

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, January 24, 2024, 7:30 P.M.

79 Bouton Road, South Salem,
Justice Court

I. Review and adoption of the Minutes of December 20, 2023.

II. PUBLIC HEARING

CAL. NO. 35-23-BZ

Application of Don Biallosterski, [Biallosterski, Don & Baricevic, Andela, owner of record], 72 Lake Shore Drive, South Salem, NY for the following variance of the proposed new entry porch and balcony to the existing residence will have a 11.33' front yard setback whereas 25' are required per article IV section 220-12 schedule of dimensional and bulk requirements for residential districts of the Town of Lewisboro Zoning Code therefore requiring a front yard variance of 13.67'.

The property is located on the east side of (#72) Lake Shore Drive, South Salem, NY designated on the Tax Map as Sheet 036G, Block 10807, Lot 015 & 016, in an SCR R-1/4 AC, Quarter-Acre Residential District consisting of approximately 1.50 acres.

CAL. NO. 36-23-BZ Amended ADJOURNED TILL FEBRUARY 28, 2024

Application of Michael Fuller Sirignano [Tomfohr, John, owner of record], 264 Hawley Road, North Salem, NY for the following variance of the proposed replacement of an in-ground pool, (1) the pool and other accessory structures, will not be on the same lot as the house, the principal building which is located in the Town of North Salem on a different tax lot; and (2) the pool and other accessory structures will be zero feet from the rear lot line where a 50 foot setback is required. The following variances will be required for the proposed replacement pool and other accessory structures referenced above: 1. A variation of Article III, Section 220-10A of the Zoning Ordinance that requires accessory structures to be on the same lot as a duly authorized principal building to which it is accessory as the proposed pool and other accessory structures will be located on tax lots separated from the lot on which the house is located by the Town Line between the Town of North Salem and the Town of Lewisboro. 2. A variation of Article IV, Section 220-23E of the Zoning Ordinance to permit a pool and other accessory structures, including hot tub, pool, pool deck, BBQ area, two tree box planters, stone garden wall/retaining walls, gates and fences, pool equipment, and utility tank, to be located zero feet from the rear lot line where a 50-foot setback is required.

The property is located on the south side of (#264) Hawley Road, North Salem, NY designated on the Tax Map as Sheet 0033, Block 11155, Lots 116 & 014 & 027 (includes lots 036, 177 & 178), in an R-4AC, Four-Acre Residential District consisting of approximately 12.43 acres.

III. CORRESPONDENCE & GENERAL BUSINESS

IV. NEXT MEETING

February 28, 2023

V. ADJOURN MEETING

TOWN OF LEWISBORO, WESTCHESTER COUNTY

ZONING BOARD OF APPEALS – December 20, 2023

[illegible]

TOWN OF LEWISBORO
Building Department
Bouton Road
South Salem, NY 10590
Email: kkelly@lewisborogov.com



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TTY 800-662-1220

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Date 11/15/23
Zoning Denial App. # 2023-0587

BIALLOSTERSKI, DON & BARICEVIC, ANDELA
72 Lake Shore Dr, South Salem, NY
36G-10807-015

The proposed new entry porch and balcony to the existing residence will have a 11.33' front yard setback whereas 25' are required per article IV section 220-12 schedule of dimensional and bulk requirements for residential districts of the Town of Lewisboro Zoning Code therefore requiring a front yard variance of 13.67'.

Kevin J. Kelly

A handwritten signature in black ink, appearing to read "K. J. Kelly", is written over a light gray grid background.

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, December 20, 2023, at 7:30 p.m., 79 Bouton Road, South Salem, New York, Justice Court.

CAL. NO. 35-23-BZ

Application of Don Biallosterski, [Biallosterski, Don & Baricevic, Andela, owner of record], 72 Lake Shore Drive, South Salem, NY for the following variance of the proposed new entry porch and balcony to the existing residence will have a 11.33' front yard setback whereas 25' are required per article IV section 220-12 schedule of dimensional and bulk requirements for residential districts of the Town of Lewisboro Zoning Code therefore requiring a front yard variance of 13.67'.

