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, July 27, 2022, 7:30 P.M.

79 Bouton Road, South Salem, Justice Court

I. PUBLIC HEARINGS

CAL. NO. 14-22-BZ

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. 18-22-BZ

Application of Bruce K. & Jan F. Thompson, [Jan Fay Thompson 2020 Irrevocable Trust & Bruce K. Thompson 2020 Irrevocable Trust, owner of record], 198 Todd Road, Katonah, NY for the following variance of proposed additions to their home and are requesting a front yard setback of 18'6" whereas 50' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the south side of (#198) Todd Road, South Salem, NY designated on the Tax Map as Sheet 0014, Block 10533 Lot 043, in an R-2AC, Two-Acre Residential District consisting of approximately 4.00 acres.

CAL. NO. 19-22-BZ

Application of Joseph R. Cugno [Broderick, Samantha L. & Broderick, Johnny M., owner of record], 45 Oscaleta Road, South Salem, NY for the following variance of the proposed legalization of a shed and is requesting a right-side yard setback of 12.2' whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; for the following variance of the proposed legalization of a generator and is requesting a left-side yard setback of 20' whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the north side of (#45) Oscaleta Road, South Salem, NY designated on the Tax Map as Sheet 034C Block 11826 Lot 050, in a 1-AC, One-Acre Residential District, consisting of approximately 1.00 acres.

CAL. NO. 20-22-BZ

Application of Paul Dennis, [Hardart, Frank J. III., owner of record], 12 Gilbert Street, South Salem, NY for the following variance of a proposed garage and is requesting a rear yard setback of 9.2' whereas 25' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; the applicant is proposing a garage and is requesting total square footage of 1280' whereas 600' is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the east side of (#12) Gilbert Street, South Salem, NY designated on the Tax Map as Sheet 036F, Block 10806, Lot 032 & 033, in an R-1/4AC, One Quarter Acre Residential District consisting of approximately 0.47 acres.

II. REVIEW AND ADOPTION OF MEETING MINUTES
May 25, 2022
June 22, 2022

III. CORRESPONDENCE & GENERAL BUSINESS

IV. NEXT MEETING

August 24, 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 – July 27, 2022		
APPLICANT	***CAL #***	***PAGE(S)***
Weneck	**14-22-BZ**	**4 to 12**
Thompson	**18-22-BZ**	**13 to 23**
Broderick	**19-22-BZ**	**24 to 29**
Hardart	**20-22-BZ**	**30 to 33**

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

Zoning Denial revison for permit #2021-0992

Weneck
27 Woodway
0038-10549-011

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.

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. 14-22-BZ

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.

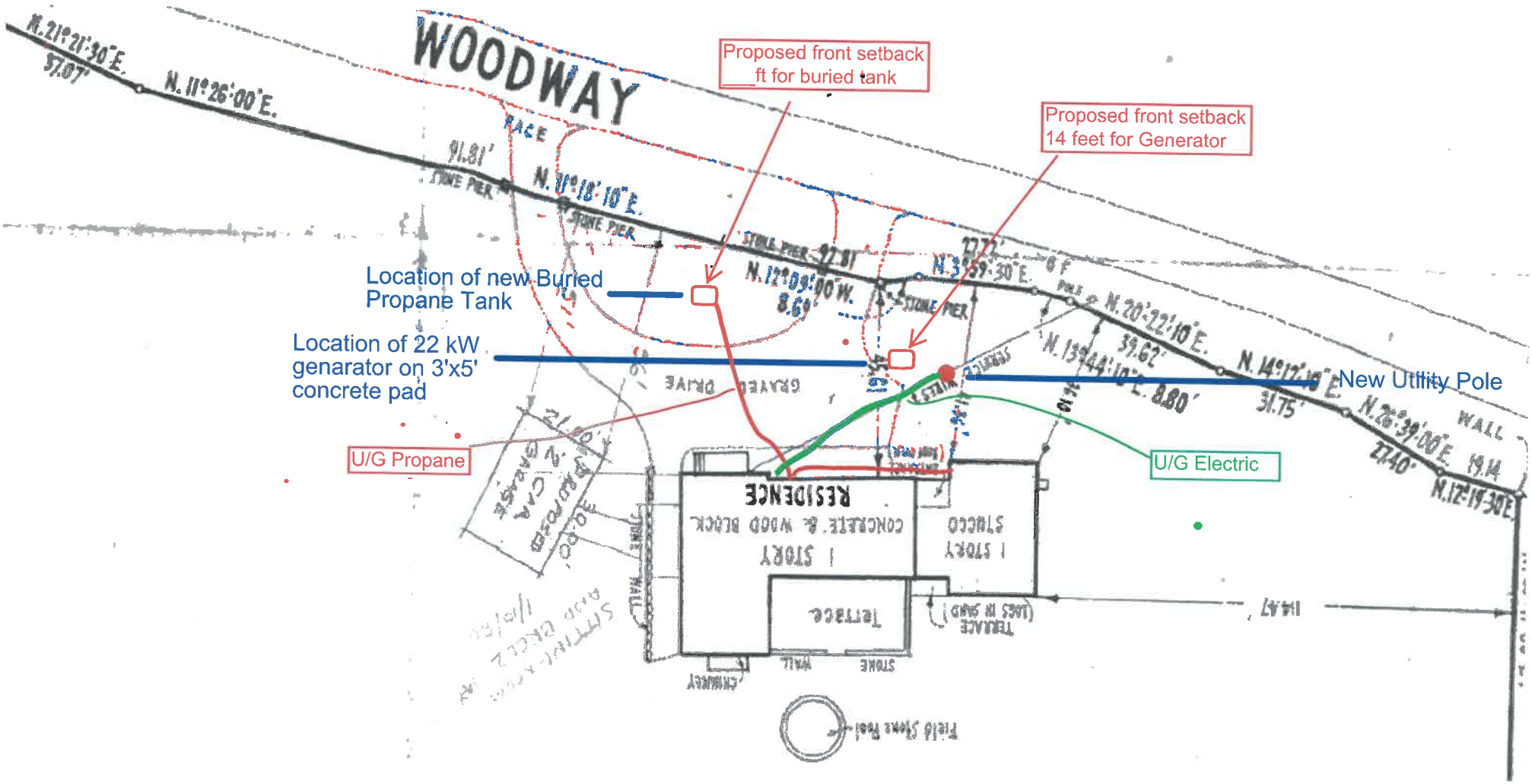
The property is located on the east side of (#27) Woodway, South Salem, NY designated on the Tax Map as Sheet 0038, Block 10549, Lot 011 & 019, in an R-4AC, Four-Acre Residential District consisting of approximately 4.24 acres.

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 13th day of May 2022
in South Salem, New York

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

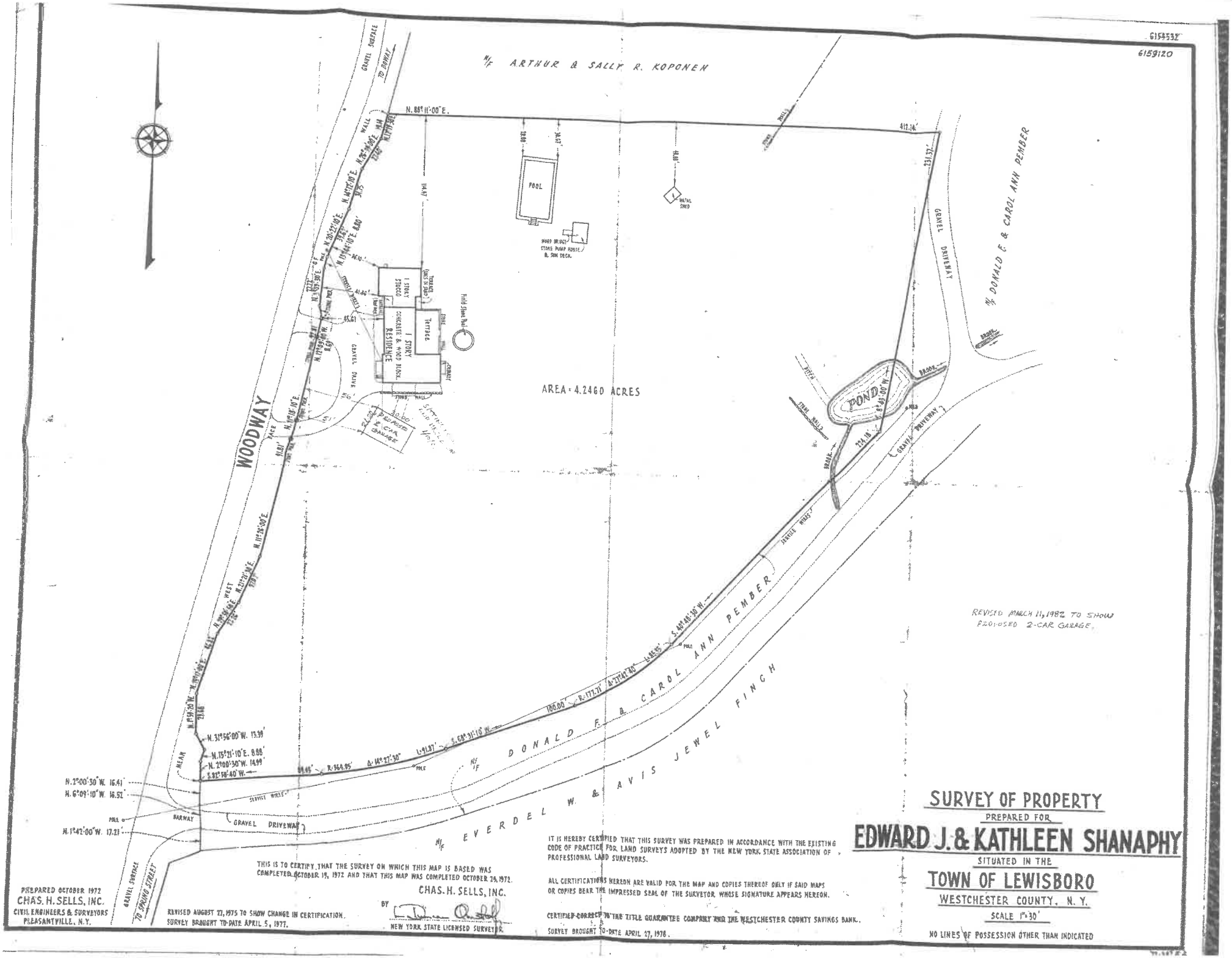
The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.



Proposed Generator site plan

Spencer & Dana Weneck
27 Woodway Rd
South salem NY

6159532
6159120



REVISED MARCH 11, 1982 TO SHOW PROPOSED 2-CAR GARAGE.

SURVEY OF PROPERTY

PREPARED FOR

EDWARD J. & KATHLEEN SHANAPHY

SITUATED IN THE

TOWN OF LEWISBORO

WESTCHESTER COUNTY, N. Y.

SCALE 1" = 30'

NO LINES OF POSSESSION OTHER THAN INDICATED

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

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

CERTIFIED CORRECT TO THE TITLE GUARANTEE COMPANY AND THE WESTCHESTER COUNTY SAVINGS BANK.

SURVEY BROUGHT TO-DATE APRIL 27, 1978.

THIS IS TO CERTIFY THAT THE SURVEY ON WHICH THIS MAP IS BASED WAS COMPLETED OCTOBER 19, 1972 AND THAT THIS MAP WAS COMPLETED OCTOBER 29, 1972.

CHAS. H. SELLS, INC.

BY

NEW YORK STATE LICENSED SURVEYOR

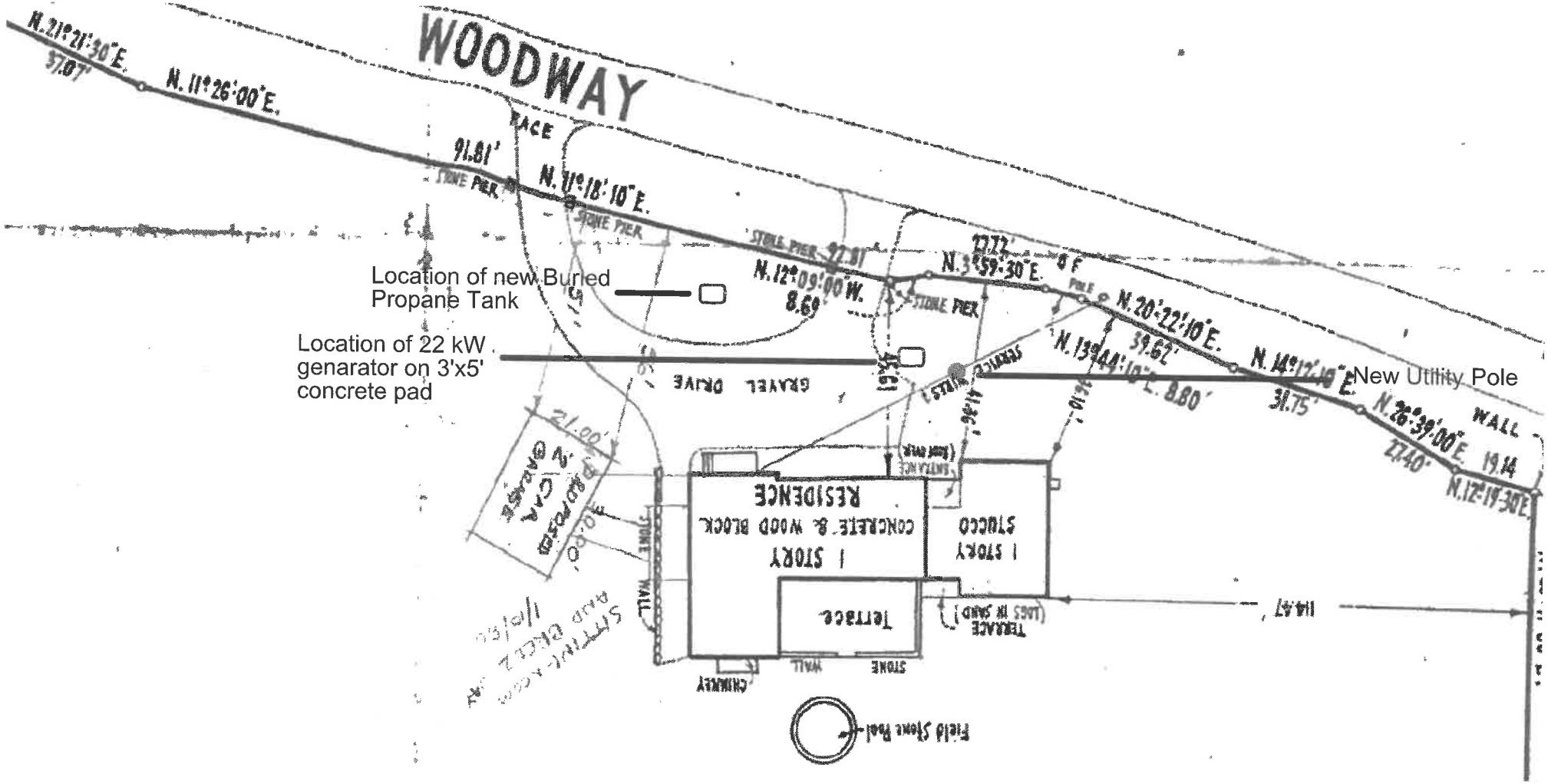
PREPARED OCTOBER 1972

CHAS. H. SELLS, INC.

