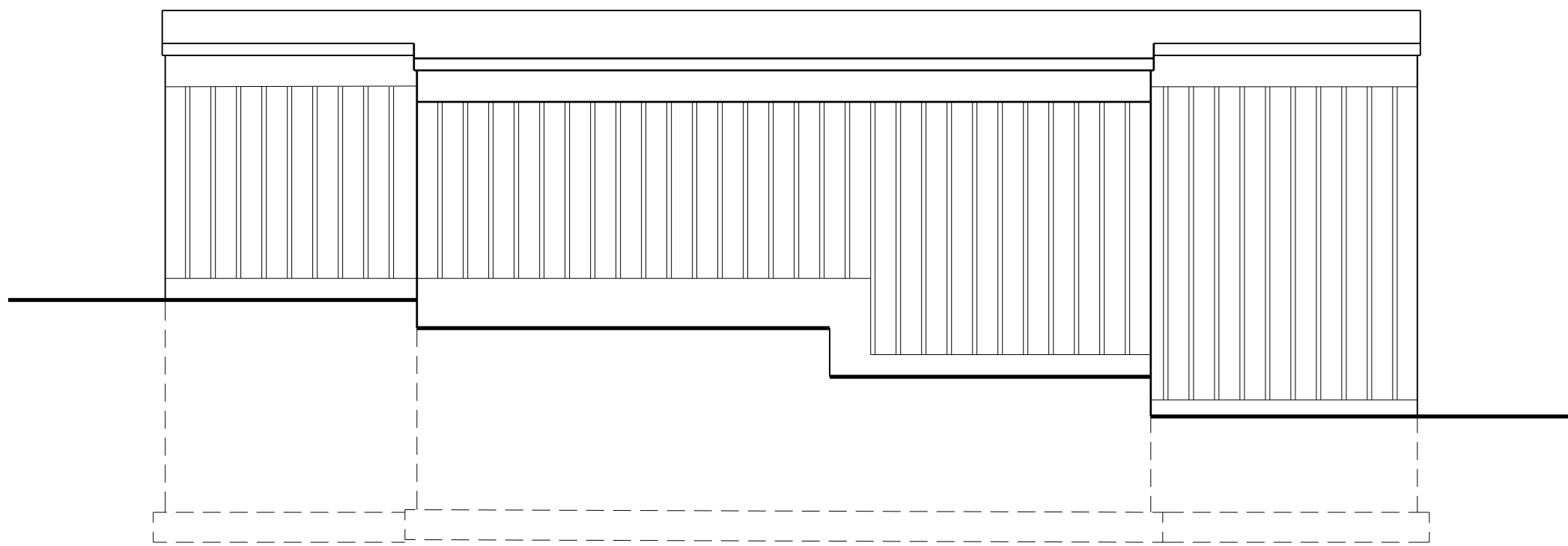
**Dated this 20th day of May 2022
in South Salem, New York**