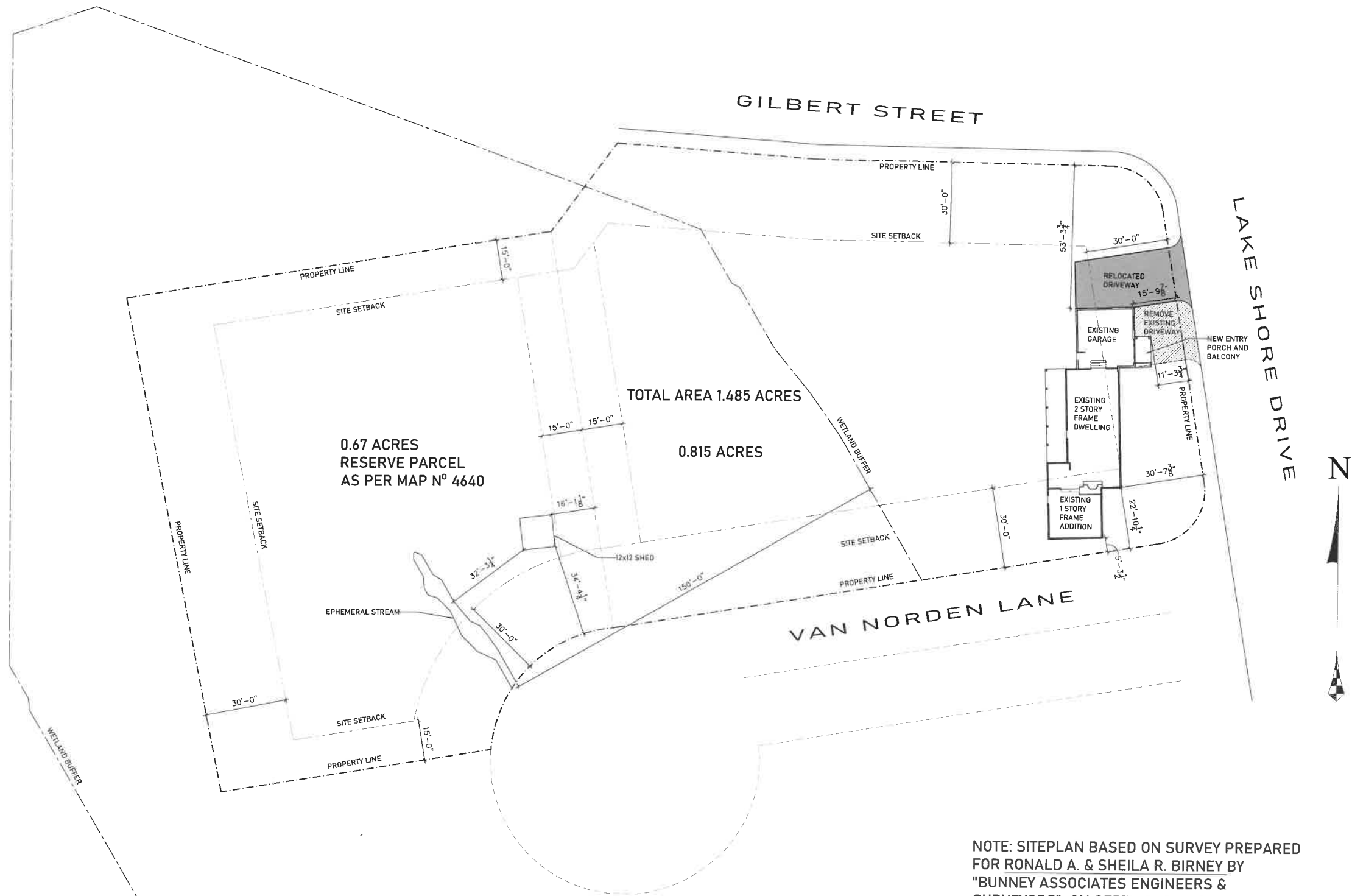
The property is located on the east side of (#72) Lake Shore Drive, South Salem, NY designated on the Tax Map as Sheet 036G, Block 10807, Lot 015 & 016, in an SCR R-1/4 AC, Quarter-Acre Residential District consisting of approximately 1.50 acres.

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 December 2023
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 accommodation to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.