CIVIL ENGINEERS & SURVEYORS

PLEASANTVILLE, N.Y.

REVISED AUGUST 23, 1975 TO SHOW CHANGE IN CERTIFICATION.
SURVEY BROUGHT TO-DATE APRIL 5, 1977.



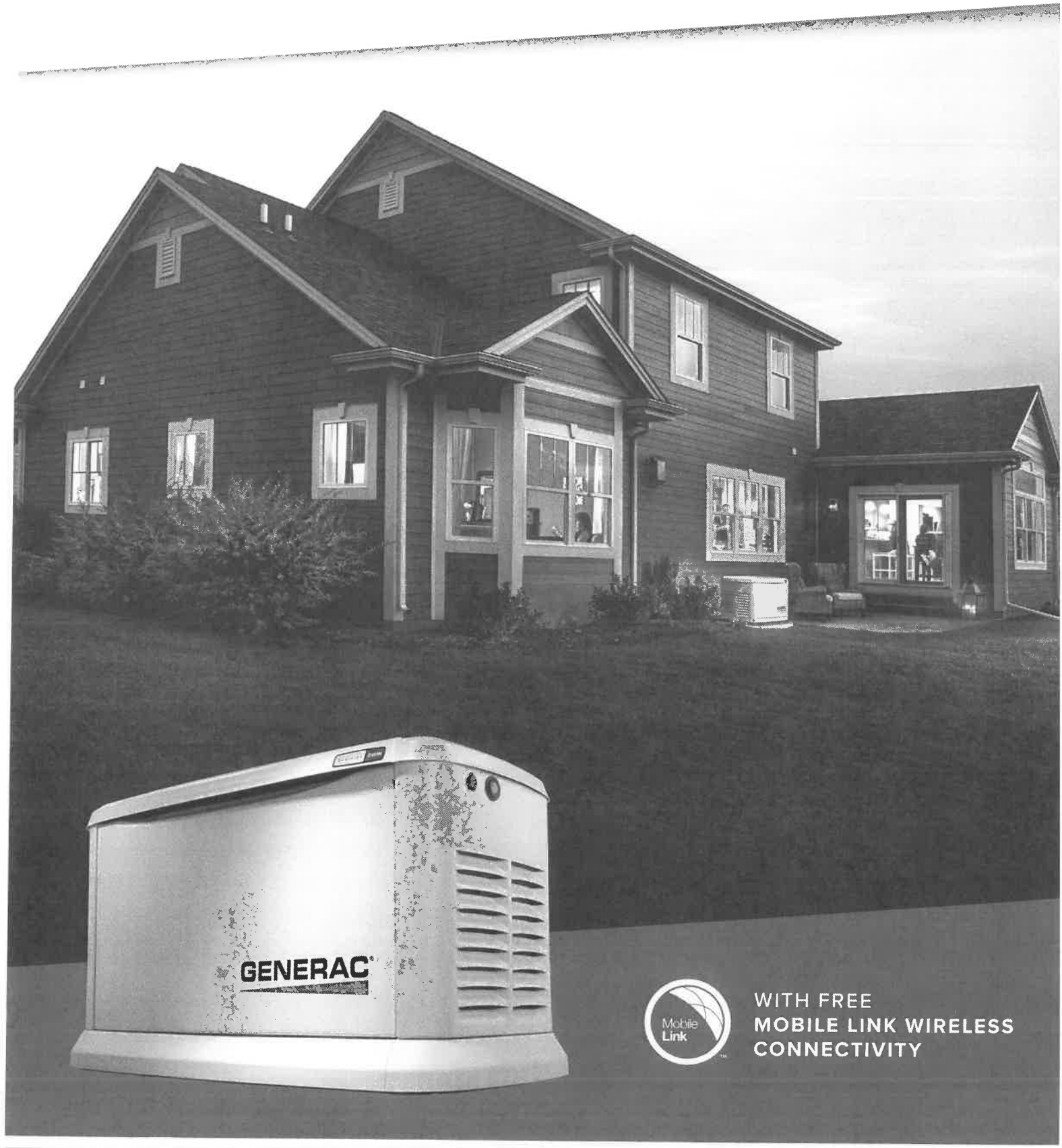
Proposed Generator site plan

Spencer & Dana Weneck
27 Woodway Rd
South salem NY

10-24kW GUARDIAN® SERIES

GENERAC®

Home Standby Generators



WITH FREE
MOBILE LINK WIRELESS CONNECTIVITY

Choose the #1 selling home standby generator brand

Generac's Guardian Series generators provide the automatic backup power you need to protect your home and family during a power outage. Connected to your existing LP or natural gas fuel supply, it kicks in within seconds of sensing power loss—automatically—and runs for as long as necessary until utility power returns. Choose from Generac's industry leading lineup to power just the essentials or Generac's 24kW, the largest air-cooled generator in the market, for whole-house coverage.

Features & Benefits:

GENERAC'S G-FORCE ENGINE

Are purpose-built, pressure-lubricated engines capable of handling the rigors of generator use, resulting in power that's more reliable and requires less routine maintenance than any competitive engine.

TRUEPOWER™ TECHNOLOGY

Delivers best-in-class power quality with less than 5% total harmonic distortion for clean, smooth operation of sensitive electronics and appliances.

QUIET-TEST™ SELF-TEST MODE

Runs at a lower RPM for a five or twelve minute test, making generators significantly quieter than other brands, while consuming less fuel.

GENERAC'S EVOLUTION™ CONTROLLER

Features a multilingual LCD display that allows you to monitor battery status and track maintenance intervals to ensure your generator is always in top operating condition.

TOUGH, DURABLE ENCLOSURES

Our RhinoCoat™ powder-coated finish helps make corrosion-resistant aluminum perfect for all weather conditions.

Get 24/7 peace of mind with Mobile Link™

Mobile Link remote monitoring lets you get and share information about your home standby generator no matter where you are, using your computer, smart phone, or mobile device.

Alert

Get real-time notifications about your generator.

Protect

Remotely access your generator's health.

Manage

View your maintenance needs.

Also Featuring:

24/7/365 CUSTOMER SUPPORT TEAM

Standing by all day, every day from our headquarters in Wisconsin to answer any questions you might have.

BUILT IN THE USA*

Generac generators and engines are engineered and built in the USA*

**Assembled in the USA using domestic and foreign parts.*

5-YEAR LIMITED WARRANTY

Included with all home standby generators.

10-24kW GUARDIAN SERIES

Home Standby Generators

SPECIFICATIONS (LP/NG)	10/9 kW	14/14 kW	18/17 kW	22/19.5 kW		24/21 kW
Generator Only Model	7171	7223	7226	7042		7209
Generator / 100 Amp Select Circuit Switch Model	7172	7224	-	-		-
Generator / 200 Amp Service Rated Load Shedding Smart Switch Package Model	-	7225	7228	7043		7210
Voltage (Single Phase)	120 / 240					
Amps @ 240V LPG	41.7	58.3	75.0	91.7		100
Amps @ 240V NG	37.5	58.3	70.8	81.3		87.5
Engine/Alternator RPM	3600 / 3600					
Engine	Generac G-Force					
Engine Displacement	460cc	816cc		999cc		
Fuel Consumption @ 1/2 Load - NG cu. ft/hr	101	195	169	228*	203	203
Fuel Consumption @ Full Load - NG cu. ft/hr	127	256	247	327*	306	306
Fuel Consumption @ 1/2 Load - LPG cu. ft/hr (gal/hr)	36 (0.97)	65 (1.81)	62 (1.70)	92 (2.53)*		92 (2.53)
Fuel Consumption @ Full Load - LPG cu. cu. ft/hr (gal/hr)	54 (1.48)	112 (3.07)	110 (3.02)	142 (3.90)*		142 (3.90)
Quiet-Test Mode	Yes					
db(A) at Exercise	57	55		57		57
db(A) at Normal Operating Load	61	65		67		67
Enclosure	Aluminum					
Enclosure Color	Bisque					
Warranty	5-Year Limited					
Dimensions - L" x W" x H" in. (mm)	48 x 25 x 29 (1218 x 638 x 727)					
Weight (lb)	338	385	420	466*	445	455
Mobile Link Wireless Connectivity	Yes					

7042-2 & 7043-2 specifications

NATIONWIDE DEALER SERVICE NETWORK

Generac's commitment to service includes scheduled maintenance programs, warranty assistance and emergency service to ensure that Generac customers are never left powerless. The largest nationwide dealer network has factory-trained technicians on staff and maintains large inventories of Generac parts, components and accessories. Find a dealer near you at Generac.com.

Generac Power Systems, Inc.
S45 W29290 Hwy. 59, Waukesha, WI 53189
www.Generac.com | 888-GENERAC (436-3722)

201902144 REV 4/21

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Specifications are subject to change without notice.

GENERAC®

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: jfarrell@lewisborogov.com

Zoning Denial 6/6/2022

The Thompson Residence
198 Todd Rd, Katonah
0014-10533-043

The applicant has proposed additions to their home and are requesting a front yard setback of 18'6" whereas 50' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

Acting Building Inspector

Jeff Farrell

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, July 27, 2022, at 7:30 p.m., 79 Bouton Road, South Salem, New York, Justice Court.

CAL. NO. 18-22-BZ

Application of Bruce K. & Jan F. Thompson, [Jan Fay Thompson 2020 Irrevocable Trust & Bruce K. Thompson 2020 Irrevocable Trust, owner of record], 198 Todd Road, Katonah, NY for the following variance of proposed additions to their home and are requesting a front yard setback of 18'6" whereas 50' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the south side of (#198) Todd Road, South Salem, NY designated on the Tax Map as Sheet 0014, Block 10533 Lot 043, in an R-2AC, Two-Acre Residential District consisting of approximately 4.00 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 29th day of June 2022
in South Salem, New York

By: ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
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.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland: F-75 as delineated by: Beth Evans on March 23, 2022

DEC Staff: _____ Surveyor/Engineer: _____

Date Valid: _____ Expiration Date: _____

Date: _____ Seal

LICENSED LAND SURVEYOR ROBERT S. JOHNSON No. 50037 STATE OF NEW YORK

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

Area = 4.263 Acres.

Deed Reference: Control No. 602603165.

Tax Identification: Section 41.2 Block 3 Lot 1.

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.