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

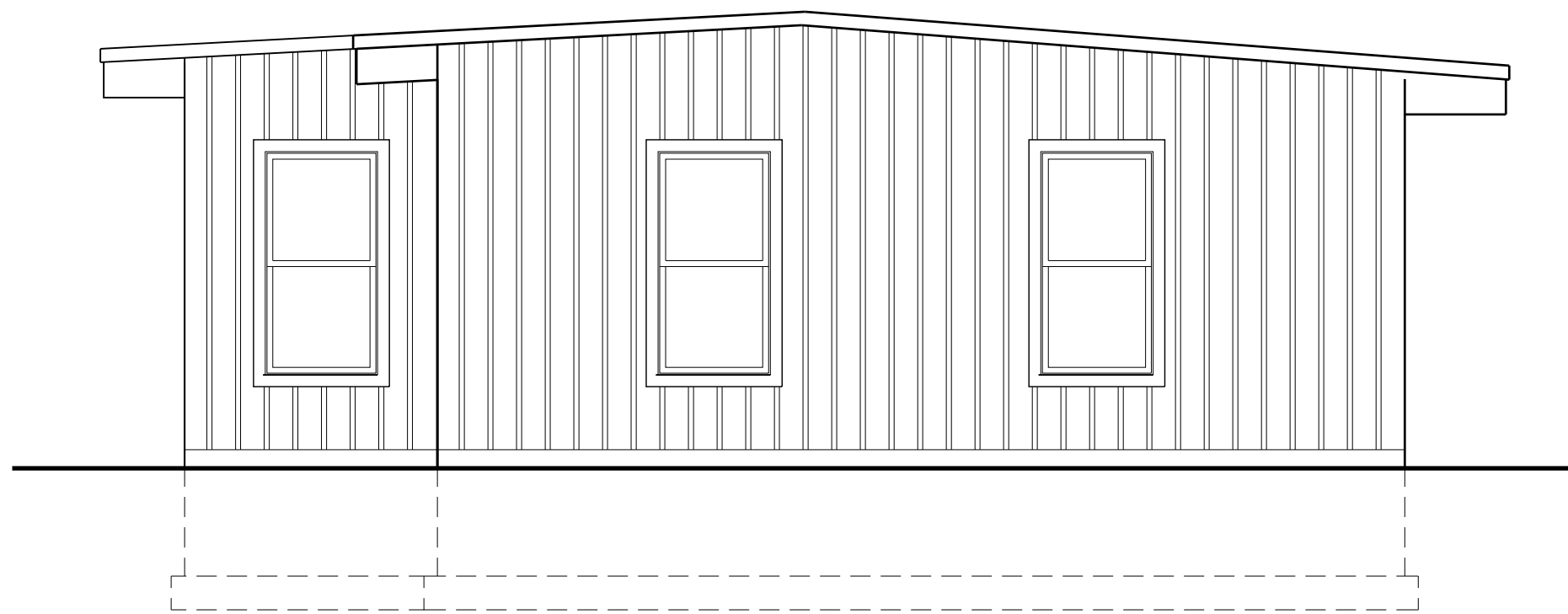
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