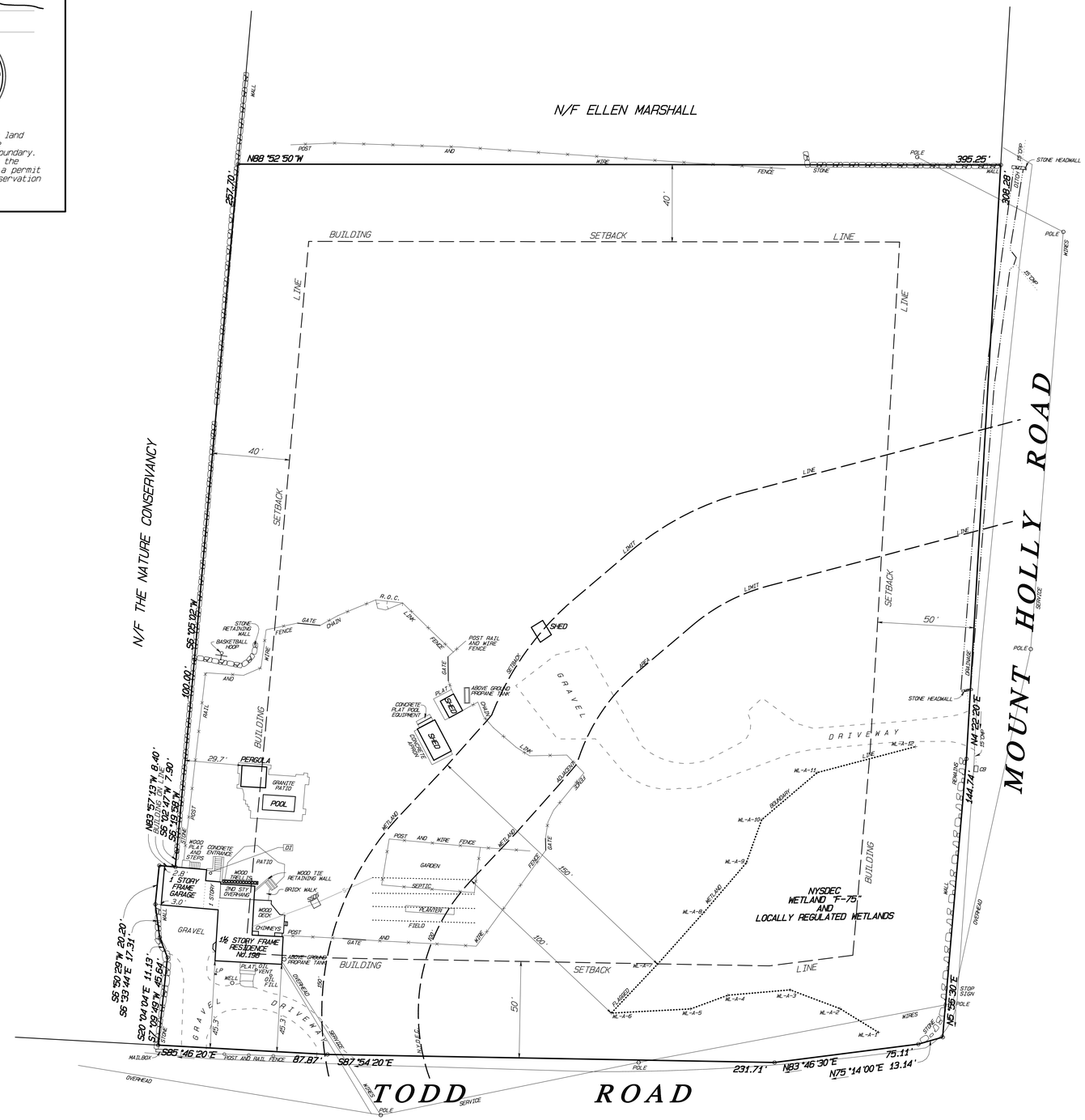
The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

LICENSED LAND SURVEYOR ROBERT S. JOHNSON No. 50037 STATE OF NEW YORK

SURVEYED: FEBRUARY 22, 2022
MAP PREPARED: MARCH 25, 2022

BY: _____

NEW YORK STATE LICENSED LAND SURVEYOR NO. 50037
ROBERT S. JOHNSON, P.L.S.



Notes:

Additional underground easements, utilities or structures, etc. other than those shown hereon may be encountered.

The subsurface information shown hereon, if any, is not guaranteed as to accuracy or completeness and should be verified by the contractor before any excavation.

Wetland Flagging shown hereon delineated, March 23, 2022 by:
Evans Associates Environmental Consulting, Inc.
162 Falls Road
Bethany, CT 06524
203-393-0690

R-2A ZONE
TOTAL AREA = 185,682

BUILDING COVERAGE: 9% ALLOWABLE (16,711 S.F.)	
	EXISTING
RESIDENCE	1,532 S.F.
WOOD DECK	248
SHED	77
SHED	188
SHED	61
POOL	131
PERGOLA	140
TOTAL BUILDING COVERAGE	2,378 S.F.
PERCENTAGE OF COVERAGE	1.28 %

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

SURVEY OF PROPERTY
PREPARED FOR

BRUCE K. THOMPSON
and
JAN F. THOMPSON

SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'

PREPARED BY: JRJ CHECKED BY: RSJ

JOB No. F22-023_SURVEY

ADDITION ALTERATION
- SUBMITTAL -

PREPARED FOR

ZONING BOARD OF APPEALS

LIST OF DRAWINGS

Z-SKO	TITLE SHEET, ZONING CHART
Z-SK1	SITE PLAN
Z-SK2	PROPOSED FIRST FLOOR PLAN
Z-SK3	PROPOSED NORTH ELEVATION (TODD ROAD)
Z-SK4	PROPOSED WEST ELEVATION (SIDE)
Z-SK5	PROPOSED SOUTH ELEVATION (REAR)
Z-EX1	EXISTING FLOOR PLANS
Z-EX2	EXISTING EXTERIOR ELEVATIONS

ZONING INFORMATION:

SHEET NO. 14 BLOCK 10533 LOT 43, TOWN OF LEWISBORO

ZONING DISTRICT R-2A USE GROUP –	REQUIRED/ALLOWED	EXISTING	PROPOSED	TOTALS
LOT AREA:	2 AC.	4.263 AC. 185,682 S.F.	4.263 AC.	4.263 AC. 185,682 S.F.
LOT WIDTH:	200 FT. CIRCLE	NO CHANGE	NO CHANGE	–
FRONT YARD:	75 FT. CL/50 FT.	+/– 38 FT. (FRONT STEP – ENTRY)	18.5 FT.	–
SIDE YARD:	40 FT.	+/– 2.8 FT./343.0 FT.	NO CHANGE	–
REAR YARD:	50 FT.	+/– 235 FT. (SHED #4)	NO CHANGE	–
MAX. BLDG. HEIGHT:	35 FT.	22 FT.	22 FT.	–
MAX. BLDG. COVERAGE:	9% = 16,711 S.F.	2,378 S.F.= 1.28%	1,300 S.F.= 0.7%	3,678 S.F.= 1.98%

BUILDING COVERAGE	EXISTING	PROPOSED	TOTALS
1 – RESIDENCE	1,532 S.F.	N/A	1,532 S.F.
2 – SHED	188 S.F.	N/A	188 S.F.
3 – SHED	77 S.F.	N/A	77 S.F.
4 – SHED	61 S.F.	N/A	61 S.F.
5 – PERGOLA	140 S.F.	N/A	140 S.F.
6 – POOL	131 S.F.	N/A	131 S.F.
7.1 – WOOD DECK	248 S.F.	N/A	248 S.F.
7.2 – WOOD DECK & PORCH	N/A	200 S.F.	200 S.F.
8 – PROPOSED ADDITION			
LIVING SPACE	N/A	675 S.F.	675 S.F.
GARAGE	N/A	425 S.F.	425 S.F.
	2,378 S.F.	1,300 S.F.	3,678 S.F.

TWO TALL TREES DESIGN
ONE FRONT STREET · P.O. BOX 637 · CROTON FALLS, NY 10519
914.669.0014 · TTT@TWOTALLTREESDESIGN.COM

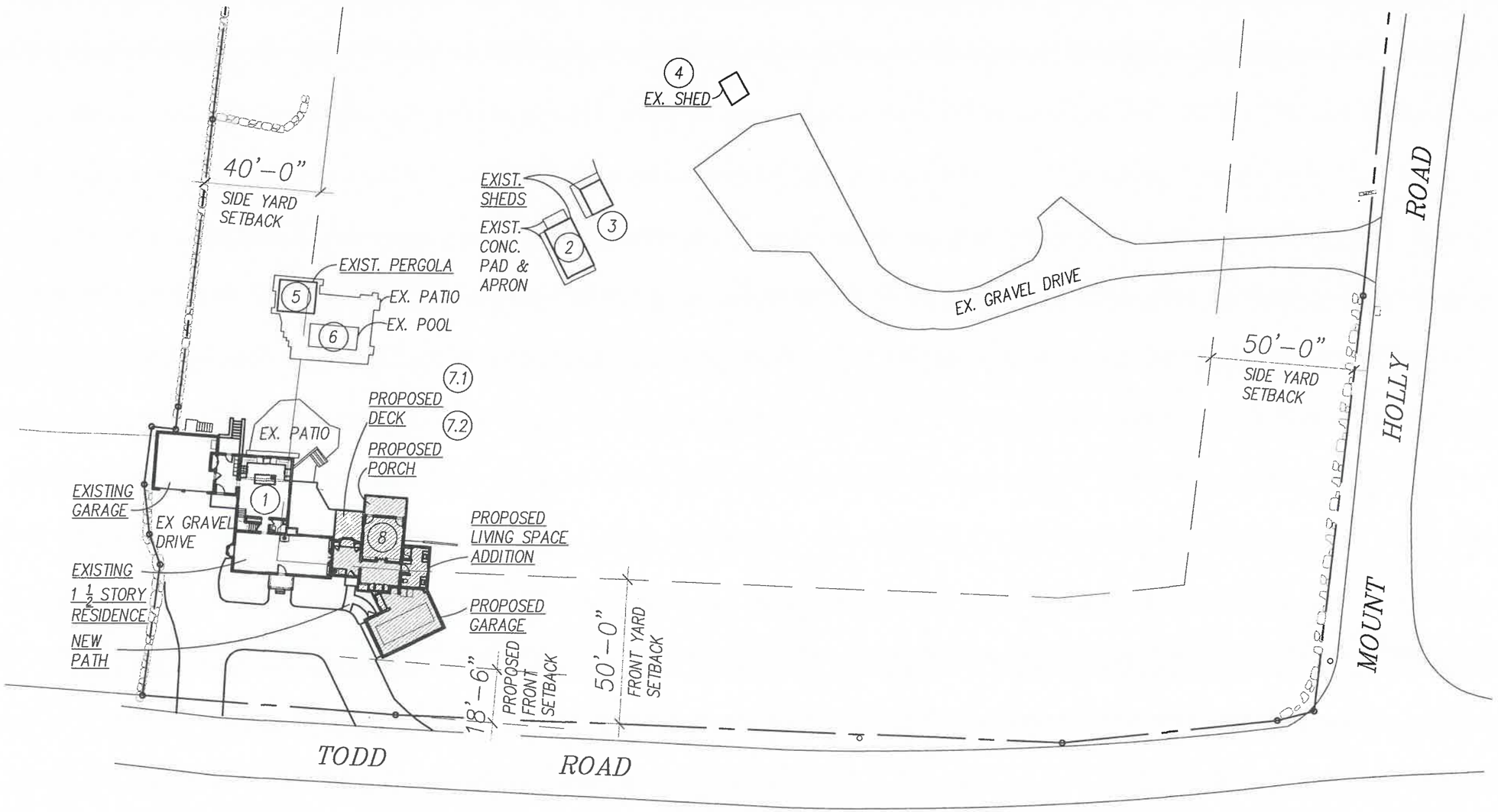
OWNERSHIP AND USE OF DOCUMENTS
DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN COPYRIGHTED PROPERTY AND SHALL NOT BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR PURPOSE, BY ANY OTHER PARTY, BEYOND THE AGREEMENT AND PARTIES FOR WHICH THE DRAWINGS AND SPECIFICATIONS WERE PREPARED, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORIZATION.

ALTERATION & ADDITION

5/26/2022

ADDITION & ALTERATION
THOMPSON RESIDENCE
198 TODD ROAD
KATONAH, NY 10536

Z-SKO



SITE PLAN

1" = 40'-0"

TWO TALL TREES DESIGN

ONE FRONT STREET - P.O. BOX 637 - CROTON FALLS, NY 10519
914.669.0014 - TTT@TWOTALLTREESDESIGN.COM

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PROJECT NORTH

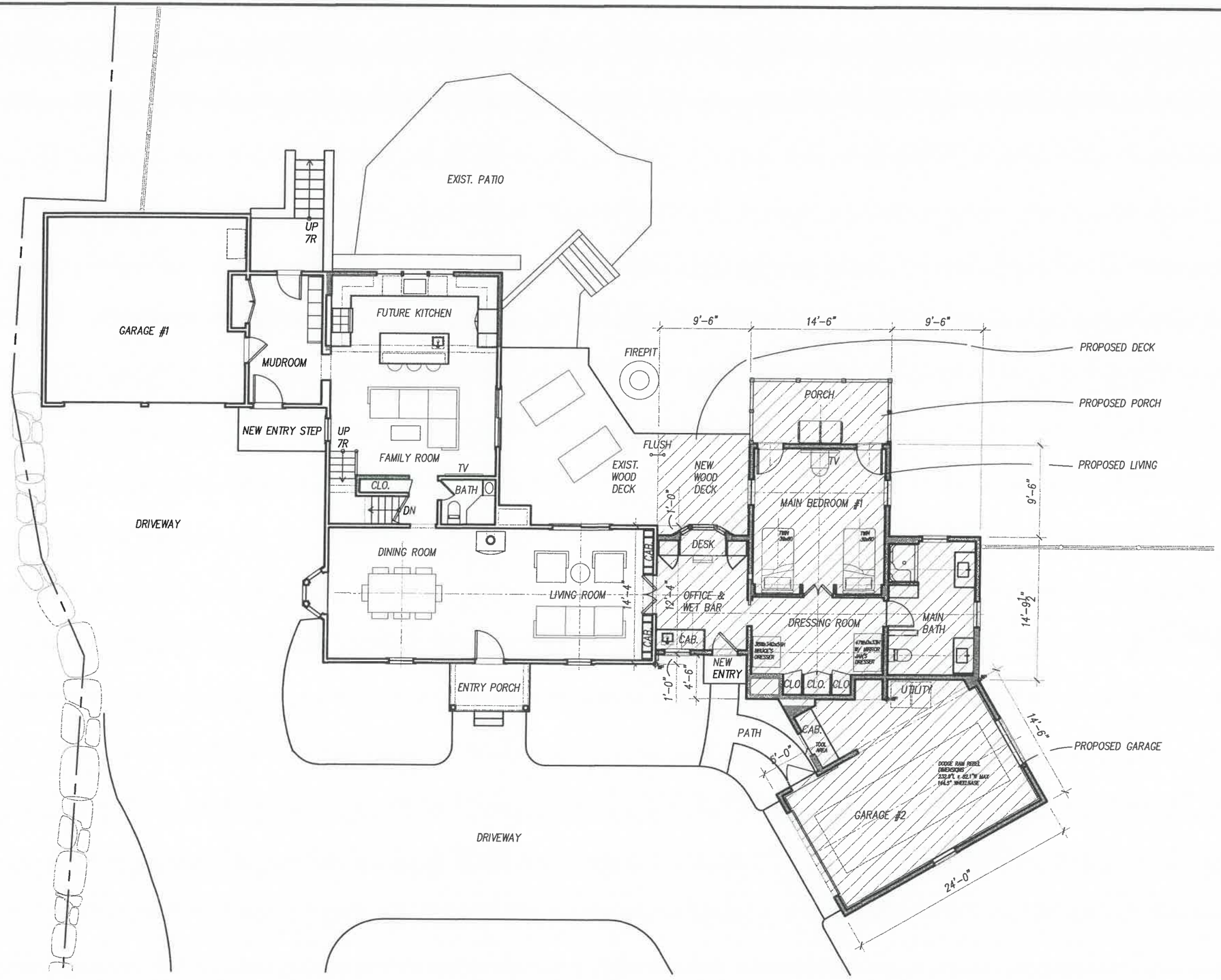
ALTERATION & ADDITION

5/26/2022

ADDITION & ALTERATION

THOMPSON RESIDENCE
198 TODD ROAD
KATONAH, NY 10536

Z-SK1



TWO TALL TREES DESIGN

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PROJECT NORTH

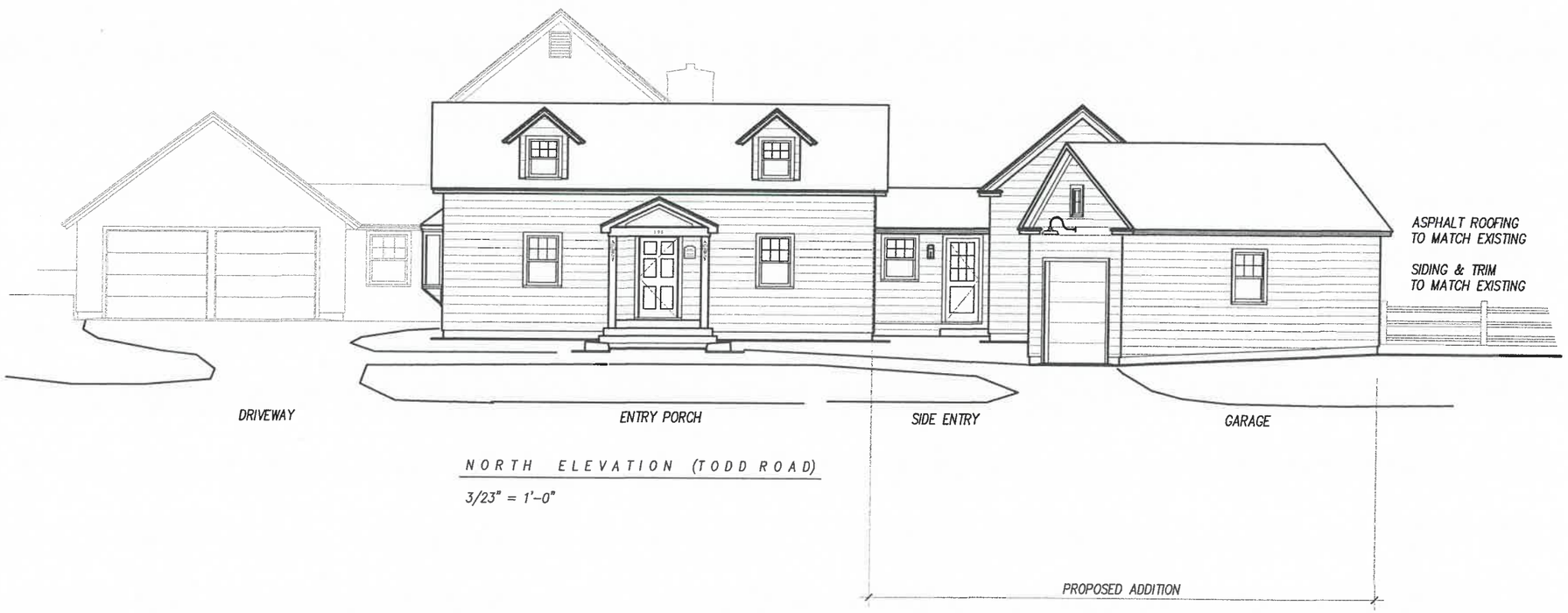
ALTERATION & ADDITION

5/26/2022

ADDITION & ALTERATION

THOMPSON RESIDENCE
198 TODD ROAD
KATONAH, NY 10536

Z-SK2



NORTH ELEVATION (TODD ROAD)

3/23" = 1'-0"

TWO TALL TREES DESIGN
ONE FRONT STREET - P.O. BOX 697 - GROTON FALLS, NY 10519
914.666.0014 - TTT@TWOTALLTREESDESIGN.COM

OWNERSHIP AND USE OF DOCUMENTS
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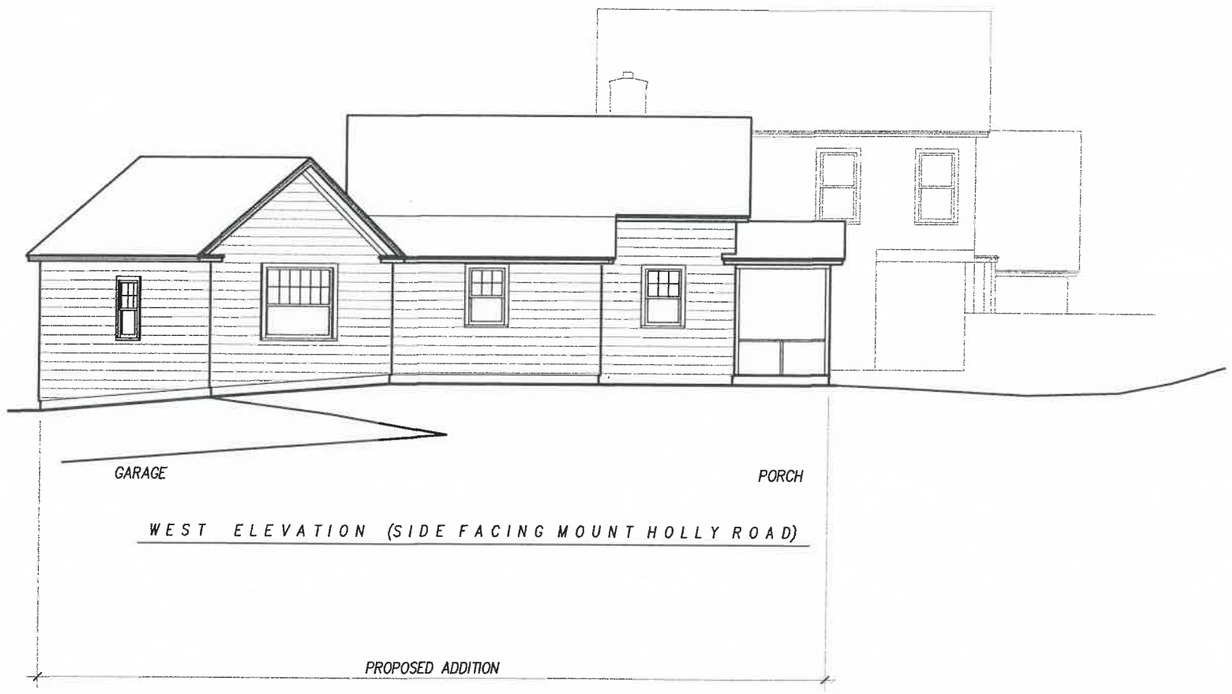
ALTERATION & ADDITION

5/26/2022

ADDITION & ALTERATION

THOMPSON RESIDENCE
198 TODD ROAD
KATONAH, NY 10536

Z-SK3



TWO TALL TREES DESIGN
ONE FRONT STREET - P.O. BOX 637 - CROTON FALLS, NY 10519
914.669.0014 - TTT@TWOTALLTREESDESIGN.COM

OWNERSHIP AND USE OF DOCUMENTS
DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN COPYRIGHTED PROPERTY AND SHALL NOT BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR PURPOSE, BY ANY OTHER PARTY, BEYOND THE AGREEMENT AND PARTIES FOR WHICH THE DRAWINGS AND SPECIFICATIONS WERE PREPARED, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORIZATION.

ALTERATION & ADDITION

5/26/2022

ADDITION & ALTERATION

THOMPSON RESIDENCE
198 TODD ROAD
KATONAH, NY 10536

Z-SK4

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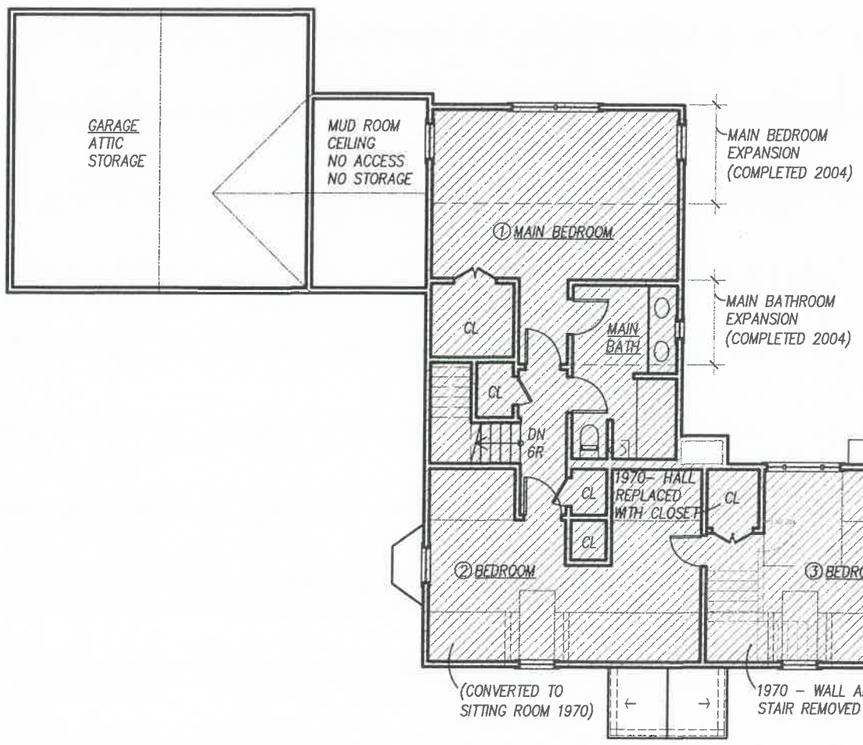
ALTERATION & ADDITION

5/26/2022

ADDITION & ALTERATION

THOMPSON RESIDENCE
198 TODD ROAD
KATONAH, NY 10536

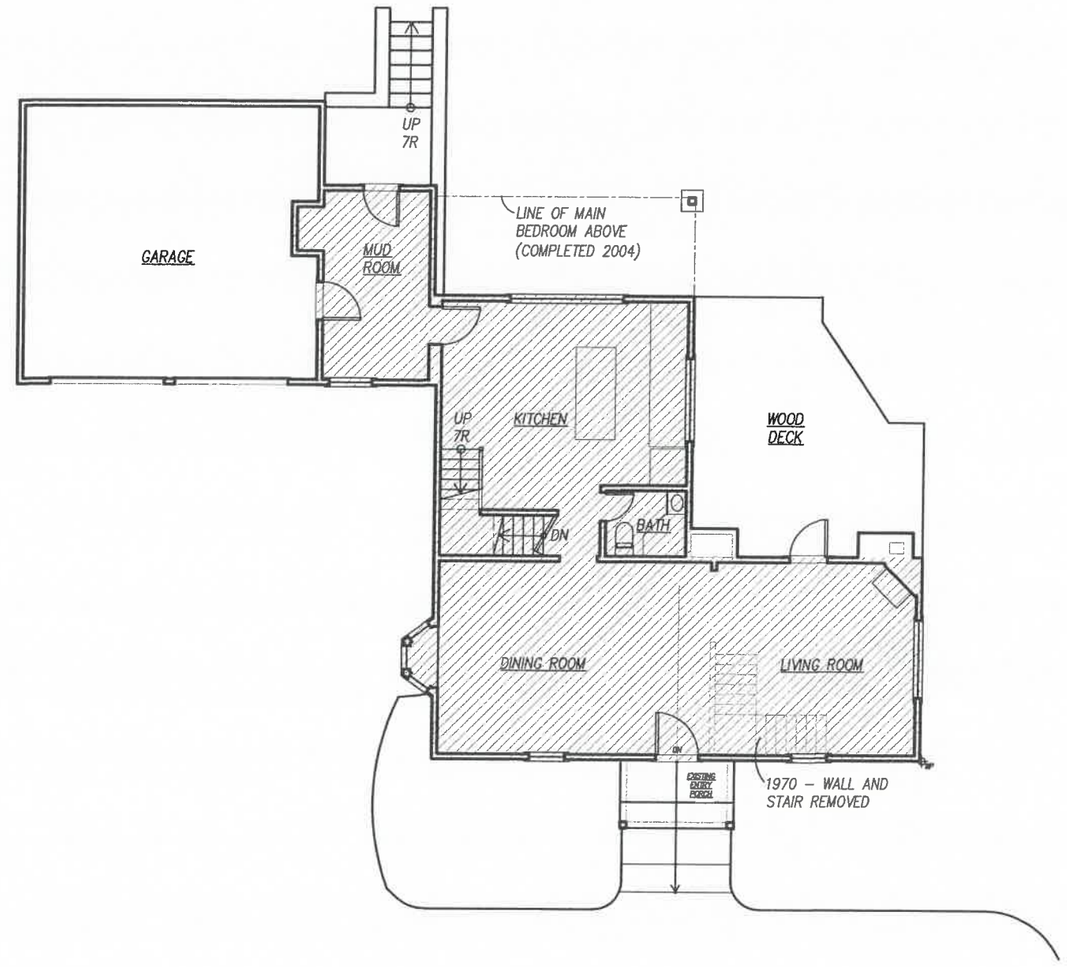
Z-SK5



SECOND FLOOR PLAN

3/32" = 1'-0"

AS SHOWN:
ORIGINAL CONFIGURATION
AT TIME OF PURCHASE
PLUS NOTES REGARDING
WORK COMPLETED
IN 1970 AND 2004.