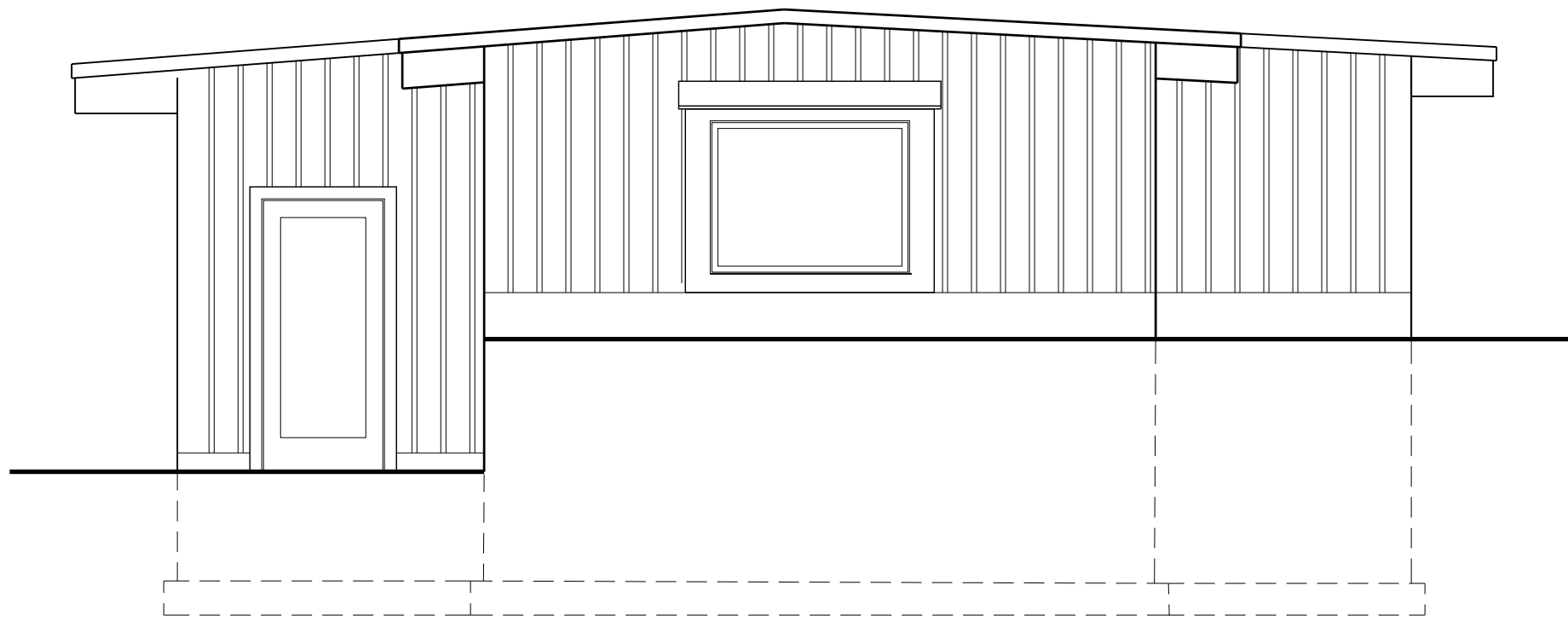
1 Existing Floor Plan
A1 1/4" = 1'-0"



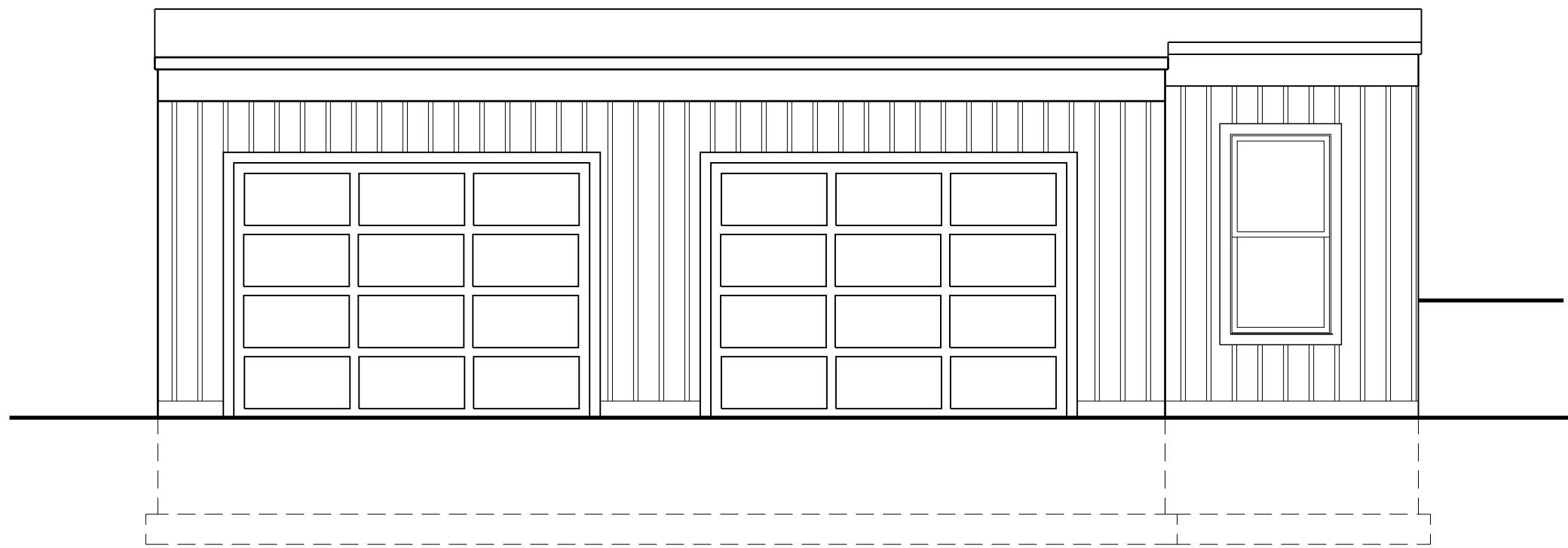
3 Existing North Elevation
A1 1/4" = 1'-0"