FIRST FLOOR PLAN

3/32" = 1'-0"

AS SHOWN:
ORIGINAL CONFIGURATION
AT TIME OF PURCHASE
PLUS NOTES REGARDING
WORK COMPLETED
IN 1970 AND 2004.

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PROJECT NORTH

ALTERATION & ADDITION

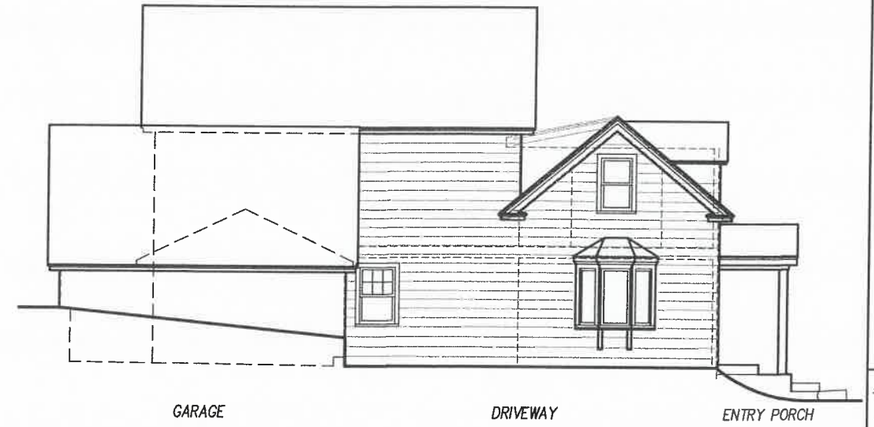
5/26/2022

ADDITION & ALTERATION

THOMPSON RESIDENCE
198 TODD ROAD
KATONAH, NY 10536

Z-EX1

SOUTH ELEVATION (REAR)



EAST ELEVATION (SIDE AT GARAGE)

NORTH ELEVATION (TODD ROAD)

3/23" = 1'-0"

WEST ELEVATION (SIDE)

TWO TALL TREES DESIGN
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PROJECT NORTH

ALTERATION & ADDITION

5/26/2022

ADDITION & ALTERATION

THOMPSON RESIDENCE
198 TODD ROAD
KATONAH, NY 10536

Z-EX2

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: jfarrell@lewisborogov.com

Zoning Denial 6/6/2022

The Broderick Residence
45 Oscaleta Rd, South Salem
034C-11826-050

The applicant has proposed to legalize a shed and is requesting a right-side yard setback of 12.2' whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The applicant has proposed to legalize a generator and is requesting a left-side yard setback of 20' whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

Acting Building Inspector

Jeff Farrell

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, July 27, 2022, at 7:30 p.m., 79 Bouton Road, South Salem, New York, Justice Court.

CAL. NO. 19-22-BZ

Application of Joseph R. Cugno [Broderick, Samantha L. & Broderick, Johnny M., owner of record], 45 Oscaleta Road, South Salem, NY for the following variance of the proposed legalization of a shed and is requesting a right-side yard setback of 12.2' whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; for the following variance of the proposed legalization of a generator and is requesting a left-side yard setback of 20' whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

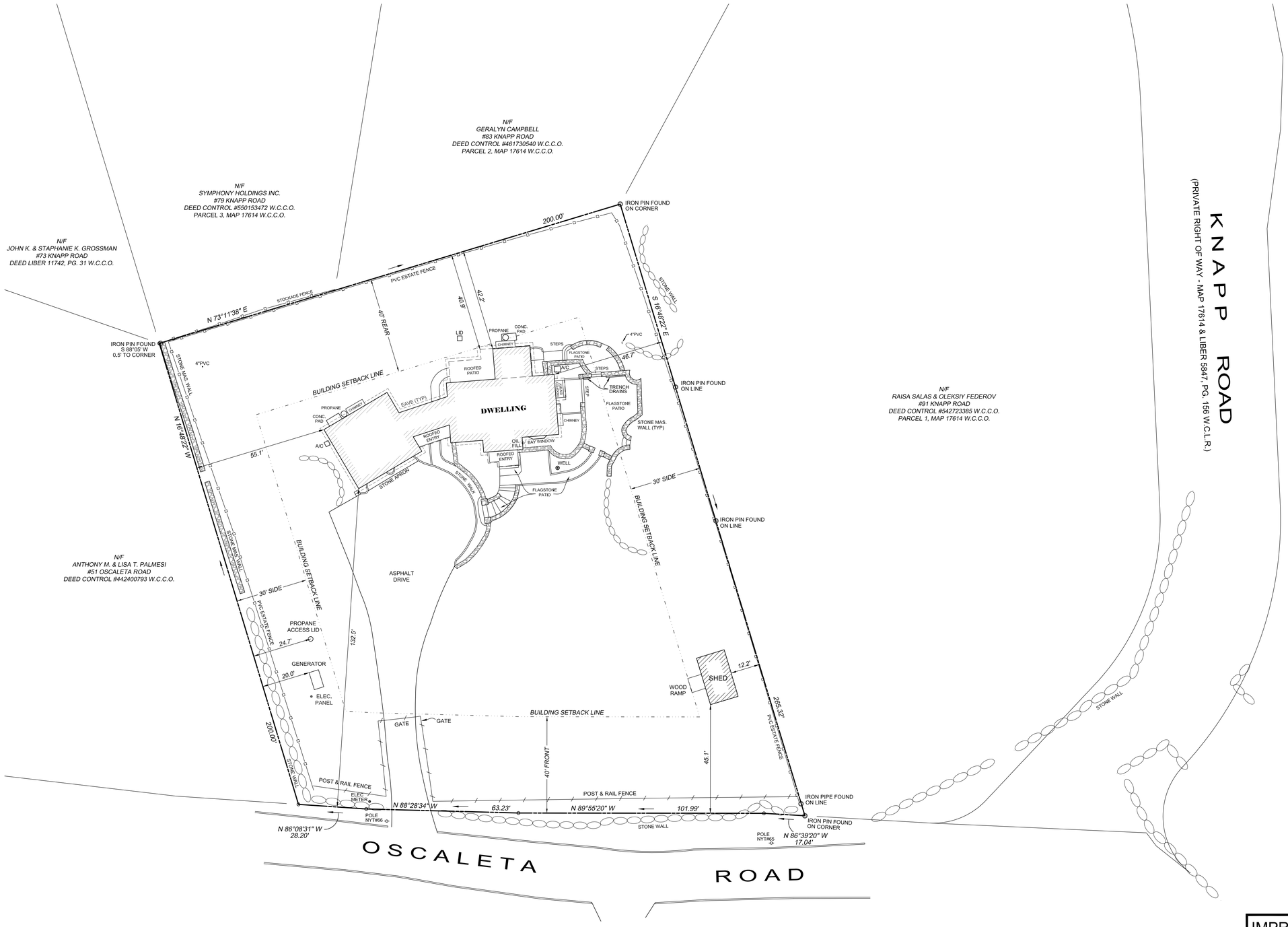
The property is located on the north side of (#45) Oscaleta Road, South Salem, NY designated on the Tax Map as Sheet 034C Block 11826 Lot 050, in a 1-AC, One-Acre Residential District, consisting of approximately 1.00 acres.

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 28th day of June 2022
in South Salem, New York

By: ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
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.



NOTES:

1. This map has been prepared as an Improvement Location Survey, intended to depict property boundaries and locations of improvements of the subject property.
2. Reference is made Maps 17614 of the W.C.C.O.
3. Reference is made to Bargain and Sale Deed Control Number 593103598 W.C.C.O.
4. Reference is made to Town of Lweisboro Tax Assessor Map 34C, Block 11826, Lot 50.
5. Area of Parcel = 46,679 s.f. / 1.0716 acres.
6. Wetlands, if any, have not been depicted hereon.
7. Reference is made to instruments of record as labeled hereon
8. Reference is made to FEMA Flood Insurance Rate Map Number 36119C0090F, Effective Date 9/28/2007. Subject Parcel does not lie within a Special Flood Hazard Area.
9. Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from record documents, municipal records, contractor's measurements and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.
10. Subject Parcel lies within District R-1A.

SURVEY CERTIFICATION:

I, Jorge P. Pereira, the surveyor who made this map do hereby certify that the field survey on which this map is based was completed on January 28, 2022 and that this map was completed on February 1, 2022. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

ON 5/10/2022 BY _____
JORGE P. PERIERA N.Y. REG. NO. 050780

Only title surveys bearing the makers embossed seal should be relied upon since other than embossed-seal copies may contain unauthorized and undetectable modifications, deletions, additions and changes.

A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.

ZONING DATA TABLE
District R-1A

LOT / BUILDING	REQ. / ALLOWED	EXISTING
Min. Lot Area	1 ACRE	1.0716 ACRES
Min. Lot Width/Circle	150 FT	200 FT
Building Area Coverage	12% (5,601 SF)	6.1% (2,860 SF)
SETBACKS	REQ/ALLOWED	EXISTING
Front Yard Setback	40 FT	132.5 FT
Side Yard Setback	30 FT	46.7 FT
Rear Yard Setback	40 FT	40.9 FT

No.	By	Date	Revision Note
2	JPP	5/10/2022	ADD LOCATION OF PROPANE TANK FOR GENERATOR.
1	JPP	2/1/2022	ADD LOCATIONS OF NEW SHED, GENERATOR, DRIVEWAY AND FENCING.

IMPROVEMENT LOCATION SURVEY
DEPICTING
#45 OSCALETA ROAD
HAMLET OF SOUTH SALEM, TOWN OF LEWISBORO
WESTCHESTER COUNTY, STATE OF NEW YORK
PREPARED FOR
LARIA CONSTRUCTION

Scale: 1"=20' (0 40 60)
Sheet No: ILS
Drawn By: CJV | Checked By: JPP | Date: 12/3/2020
Comm. No.: 10146-1

REDNISS & MEAD
PROFESSIONAL ENGINEERS AND LAND SURVEYORS, P.C.
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

45

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: jfarrell@lewisborogov.com

Zoning Denial 6/27/2022

The Hardart Residence
12 Gilbert St, South Salem
036F-10806-032

The applicant is proposing a garage and is requesting a rear yard setback of 9.2' whereas 25' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The applicant is proposing a garage and is requesting total square footage of 1280' whereas 600' is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

Deputy Building Inspector

Jeff Farrell

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, July 27, at 7:30 p.m., 79 Bouton Road, South Salem, New York, Justice Court.

CAL. NO. 20-22-BZ

Application of Paul Dennis, [Hardart, Frank J. III., owner of record], 12 Gilbert Street, South Salem, NY for the following variance of a proposed garage and is requesting a rear yard setback of 9.2' whereas 25' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; the applicant is proposing a garage and is requesting total square footage of 1280' whereas 600' is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

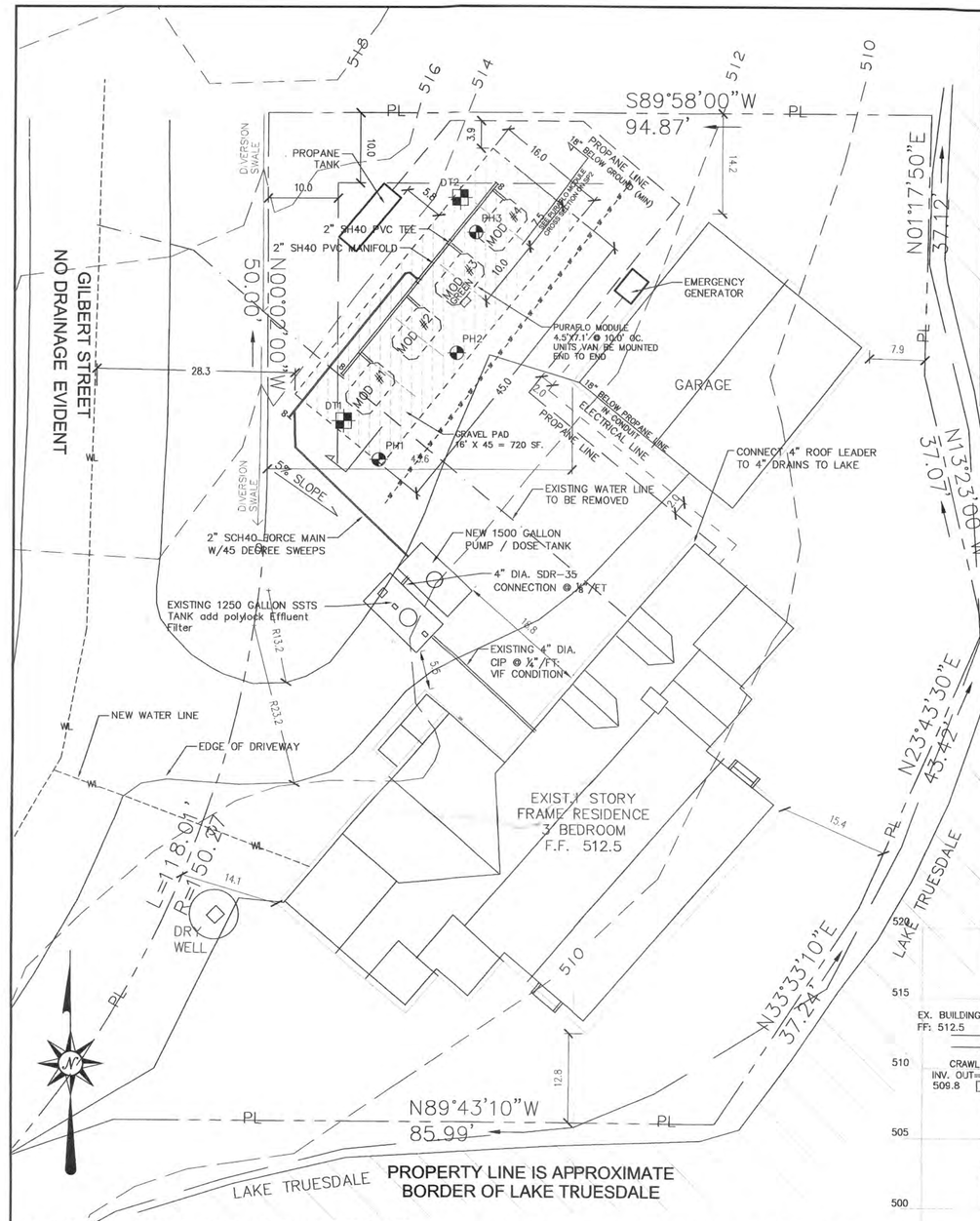
The property is located on the east side of (#12) Gilbert Street, South Salem, NY designated on the Tax Map as Sheet 036F, Block 10806, Lot 032 & 033, in an R-1/4AC, One Quarter Acre Residential District consisting of approximately 0.47 acres.

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 1st day of July 2022
in South Salem, New York

By: ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
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.



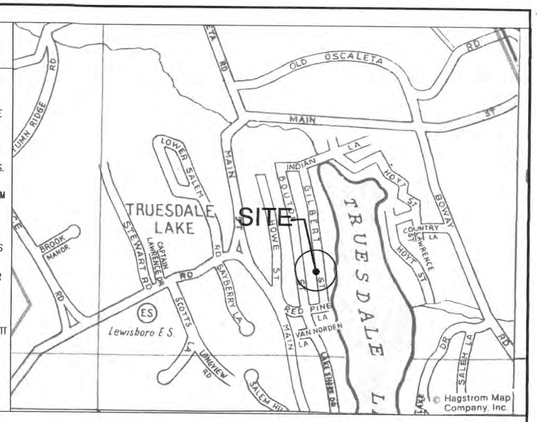
12 GILBERT STREET RESIDENCE
SEPTIC SITE PLAN
SCALE:1"=10'

WESTCHESTER COUNTY HEALTH DEPT. NOTES

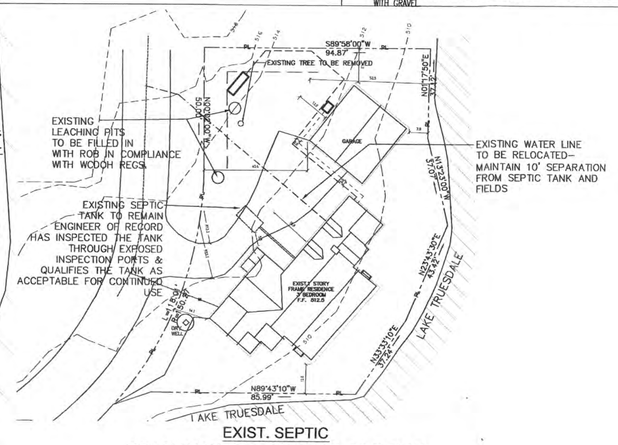
1. THE PROPOSED OWTS REMEDIATION AREA SHALL BE ISOLATED AND PROTECTED AGAINST DAMAGE BY EROSION, STORAGE OF EARTH OR MATERIALS, DISPLACEMENT, COMPACTION OR OTHER ADVERSE PHYSICAL CHANGE IN CHARACTERISTICS OF THE SOIL OR DRAINAGE OF THE AREA.
2. IF FOR ANY REASON THE APPROVED CONSTRUCTION PLAN CAN NOT BE FOLLOWED, A REVISED PLAN MUST BE PREPARED, SUBMITTED AND APPROVED BY WCDOH.
3. THE DESIGN PROFESSIONAL SHALL SUPERVISE THE CONSTRUCTION OF THE OWTS AND MAKE AN OPEN WORKS INSPECTION.
4. WITHIN 24 HOURS OF COMPLETION OF THE OWTS, THE DESIGN PROFESSIONAL MUST NOTIFY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH(WCDH) THAT THE OWTS IS READY FOR INSPECTION BY SUBMITTING A COMPLETED REQUEST FOR OPEN WORKS INSPECTION ON THE APPROPRIATE FORM TO THE WCDH.
5. NO BACKFILLING OF A COMPLETED OWTS CAN OCCUR UNTIL AFTER IT HAS BEEN INSPECTED AND ACCEPTED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
6. ALL PIPES CONNECTING TO THE TANK AND BOXES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE BOX.
7. THE PROPOSED OWTS SHALL BE INSTALLED BY A WESTCHESTER COUNTY LICENSED SEPTIC CONTRACTOR.
8. PRIOR TO ANY EXCAVATION ALL UNDERGROUND UTILITIES MUST BE LOCATED; CALL 1-800-962-7962.
9. NYCDEP MUST BE CONTACTED AT LEAST TWO DAYS PRIOR TO CONSTRUCTION OF THE OWTS SO THAT NYCDEP MAY INSPECT AND MONITOR THE INSTALLATION.
10. THERE ARE NO RESERVOIRS, RESERVOIR STEMS OR CONTROLLED LAKES WITHIN 500 FT. OF THE PROPOSED OWTS UNLESS OTHERWISE SHOWN ON THE PLAN.
11. THE EXISTING OWTS WILL BE ABANDONED OR REMOVED ACCORDING TO CURRENT WCDOH RULES AND REGULATIONS.
12. THERE ARE NO WELLS WITHIN 200' OF OWTS UNLESS SHOWN ON THE PLAN. COMMUNITY WATER SYSTEM.
13. THERE ARE NO OWTS WITHIN 200' OF WELL UNLESS SHOWN ON THE PLAN. COMMUNITY WATER SYSTEM.
14. THERE ARE NO NYSDEC WETLANDS OR WATER COURSES WITHIN 200 FEET OF THE PROPOSED OWTS UNLESS OTHERWISE SHOWN ON THE PLAN.
15. AFTER BACKFILLING THE OWTS, THE AREA SHALL BE COVERED WITH A MINIMUM OF 4 INCHES OF CLEAN TOP SOIL, SEEDED, AND MULCHED.
16. ALL TREES WITHIN 10 FEET OF THE PROPOSED SUBSURFACE SEWAGE TREATMENT SYSTEM (SSTS) SHALL BE REMOVED.
17. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
18. CUT OR FILL IS NOT PERMITTED IN THE SSTS AREA EXCEPT IF SO SPECIFIED ON THIS PLAN.
19. WCDOH DOES NOT APPROVE GARBAGE GRINDERS.
20. AFTER BACKFILLING THE SYSTEM, THE STONE PAD BETWEEN MODULES SHALL BE COVERED WITH A MINIMUM OF 6 INCHES OF TOP SOIL, SEEDED AND MULCHED.
21. THE OCCUPANCY OF THE RESIDENCE IS BASED UPON A PUMPING PROGRAM CURRENTLY SET AT A 7 DAY INTERVAL WHICH SHALL BE AMENDED TO A 4 DAY INTERVAL DURING CONSTRUCTION AND CONTINUE UNTIL THE OWTS IS APPROVED FOR USE.
22. THE WESTCHESTER COUNTY HEALTH DEPARTMENT APPROVAL EXPIRES ONE (1) YEARS FROM THE DATE OF THE APPROVAL STAMP AND IS REQUIRED TO BE RENEWED ON OR BEFORE THE EXPIRATION DATE. THE APPROVAL IS REVOCABLE FOR CAUSE OR MAY BE AMENDED OR MODIFIED WHEN CONSIDERED NECESSARY BY THE DEPARTMENT.
23. A COPY OF THE HOUSE PLANS SUBMITTED TO THE BUILDING INSPECTOR OF THE LOCAL MUNICIPALITY, WHEN FILING FOR A BUILDING PERMIT, MUST BE SUBMITTED TO THE WESTCHESTER COUNTY HEALTH DEPARTMENT TO VERIFY THE BEDROOM COUNT.
22. ABANDONMENT OF THE EXISTING SSTS SHALL BE IN CONFORMANCE WITH WESTCHESTER COUNTY RULES & REGULATIONS. FILL EXISTING SEEPAGE PITS WITH GRAVEL.

CONSTRUCTION NOTES

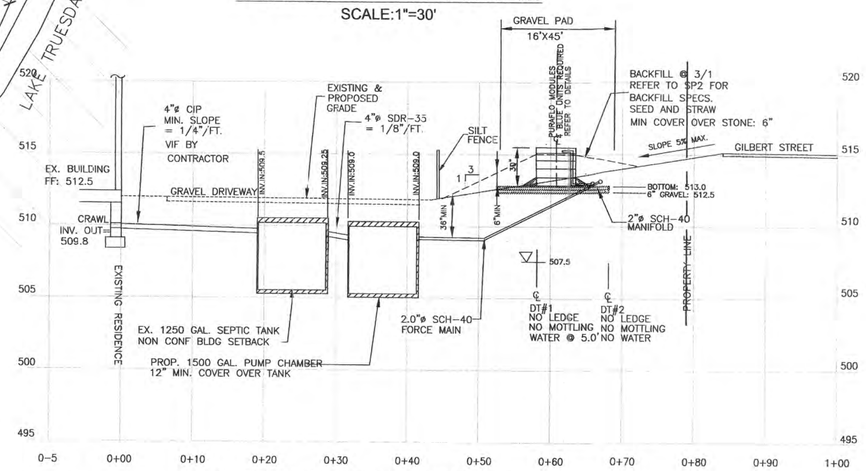
1. THE CONTRACTOR SHALL REMOVE AND STOCKPILE AVAILABLE TOPSOIL AT THE SITE; NOT TO BE PLACED IN AREA OF FUTURE SEPTIC SYSTEM.
2. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS NECESSARY FOR COMPLETE INSTALLATION AS PER THESE PLANS.
3. THE CONTRACTOR SHALL EXCAVATE ALL ORGANIC MATERIAL FROM EXISTING TRENCH AREA.
4. PURAFLO MODULES SHALL BE SHALL BEONNUELAT GRADE, REFER TO SPECIFIC CONSTRUCTION PER MANUF. SPECIFICATIONS
5. SEPTIC SYSTEM NOT TO BE DRIVEN OVER PRIOR TO AND AFTER CONSTRUCTION
6. CONTRACTOR MUST VERIFY ALL LOCATIONS IN THE FIELD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY P. W. SCOTT ENGINEERING & ARCHITECTURE, P. C. IF ANY DEVIATION OR ALTERATION IS REQUIRED FOR COMPLETION OF THIS PROJECT.



VICINITY MAP
1" = 1000'



EXIST. SEPTIC DEMOLITION / SOIL REMOVAL SITE PLAN
SCALE:1"=30'



HYDRAULIC SECTION: A-A @ FIELD
SCALE:1"=5'v 1"=10'h

INVERT CHART

BUILDING F. F.	512.5
INV. OUT	509.8 EXIST VIF
SEPTIC TANK	
RIM	512.0
INV. IN	509.5 EXIST VIF
INV. OUT	509.25 EXIST VIF
PUMP CHAMBER	
RIM	512.0
INV. IN	509.0
INV. OUT	509.0
BOTTOM	505.0PS
PURAFLO: 4 PODS (3 BLUE & 1 GREEN)	
BASE OF UNITS:	513.0
BASE OF GRAVEL:	512.5

GENERAL NOTE:
CONTRACTOR TO VERIFY FF ELEVATION IN FIELD PRIOR TO START OF CONSTRUCTION
DATUM (512.5) IS FIRST FLOOR OF RESIDENCE

DEEP TEST PIT DATA

HOLE NO. DT1		HOLE NO. DT2	
0 – 20"	TOPSOIL	0 – 16"	TOPSOIL
20" – 36"	Olive Brown sandy LOAM	16" – 28"	Olive Brown sandy LOAM
36" – 84"	DARK BROWN SANDY/SILTY LOAM	28" – 84"	DARK BROWN SANDY/SILTY LOAM
DEPTH TO MOTTLING: NONE		DEPTH TO MOTTLING: NONE	
DEPTH TO WATER: 5'-0"		DEPTH TO WATER: NONE	
DEPTH TO LEDGE: NONE		DEPTH TO LEDGE: NONE	

PERC TESTS — DESIGN RATE

PT1	1" IN 24 MIN.	20.0 – 30.0 MIN / IN
PT2	1" IN 30 MIN.	30.0 – 45.0 MIN / IN
PT3	1" IN 40 MIN.	30.0 – 45.0 MIN / IN

DESIGN DATA

3 BEDROOM (based upon Town Lewisboro records)
BASED UPON WCDOH REGULATIONS
FLOW PER BEDROOM: 200 GPD

TOTAL FLOW: (3) 200 = 600 GPD
Percolation Rate:
Primary: 40 Min/In governs
Reserve: NOT REQUIRED

Deep Test #	Depth Water	Depth Mottling	Depth to Rock
1	5'-0"	NONE	NONE
2	NONE	NONE	NONE

NOTE:
AN INSPECTION WAS PERFORMED BY THE PROFESSIONAL ENGINEER ON FEBRUARY 8, 2021 AND THERE ARE NO CHANGES IN THE OWTS AREA SINCE THE PERFORMANCE OF THE INITIAL SOIL TESTING ON 12/14/2012 AND THE ISSUANCE OF THE LAST PERMIT."