4 Existing East Elevation
A1 1/4" = 1'-0"



3 Existing South Elevation
A1 1/4" = 1'-0"



3 Existing West Elevation
A1 1/4" = 1'-0"

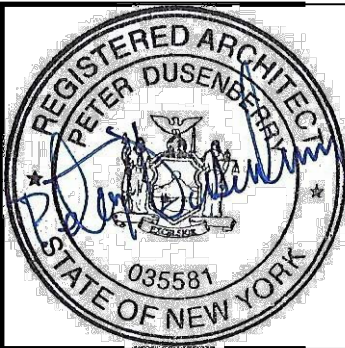
Owner
Justin Liegey
120 Spring Street
South Salem, NY 10590

Architect
Peter Dusenberry
49 Frontier Road
Cos Cob, CT 06807

THESE DRAWINGS REPRESENT AS-BUILT
CONDITIONS OF GARAGE ADDITION BUILT IN
OR AROUND 1995.

ARCHITECT VERIFIES, TO THE BEST OF HIS
KNOWLEDGE, THE WORK MEETS THE 1994
RESIDENTIAL STATE BUILDING CODE FOR THE
STATE OF NEW YORK, THE CODE IN AFFECT AT
THE TIME.

Liegey Garage
Garage As-Built
120 Spring Street,
South Salem NY

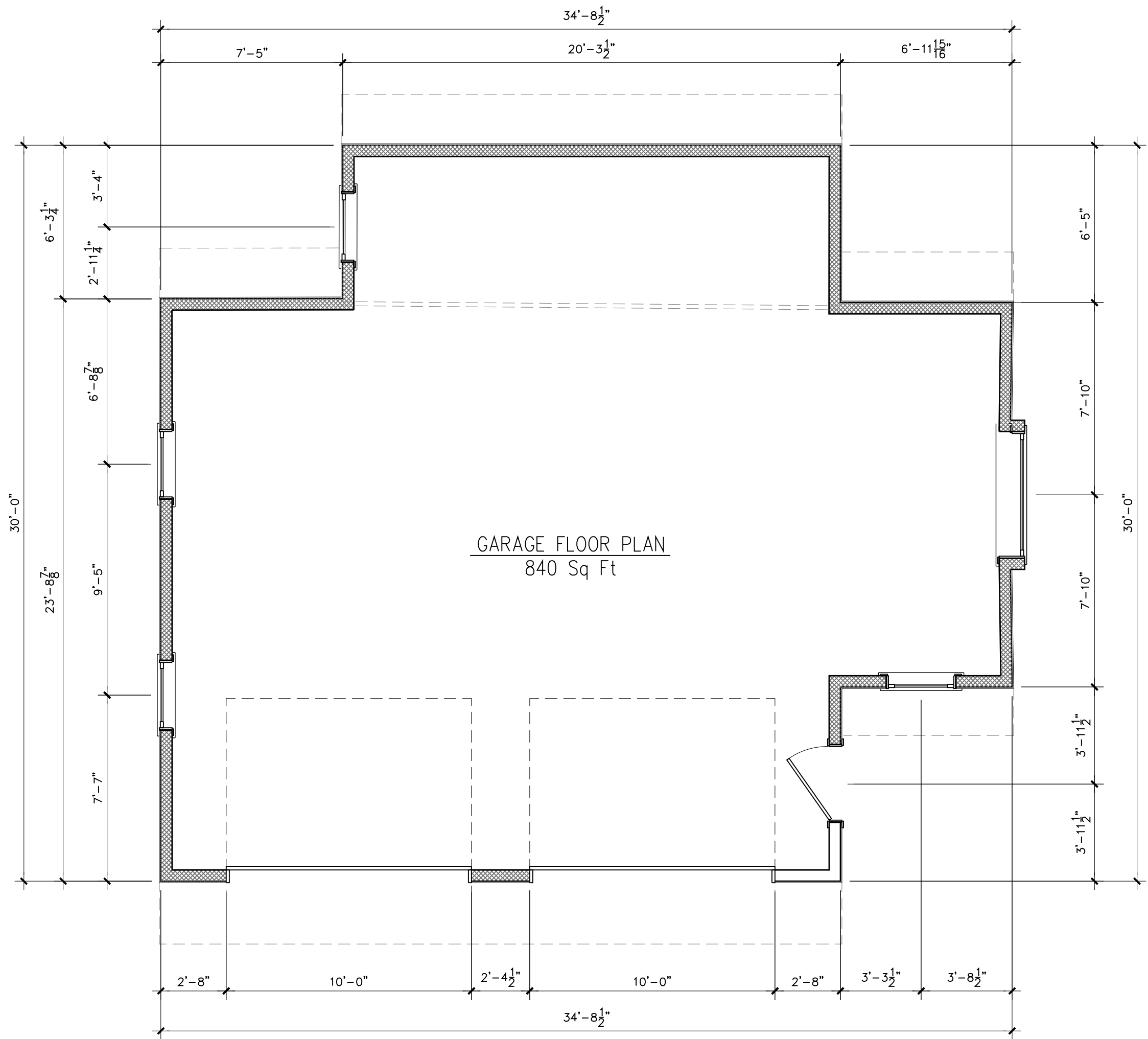


Rev.	Date	Description

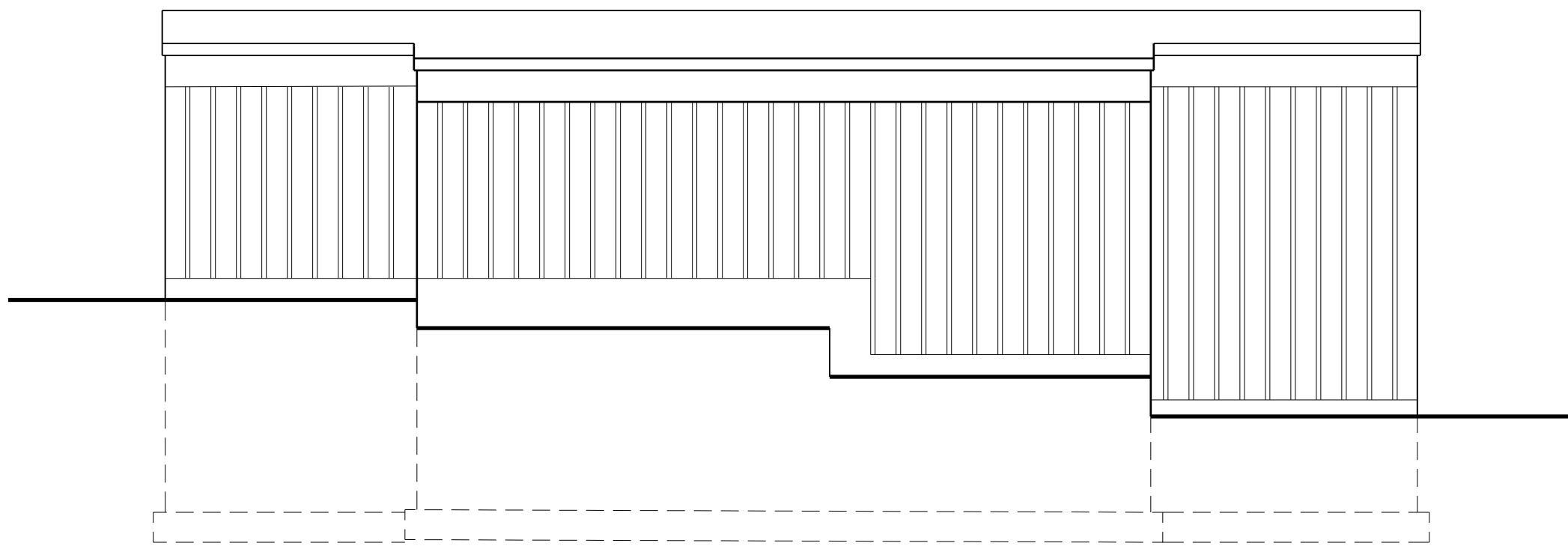
Plans and Elevations

Date: March 3, 2022
Scale: 1/4" = 1'-0"
Dwg By: pd

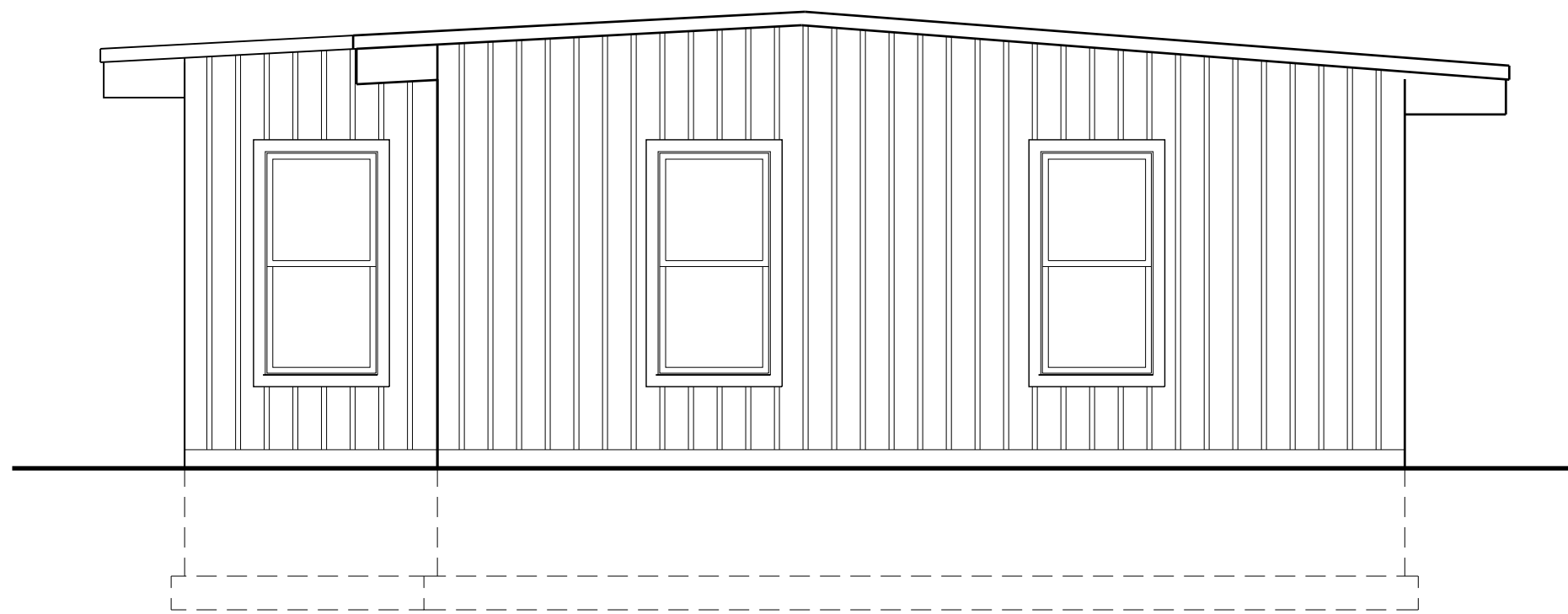
A1



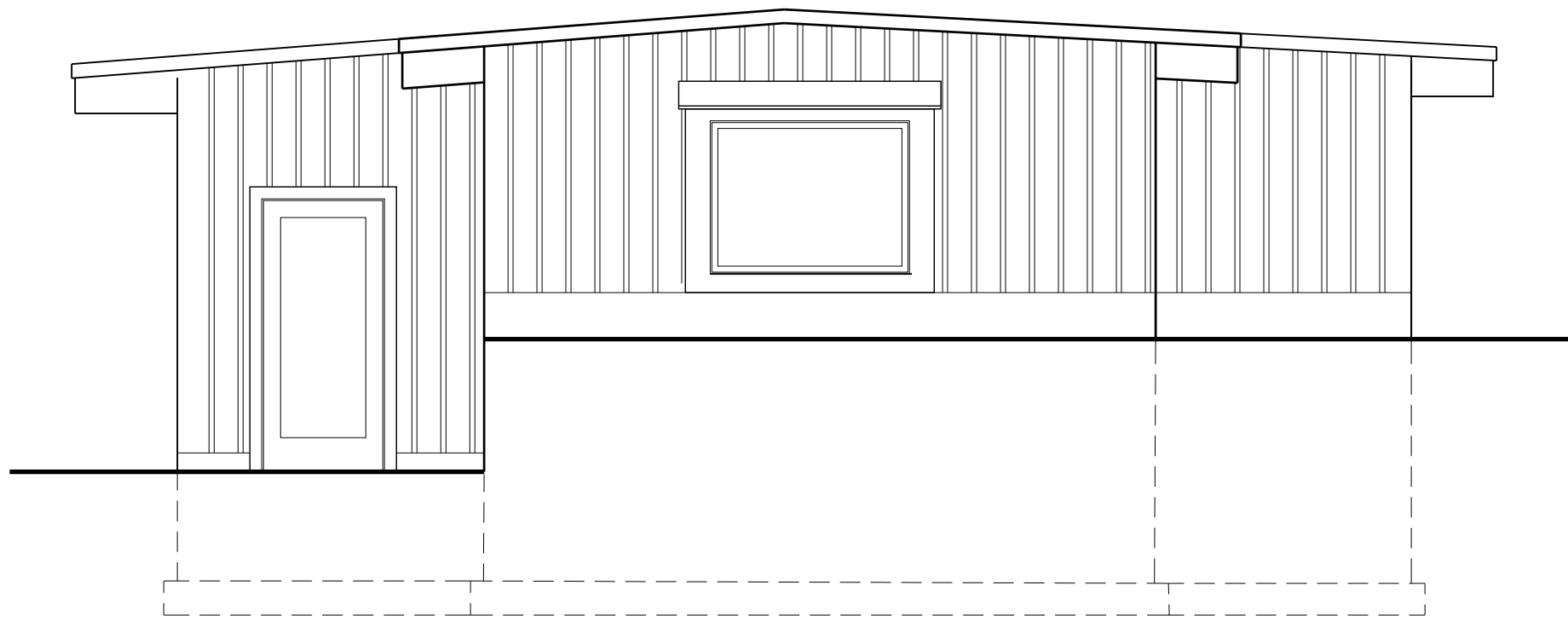
1 Existing Floor Plan
A1 1/4" = 1'-0"