SYSTEM DESIGN: 600 GPD

SLOPE ACROSS OWTS: 5.7%
SEPTIC TANK: Existing 1250 Gallons
EXISTING PERCOLATION RATE: 1" IN 40 MINUTES; REFER TO TEST DATA SHEETS

APPLICATION RATE: PAD/BED: 0.83 GPD/SF

REPLACEMENT PURAFLO UNITS: PAD DISPOSAL METHOD A

Trench area required: 600/0.83 = 722 SF.
PAD SIZE REQUIRED: 16' x 45'= 720 SF.

POD TREATMENT CAPACITY: 4 x 150 GPD = 600 GPD.

NOTE: GARBAGE GRINDERS ARE NOT PERMITTED.
FILL REQUIRED: limited to back fill of the units. With this system the existing soil shall be maintained.

PROPERTY IDENTIFICATION

OWNER: FRANK HARDART
ADDRESS: 12 GILBERT STREET
SOUTH SALEM, NY 10690

E911 # : 12 GILBERT STREET
T.M. #: SECTION 0036F, BLOCK 10806, LOT 032
PROPERTY ADDRESS: 12 GILBERT STREET
SOUTH SALEM, NY 10690

NYC DEP WATERSHED: CROSS RIVER BASIN

AREA OF HOUSE
EXISTING: 2,160 SF
BEDROOMS: 3 BEDROOM

GENERAL NOTES FOR NYC WATERSHED

1. THE PROPERTY IS SERVICED BY A MUNICIPAL WATER SYSTEM.
2. SEPTIC SYSTEM INSTALLATION:START OF CONSTRUCTION: MARCH 2021
   COMPLETION DATE: APRIL 2022
3. LIMIT OF DISTURBANCE = 1,700 SF (0.04 ACRES) LAWN AREA.
4. PLAN REPRESENTS REPAIR: DISTANCE TO LAKE REMAINS THE SAME.
5. SOILS ON PROPERTY: PAXTON Pnc
6. PROPERTY IS IN CROSS RIVER WATERSHED.
7. THERE ARE NO NYSDEC WETLANDS OR WATERCOURSES WITHIN 200 FEET OF THE PROPOSED OWTS UNLESS OTHERWISE SHOWN ON THE PLAN.
8. THERE ARE NO RESERVOIRS, RESERVOIR STEMS OR CONTROLLED LAKE WITHIN 500 FEET OF THE PROPOSED OWTS UNLESS OTHERWISE SHOWN ON PLAN.
9. NYCDEP MUST BE CONTACTED AT LEAST TWO DAYS PRIOR TO START OF CONSTRUCTION OF THE OWTS SO THAT THE NYCDEP MAY INSPECT AND MONITOR THE INSTALLATION.

LEGEND

PL	PROPERTY LINE
468	EXISTING CONTOUR
× 463.3	EXISTING SPOT ELEVATION
(472)	PROPOSED CONTOUR
HP	HIGH POINT IN GRADE
x (463.3)	PROPOSED SPOT ELEVATION
PT#	PERCOLATION TEST HOLE
DT#	DEEP TEST HOLE
RD/FD	ROOF AND FOOTING DRAIN
	SOIL BOUNDARY
SF	SILT FENCE
	EXISTING CATCH BASIN
	PROPOSED SWALE
WL	WATER LINE

SEQUENCE OF CONSTRUCTION

1. Install silt fence
2. Install 1500 dose tank. Connect existing 1250 gallon septic tank outlet piping to new 1500 gallon dose tank.
3. Using pump dose chamber/existing septic tank initiate a pump out program on a 4-day cycle.
4. Remove existing leach pit and soil as noted on the approved plans to install Puraflo gravel pad: Fill existing pits with gravel.
5. Relocate existing roof drain along westerly property line, connecting to Lake discharge pipes.
6. Install level gravel pad of clean broken stone(3/4"to 1" dia., cover with filter fabric before backfilling.
7. Install (4) Puraflo Pods (3 blue and 1 green) unit on gravel pad as noted on plans. Backfill units per details.
8. Install force main piping from new dose chamber to pods as noted on details.
9. Install sewage pumps with appropriate dose cycles - Engineer of Record to field-test for compliance
10. Schedule As Built Field Inspection with Westchester County Department of Health
11. Topsoil and seed as required. Once grass is in place remove silt fence.

NOTE: DO NOT SCALE DRAWINGS DIMENSIONS SUPERCEDE SCALE

THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADES/PERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

SURVEY NOTES:

1. INFORMATION TAKEN FROM STANLEY JOHNSON SURVEYORS.
2. AREA OF LOT: 0.32 ACRES

SOILS LEGEND

PnD - PAXTON FINE SANDY LOAM, 5 TO 15 PERCENT SLOPES.

IT IS A VIOLATION OF ARTICLE VII OF THE STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY UNLESS SAID PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO THE ITEM ALTERED HIS/HER SEAL AND SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NYCDEP LOG # 2012-CR-0821-DTS.1
L 2021-01R
APPROVED FOR CONSTRUCTION
REMEDIATION
MAR 15, 2021
WEST. CO. DEPT OF HEALTH
BY
Formerly L2013-03R
1/3
WESTCHESTER COUNTY APPROVAL STAMP

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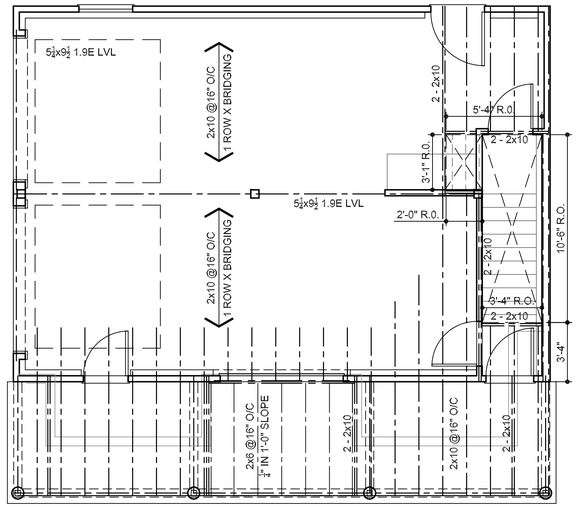
Revisions		
No.	Date	Description
A	02/27/13	REVISED PER WCDOH
B	03/04/13	REVISED PER NYCDEP
C	03/12/13	REVISED PER WCDOH
D	1/8/21	SEPTIC RENEWAL
E	2/11/21	ADDITION OF PROPANE TANK&GENERATOR

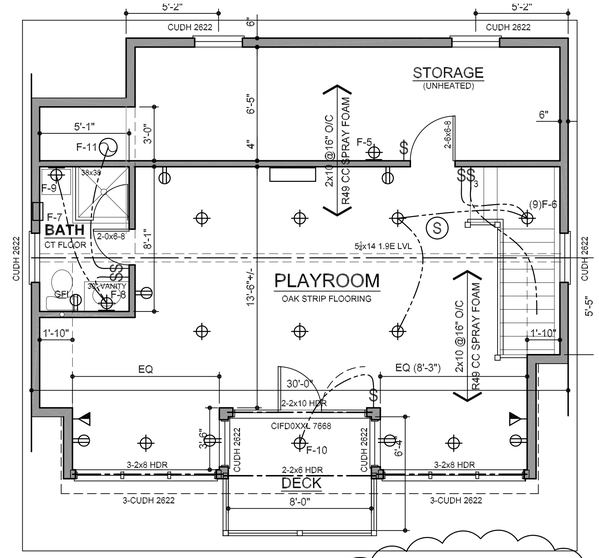
Dwg. Title	SEPTIC REMEDIATION PLAN	Seal	Dwg. No.
Project Title	12 GILBERT STREET LEWISBORO, NY		SP1
Proj. No.	20-132	Drawn by MA/PWS	
Date	1/8/21	Scale AS NOTED	

FOUNDATION NOTES:

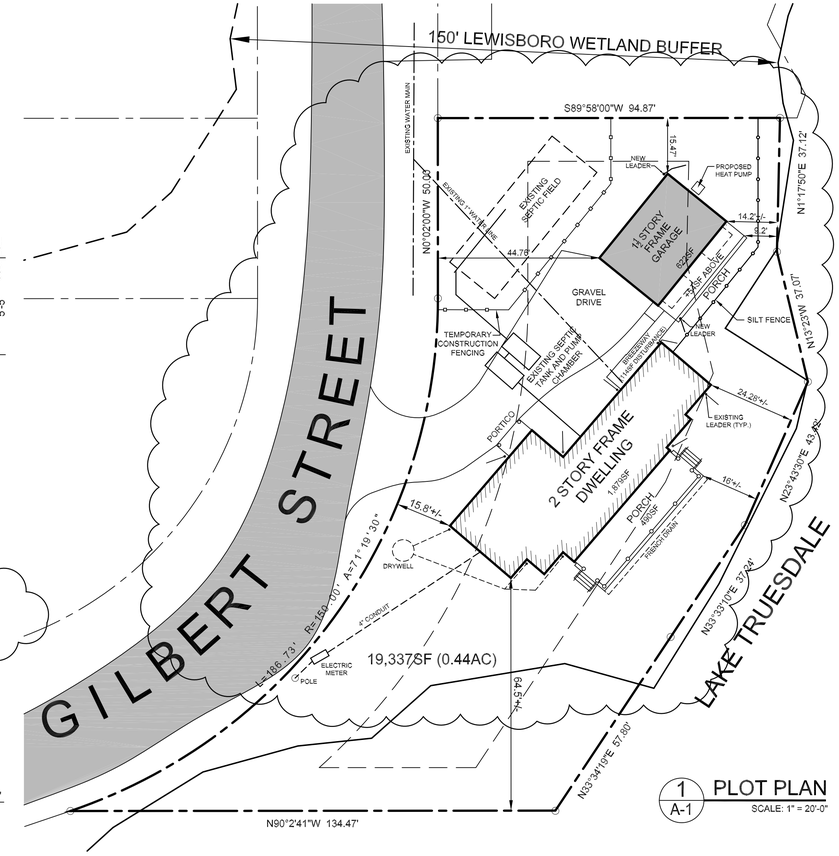
1. STAKE OUT THE EXISTING FOOTPRINT OF THE GARAGE BEFORE DEMOLISHING THE EXISTING .
2. MINIMUM SOIL BEARING CAPACITY TO BE 2 TONS/SF, ON UNDISTURBED SUBSOIL OR 90% COMPACTED FILL. WHERE OVER-EXCAVATION IS NECESSARY, PROVIDE 90% COMPACTED CRUSHED STONE OR CONCRETE FILL.
3. WHERE COMPACTED SUBGRADE IS LOOSE OR UNSUITABLE FOR VAPOR RETARDER AND INSTALLATION OF SLAB-ON-GRADE, INSTALL 4" OF COMPACTED ¾" CRUSHED STONE BASE.
4. CONCRETE FOR FOUNDATION WALLS AND STRIP FOOTINGSTO BE MIN. 3,000PSI 28-DAY COMPRESSIVE STRENGTH. INTERIOR SLABS TO BE 2,500PSI. MIN. COVER TO REINFORCEMENT TO BE 1½". THICKNESS OF STRIP FOOTINGS TO BE NOT LESS THAN THE WIDTH OF WALL BEARING ON IT.
5. INSTALL ½" GALVANIZED STEEL ANCHOR BOLTS SPACED NOT MORE THAN 4'-0" O/C. MASAP MUDSILL ANCHORS MAY BE USED IN LIEU OF ANCHOR BOLTS.
6. FOUNDATION WALLS ARE DESIGNED TO BE PLACED IN A SINGLE POUR. HORIZONTAL COLD JOINTS ARE NOT PERMITTED. WHERE VERTICAL COLD JOINTS ARE NECESSARY, INSTALL #4 DOWELS X 48" LENGTH AT 16" O/C.
7. ALL REINFORCING BARS TO BE A MINIMUM OF GRADE 40 DEFORMED BARS. MINIMUM LAP AT SPLICES TO BE NOT LESS THAN 40 TIMES THE BAR DIAMETER.
8. FOUNDATION WALLS TO HAVE A MINIMUM 14-DAY SET BEFORE COMMENCING BACKFILL. PLACE BACKFILL IN 12" LIFTS, EQUAL ON BOTH SIDES FOR ENTIRE LENGTH OF FOUNDATION WALL.
9. POST FOOTING FORMS WHERE INDICATED, TO BE SONOTUBE TUBEBASE OR BIGFOOT FORMS, SET ON A MINIMUM 4" COMPACTED CRUSHED STONE BASE.
10. POSTS TO BE SECURED TO FOOTINGS WITH SIMPSON ABU SERIES POST BASES, TO HEADERS WITH TYPE BC OR BCS POST CAPS, SIZE TO SUIT POSTS. WHERE PT POSTS ARE INDICATED TO BE SECURED TO FOOTINGS BELOW GRADE, USE STAINLESS STEEL POST BASES.