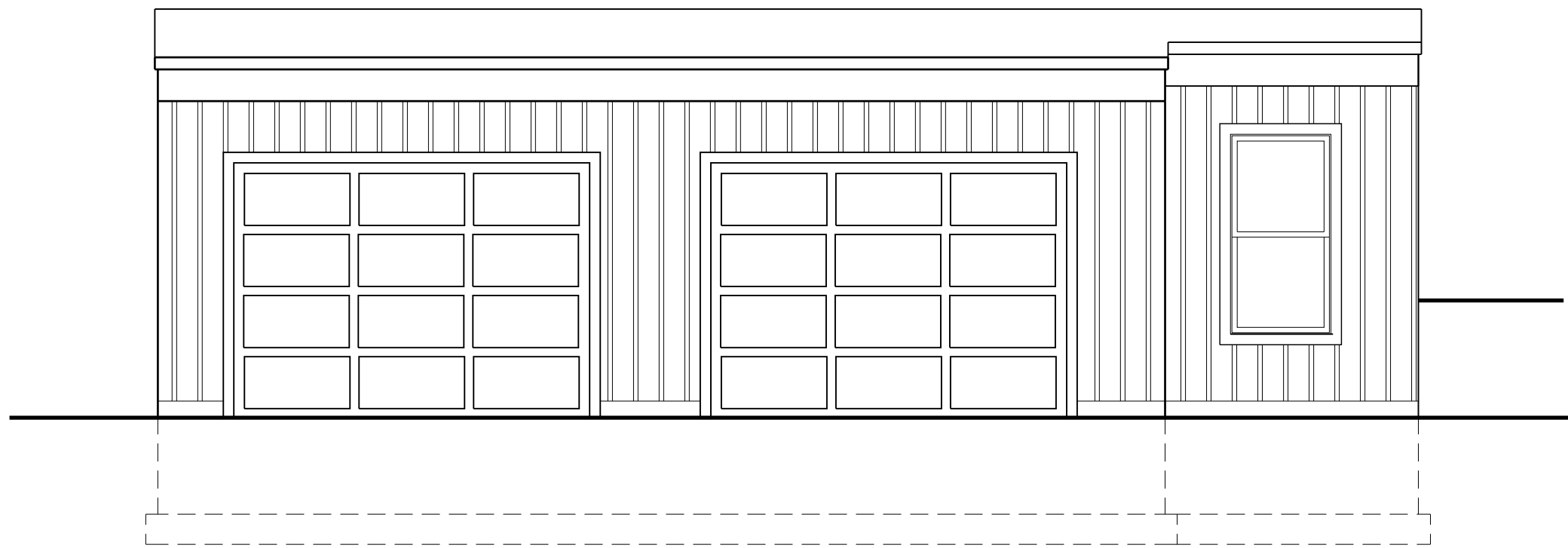
3 Existing North Elevation
A1 1/4" = 1'-0"



4 Existing East Elevation
A1 1/4" = 1'-0"



3 Existing South Elevation
A1 1/4" = 1'-0"



3 Existing West Elevation
A1 1/4" = 1'-0"

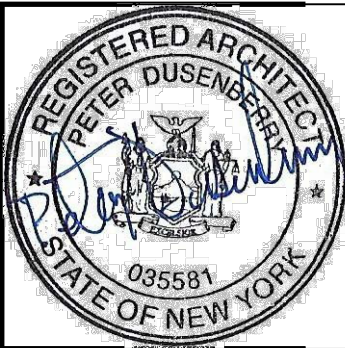
Owner
Justin Liegey
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RESIDENTIAL STATE BUILDING CODE FOR THE
STATE OF NEW YORK, THE CODE IN AFFECT AT
THE TIME.

Liegey Garage
Garage As-Built
120 Spring Street,
South Salem NY



Rev.	Date	Description

Sheet Title:

Plans and Elevations

Date: March 3, 2022
Scale: 1/4" = 1'-0"
Dwg By: pd

A1

TOWN OF LEWISBORO
Westchester County, New York



Building Department
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-3060
Fax: (914) 875-9148
Email: jangiello@lewisborogov.com

5/19/2022
Zoning Denial app. #2022-0324

Liegey
8 Old Farm Rd.
0046-09827-082

The proposed addition will have a side yard setback of 16.4' whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

Joseph Angiello

Building Inspector

ZONING BOARD OF APPEALS

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Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals, 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 25th day of May 2022
in South Salem, New York**

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

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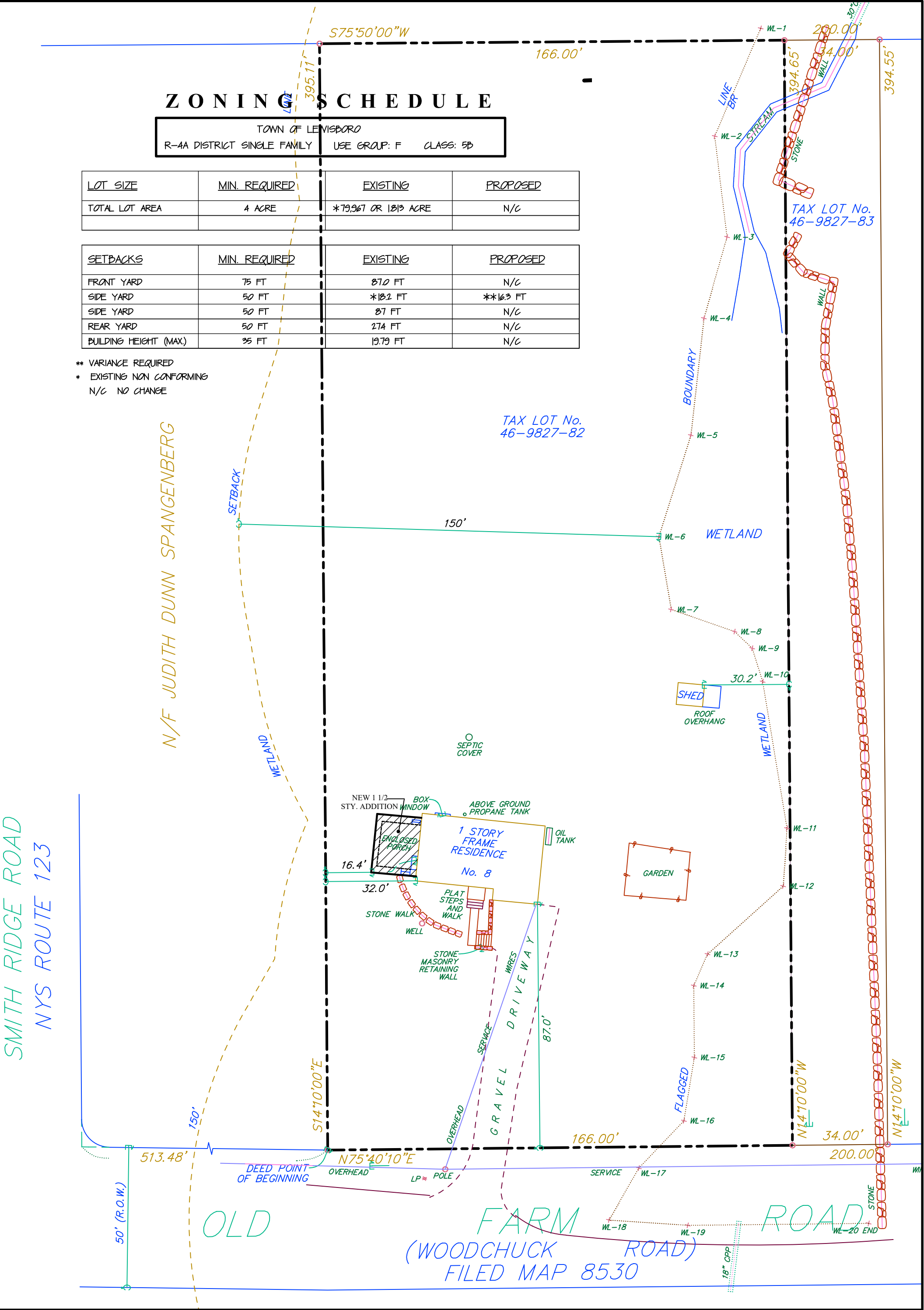
ZONING SCHEDULE

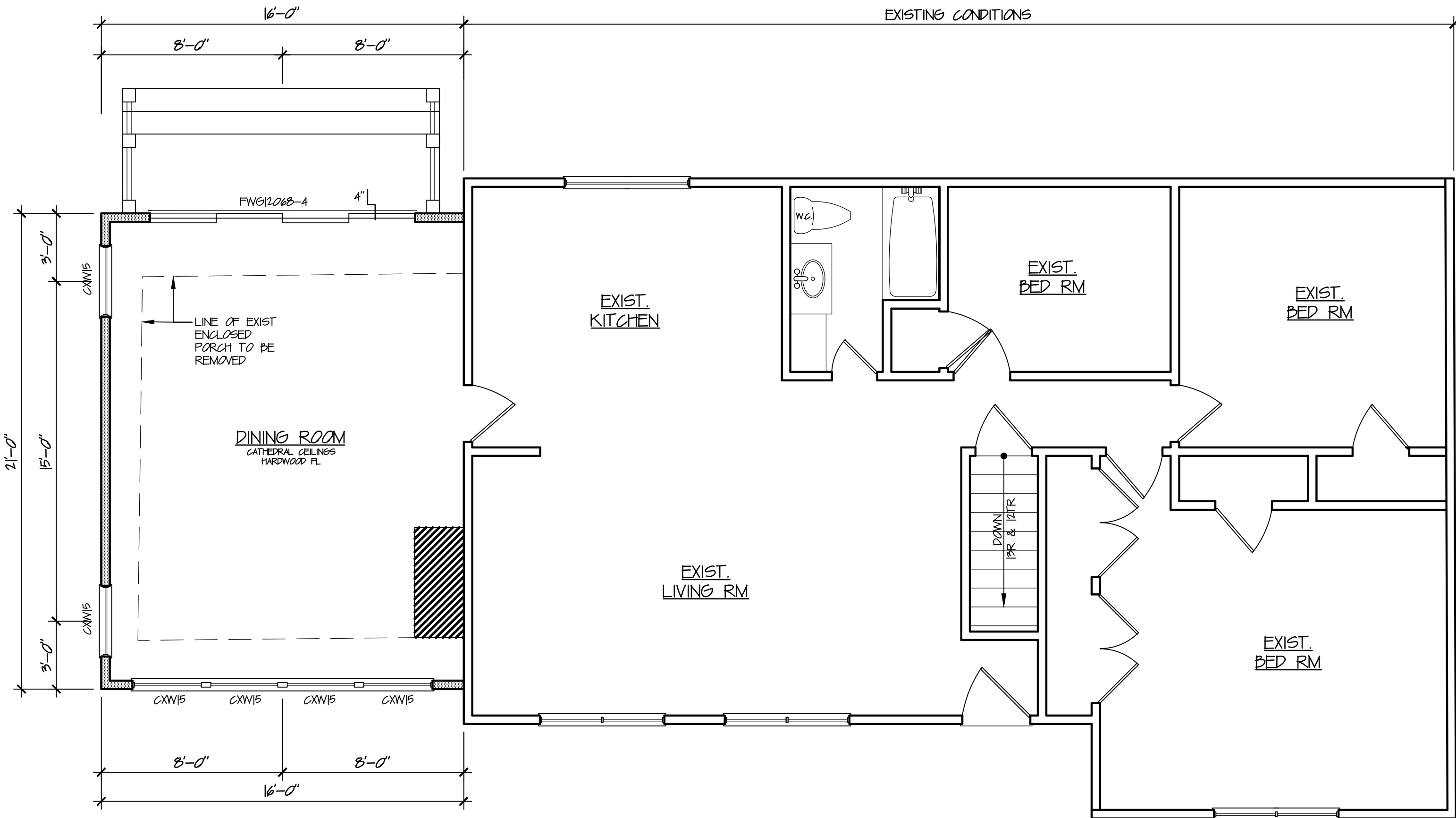
TOWN OF LEVISOBORO		
R-4A DISTRICT SINGLE FAMILY	USE GROUP: F	CLASS: 5B

LOT SIZE	MIN. REQUIRED	EXISTING	PROPOSED
TOTAL LOT AREA	4 ACRE	*79.967 OR 181.3 ACRE	N/C

SETBACKS	MIN. REQUIRED	EXISTING	PROPOSED
FRONT YARD	75 FT	87.0 FT	N/C
SIDE YARD	50 FT	*18.2 FT	**16.3 FT
SIDE YARD	50 FT	87 FT	N/C
REAR YARD	50 FT	274 FT	N/C
BUILDING HEIGHT (MAX.)	35 FT	19.79 FT	N/C

** VARIANCE REQUIRED
* EXISTING NON CONFORMING
N/C NO CHANGE





FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

ZONING BOARD OF APPEALS

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CAL. NO. 02-22-SP

Application of Robin J. Price, Jr. [owners of record: Robin J. Price, Jr. and Vernona S. Price], 12 Elmwood Road, South Salem, NY 10590 for a renewal of 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 west side of Elmwood Road, designated on the Tax Map as Sheet 43, Block 10302, Lot 30, in an SCR-2A, Special Character Two-Acre Residential District.

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 27th day of May 2022
in South Salem, New York**

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO**

**By: Carolyn Mandelker
ACTING 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.

Zoning Office

From: John Wolff <john.wolff@gmail.com>
Sent: Tuesday, June 7, 2022 5:03 PM
To: zoning@lewisborogov.com
Subject: Application of Robin and Verona Price for Special Permit Renewal

Carolyn,

Nancy and I highly support the Price's application for the permit renewal. I have lived across the street from the Prices for over 30 years. Duffy keeps his trucks out of view and does not leave them running on Elmwood (as others in the neighborhood have). You almost cannot tell there is a business there.

In addition the Prices are great neighbors and will always lend a helping hand.

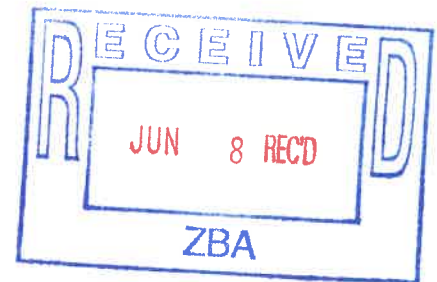
Again, we highly support this application.

John Wolff

www.cognitient.com

Photos at: <https://www.johnwolffphotography.com>

[Linkedin](#)



Special Permit Inspection Form For Renewal

Date of Inspection: 6/9/2022 **Date of ZBA Request:** 6/22/2022