4 A-1 2ND FLOOR FRAMING PLAN
SCALE: ¼" = 1'-0"



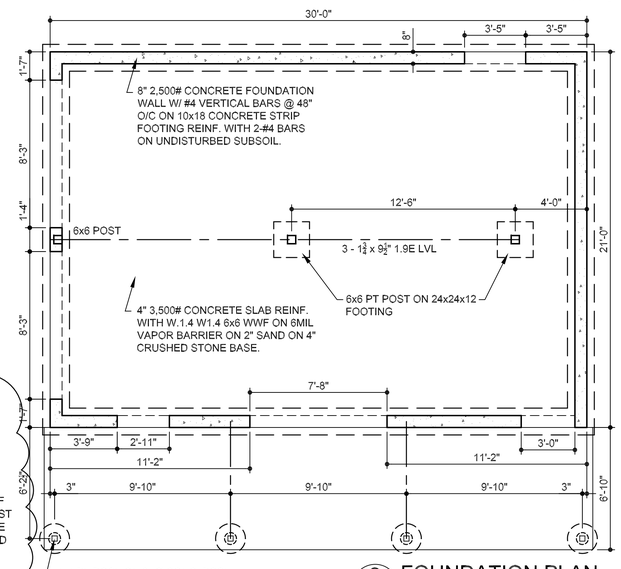
3 A-1 2ND FLOOR PLAN
SCALE: ¼" = 1'-0"
+477GSF LIVING SPACE
+173GSF UNHEATED STORAGE
+51GSF DECK



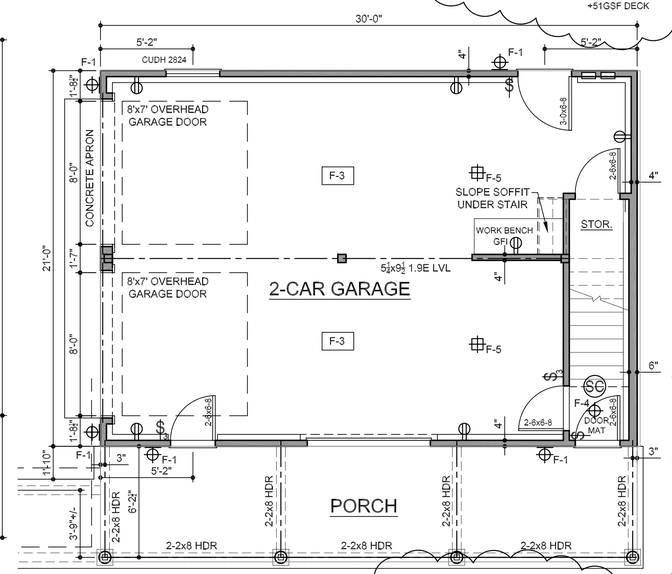
1 A-1 PLOT PLAN
SCALE: 1" = 20'-0"

LEGEND

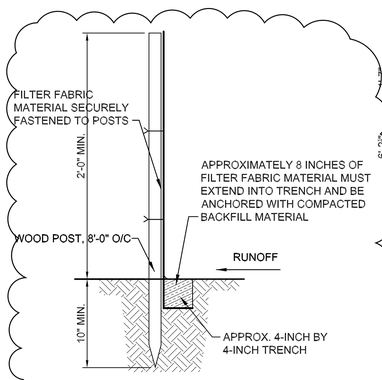
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW PARTITION
- FIBERGLASS BATT INSULATION
- CONCRETE MASONRY UNIT (BLOCK)
- CONCRETE
- STONE
- CRUSHED STONE/ GRAVEL
- RIGID INSULATION
- STRUCTURAL STEEL
- NEW DIMENSIONAL LUMBER
- SHIM OR BLOCKING AS REQUIRED
- LINE OF BEAM OR HEADER ABOVE
- PT PRESSURE TREATED
- T.O. TRIMMED (CASED) OPENING
- R.O. ROUGH OPENING
- PD POCKET DOOR
- EX EXISTING
- FPSC FIRE PROOF SELF-CLOSING
- E.W. EGRESS WINDOW



3 A-1 FOUNDATION PLAN
SCALE: ¼" = 1'-0"



2 A-1 GARAGE PLAN
SCALE: ¼" = 1'-0"
633SF GARAGE
194SF PORCH



FILTER FABRIC SILT FENCE
NOT TO SCALE

GENERAL NOTES:

1. ALL DIMENSIONS INDICATED FOR NEW WORK ARE NOMINAL STUD TO STUD EXISTING DIMENSIONS INDICATED ARE FINISH TO FINISH. VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.
2. ALL MATERIALS, COMPONENTS AND ACCESSORIES USED FOR THE CONSTRUCTION OF THE WORK INDICATED SHALL BE NEW, FIRST QUALITY AND SPECIFICALLY RECOMMENDED BY THEIR MANUFACTURER FOR THE USE INTENDED. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS AND DIAGRAMS AND INCLUDE ALL RELATED WORK UPON WHICH THEIR PROPER INSTALLATION AND WARRANTY DEPENDS.
3. ALL FRAMING LUMBER TO BE #2 GRADE DOUGLAS FIR, OR BETTER. SILL PLATES TO BE SET ON SILL SEALER AND TERMITE SHIELDS. DOUBLE-UP FJ'S, CJ'S AND RAFTERS AT OPENINGS REQUIRING CUT MEMBERS. SILLS AND WOOD MEMBERS EXPOSED TO WEATHER TO BE #1 GRADE SYP PRESSURE TREATED WOOD. USE MATERIAL RATED FOR CONTINUOUS GROUND CONTACT WHERE IN CONTACT WITH GROUND. OSB SHEATHING WILL BE REJECTED. DOUBLE-UP FLOOR JOISTS BELOW LOADBEARING PARTITIONS PARALLEL TO FRAMING DIRECTION.
4. EXTERIOR WALL CONSTRUCTION TO BE WOOD LAP SIDING TO MATCH EXISTING HOUSE ON 1-LAYER HOUSEWRAP, ON ½" CDX PLYWOOD SHEATHING, ON 2x4 STUDS AT GARAGE LEVEL AND 2x6 STUDS @ 16" O/C WITH R-20 FIBERGLASS BATT INSULATION, ½" GWB INTERIOR FACE, SCREW APPLIED AT THE UPPER LEVEL.
5. INTERIOR PARTITIONS TO BE 2x4 STUDS @ 16" O/C, UNLESS OTHERWISE INDICATED. FINISH EXPOSED FACES WITH ½" GYPSUM WALLBOARD. WHERE STONE OR CERAMIC TILE FINISHES ARE SCHEDULED, PROVIDE ¼" FIBER CEMENT BACKER BOARD.
6. SECURE RAFTERS TO WALL PLATES WITH H2.5T SEISMIC/ HURRICANE CLIPS. SHEATHING IS DESIGNED TO RESIST DESIGN WIND LOADS. FLOATING EDGES IN SHEATHING ARE NOT PERMITTED. PROVIDE WOOD BLOCKING AT FLOATING EDGES AND SECURELY FASTEN BOTH EDGES.
7. WINDOWS INDICATED ARE MARVIN. EXTERIOR FINISH COLOR TO BE WHITE. PROVIDE ALL UNITS WITH EXTENSION JAMBS AND SCREENS. VERIFY MANUFACTURERS MINIMUM ROUGH OPENING DIMENSIONS FOR UNITS INDICATED. UNITS ANNOTATED "EGRESS WINDOW" MAY NOT BE CHANGED IN EITHER SIZE OR MANUFACTURE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
8. ROOF CONSTRUCTION TO BE ASPHALT SHINGLES ON 1-LAYER OF POLYPROPYLENE UNDERLAYMENT ON ½" OSB ROOF DECK ON SCHEDULED RAFTERS @ 16" O/C TO MATCH EXISTING HOUSE. APPLY ICE AND WATER SHIELD AT EAVES AND EXTEND NOT LESS THAN 2' BEYOND INTERIOR FACE OF EXTERIOR WALLS
9. WHERE ROOFS INTERSECT WITH WALLS, EXTEND ICE/WATER SHIELD UP WALLS MINIMUM 8", AND OVER ENTIRE ROOF SURFACE OF ROOF WITH A PITCH OF 3 IN 12 OR LESS. PROVIDE METAL FLASHING AT ROOF TO SIDEWALLS. USE STAINLESS STEEL OR COPPER FLASHINGS IN CONTACT WITH CEDAR SIDING OR PRESSURE TREATED WOOD.
10. CROSS BRIDGING TO BE METAL TENSION BRIDGING. SOLID BLOCKING IN LIEU OF BRIDGING WILL BE REJECTED. INSTALL ROWS OF BRIDGING NOT LESS THAN 5'-0" FROM JOIST BEARING AND NOT MORE THAN 8'-0" APART UNLESS INDICATED OTHERWISE. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS OVER ALL LOAD-BEARING PARTITONS.
11. UNLESS OTHERWISE NOTED, PROVIDE ONE JACK STUD AT EACH END OF ALL HEADERS WITH A CLEAR SPAN OF LESS THAN 6'-1" AND TWO JACK STUDS AT HEADERS WITH LONGER SPANS. WHERE POSTS ARE INDICATED ON THE PLANS, THEY ARE JACK STUDS. MINIMUM SIZE HEADERS AT INTERIOR DOORS TO BE 2-2x6 U.O.N. HEADERS AT LOADBEARING PARTITIONS ARE INDICATED ON THE DRAWINGS.
12. PAINT ALL EXPOSED DRYWALL AND CEILING SURFACES WITH 1-COAT OF VALSPAR PRIMER/ SEALER AND 2-COATS FLAT LATEX FINISH. PAINT ALL TRIM AND DOORS WITH 1-COAT ALKYD PRIMER AND 3-COATS LATEX EGGSHELL FINISH.
13. PROVIDE GUTTERS AND LEADERS TO MATCH EXISTING, CONNECT TO EXISTING STORM WATER SYSTEM.

SITEWORK NOTES:

1. NET INCREASE IN IMPERVIOUS COVERAGE IS 114SF
2. NO TREES ARE TO BE REMOVED
3. NO TOPSOIL OR FILL IS TO BE STOCKPILED ON SITE
4. CONSTRUCTION ACCESS IS THE EXISTING GRAVEL DRIVEWAY

TOWN OF LEWISBORO ZONING CALCULATION

GARAGE, 12 GILBERT STREET, SOUTH SALEM, NY 10590
SECTION 36F, BLOCK 10806, LOT 32
ZONING DISTRICT R-1/ 4, RESIDENTIAL

Bulk Regulations:	Required/Allowable	Existing/Proposed	Variance Required
Lot Area:	¼ ACRE	0.44 AC.	No
Lot Width:	75'	236.73'	No
Building Height: Stories:	2½	1½ /2	No
Feet:	35'	14'-0"/ 15'-0"	No
Front Yard Setback:	25'	15.8'	No
Side Yard Setbacks:	12'	64.5' House 15.7' Garage	No No
Rear Yard Setback:	25'	24.3'+/- House 9.2'+/- Garage	No Yes
Max Building Coverage:	25%	17.9%/ 18.5%	No

BUILDING COVERAGE:

EXISTING HOUSE AND PORCHES =	2,610 SF
GARAGE AND PORCH (UNCHANGED) =	820 SF
BREEZEWAY =	+114 SF
TOTAL =	3,550 SF

ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE:
FOR THE TOWN OF LEWISBORO, WESTCHESTER COUNTY
TABLE 402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4A	0.32	0.55	0.40	49	20 or 13+5	8/13	19	10/13	10, 2FT	10/13

FILL CAVITIES EXPOSED IN EXISTING FRAMING TO EXTERIOR WITH FIBERGLASS BATT INSULATION PER 2020 NYS RC SECTION AJ104.1.1

DESIGN CRITERIA, RESIDENTIAL CODE OF NEW YORK STATE
FOR THE TOWN OF LEWISBORO, WESTCHESTER COUNTY
Table R301.2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM:				Winter Design Temperature	Ice shield underlayment required	Flood hazards	Air freezing index
			Weathering	Frost line depth	Termites	Decay				
30 lbs/sf	115	B	Severe	3'-6"	Moderate to Heavy	Slight to Moderate	7	Yes	No - per map 36119C0095F eff. 9/28/2007	<1500

SCOPE OF WORK

WORK COMPRISES REBUILDING AN EXISTING 2-CAR GARAGE. THE LOCATION AND FOOTPRINT IS TO REMAIN UNCHANGED AND CONSISTS OF A 630SF GARAGE WITH A 198SF STORAGE LOFT AND A 230SF PORCH. THE GARAGE WAS BUILT IN 1926 ON A CONCRETE SLAB AND IS ABOUT 12" BELOW GRADE. THE WORK IS TO REMOVE THE EXISTING GARAGE, BUILD A FOUNDATION AND FLOOR SLAB JUST ABOVE GRADE AND REBUILD THE GARAGE. THE BUILDING IS TO HAVE A ½ STORY ABOVE THE GARAGE CONTAINING A PLAYROOM, BATHROOM AND STORAGE. THE GARAGE IS TO HAVE A BREEZEWAY CONNECTING TO THE HOUSE AND A SPIRAL STAIR IS TO BE BUILT IN THE REAR ALLOWING EASIER ACCESS FROM THE UPPER PORCH TO THE LAKEFRONT LEVEL.

CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES:
2020 RESIDENTIAL CODE OF NEW YORK STATE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
2017 NATIONAL ELECTRICAL CODE (NFPA 70)
TOWN OF LEWISBORO MUNICIPAL CODE
IF CONFLICTS EXIST BETWEEN DIFFERENT CODES, THE STRICTER CODE SHALL APPLY.

#	ISSUE	DATE
3	PB COMMENTS	6-1-2022
2	REV. SETBACKS, COVERAGE	5-5-2022
1	PERMITS	8-2-2021

REGISTERED ARCHITECT PAUL R. DENNIS 16781 STATE OF NEW YORK

PAUL DENNIS, NEW YORK A-16781

PAUL DENNIS, A.I.A.
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pauldennis.architects@gmail.com

GARAGE REBUILD
12 GILBERT STREET
SOUTH SALEM, NY 10590

TITLE
PLOT PLAN
FLOOR PLANS,
NOTES,

DATE	MAY 22, 2021
SCALE	1/4" = 1'-0", U.O.N.
DRAWN BY	LP/ PD
CHECKED BY	
JOB	2295
DRAWING #	A-1
SHEET 1 OF 5	