[Explanation of Renewal of Special Permit included on
attached Memorandum]

Sheet No.: 30

Block No.: 10302

Lot No.: 30

Phone No.: 914-533-2005

Name of Owner: Robin + Verone S. Price

Address: 12 Elmwood Road
South Salem Ny

Comments:

Site well kept and tidy.
Images included.

Inspected by:


Building Inspector
Deputy Building Inspector

JOHN F. REILLY & ELLEN C. REILLY
NOW OR FORMERLY

S89°34'50"E
45.22'
A88°55'20"E
40.00'

THERE ARE NO KNOWN
WELLS WITHIN 200' UNLESS
OTHERWISE SHOWN ON PLAN

Handwritten: 15' STAKE
15' STAKE

GRAVEL
DRIVEWAY

PROP. 1000
GAL. P.C.
SEPTIC
TANK

PROP.
J-BOX

4" CIP

EXISTING
GARAGE

NO FOOTING
DRAIN

DISTURBANCE AREA
(3,310 SF)

PROPOSED
ADDITION

CHAIN LINK FENCE
REMAINS

EXISTING
TO BE
REMOVED

100 FT. WETLAND SETBACK LINE



GRASS
ISLAND

FRAME
GARAGE

EXIST
RESIDING

APPROX LOC
OF EXIST WELL

APPROX LOC
OF EXIST WELL

100.0'

N87°01'SW
671.40'

conformance with that of the prior approvals. The following list of contract's equipment will be part of the Special Permit:

- 1 Dump Truck
- 1 Mini-Excavator
- 1 Skid Loader
- 1 Backhoe

3.

NOW, THEREFORE BE IT RESOLVED, that pursuant to Section Article V, Section 220-38 the Lewisboro Zoning Board of Appeals hereby grants the renewal of the Special Use Permit to permit the storage of contractor's equipment under the same conditions and terms of the previous Special Permit for a period of two years.

VOTE:

Board Member Casper	-	In Favor
Board Member Krellenstein	-	In Favor
Board Member Mandelker	-	In Favor
Board Member Rendo	-	In Favor
Chairman Price	-	Absent

VOTE:

Resolution carried by a vote of 4 to 0.



Robin Price, Jr., Chairman

Dated in South Salem, New York
This 30 day of June, 2020

STATE OF NEW YORK

)

) ss.:

COUNTY OF WESTCHESTER

I, Kara Sullivan, Secretary of the Zoning Board of Appeals, do hereby certify that the above is an excerpt/summary/fair representation of the Resolution adopted by the Zoning Board of Appeals of the Town of Lewisboro at a meeting of said Board on May 27, 2020.

Dated: 6/30/20



Kara Sullivan
Secretary Zoning Board of Appeals