1
SP10 Proposed Site Plan
Scale: 1" = 20'-0"

NOTE: SITEPLAN BASED ON SURVEY PREPARED
FOR RONALD A. & SHEILA R. BIRNEY BY
"BUNNEY ASSOCIATES ENGINEERS &
SURVEYORS" ON SEPTEMBER 9, 1969

72 Lake Shore
72 Lake Shore Drive
South Salem, NY 10590

PROJECT TEAM:

Architect

Multitude Studio
Nathan Dalesio
85 Main Street
South Salem, NY 10590
860.593.6500

KEY PLAN



REVISIONS

MULTITUDE STUDIO
ARCHITECTURE

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nate@multitudestudio.com

SEAL



DATE: 2023.11.29

JOB NO: 23-01

SCALE: 1" = 20'

TITLE:

EXISTING FLOOR PLANS

DWG NO.

EX1.0

72 Lake Shore Renovation

72 Lake Shore Drive
South Salem, NY 10590



Zoning Chart: Zone R-1/2A

	MINIMUM	MAXIMUM	EXISTING/PROPOSED
LOT AREA	1/2 ACRES		1.485 ACRES
BUILDING HEIGHT		2 1/2 STORIES / 35'	2 STORIES / 20'-10"
FRONT SETBACK	30'		15'-9 3/8" / 11'-3 3/4" *
SIDE/REAR SETBACKS	15' / 30'		5'-3 1/2" SIDE EXISTING *
BUILDING COVERAGE		9,702 SF / 15%	2,172 SF / 3.3%

* NOTE: Pre-existing non-conformities are present on lot as existing conditions. Project proposes extending non-conformity at front setback to accommodate new covered entry stoop.

Applicable Codes:

The following drawing set was compiled in accordance with the following construction codes

- 2020 Building Code of NYS - 2018 IBC with amendments
- 2020 Residential Code of NYS - 2018 IBC with amendments
- 2020 Existing Building Code of NYS- 2018 IBC with amendments
- 2020 Fire Code of NYS - 2018 IFC with amendments
- 2020 Plumbing Code of NYS - 2018 IPC with amendments
- 2020 Mechanical Code of NYS - 2018 IMC with amendments
- 2020 Fuel Gas Code of NYS - 2018 IFGC with amendments
- 2020 Energy Conservation Code of NYS - 2018 IECC with amendments
- 2020 Property Maintenance Code of NYS - 2018 IPCM with amendments
- 2016 ANSI/ASHRAE/IES Standard 90.1-2016 Energy Standard for Buildings Except Low-Rise Residential Buildings

Project Description

Existing 2 story framed home to receive new entry porch and balcony. Interior renovation to convert existing garage to livable floor space and convert 2nd floor garage storage to ensuite closet, bath, and office connected to main 2nd floor bedroom. Roof of garage to be modified to increase head height at connection to existing 2nd floor. Existing electrical, plumbing and HVAC to be extended into new livable square footage. Existing Driveway to be relocated with new curb cut. Please note the included "Alternate" Elevations and Sections in the event the homeowners would like to increase the height on the portion of the roof over the 2nd floor office.

Sheet List

DWG #	SHEET NAME
T1.0	COVER SHEET
SP1.0	ARCHITECTURAL SITE PLAN
EX1.0	EXISTING/DEMO FLOOR PLANS
EX1.1	EXISTING/DEMO FLOOR PLANS
EX2.0	EXISTING/DEMO ELEVATIONS
A1.0	FIRST FLOOR PLAN
A1.1	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS

Climate & Geographic Design Criteria

GROUND SNOW LOAD		30
WIND DESIGN	SPEED ^a (mph)	115
	TOPOGRAPHIC EVENTS	NO
	SPECIAL WIND ZONE	YES
	WIND BORNE DEBRIS ZONE	NO
SEISMIC DESIGN CATEGORY		B
SUBJECT TO DAMAGE FROM	WEATHERING	SEVERE
	FROST LINE DEPTH	3'-6"
	TERMITES	NO
WINTER DESIGN TEMPERATURE		10
ICE BARRIER UNDERLAYMENT REQUIRED		NO
FLOOD HAZARD		NO
AIR FREEZING INDEX		-
MEAN ANNUAL TEMPERATURE		-

72 Lake Shore

72 Lake Shore Drive
South Salem, NY 10590

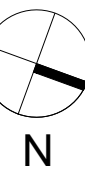
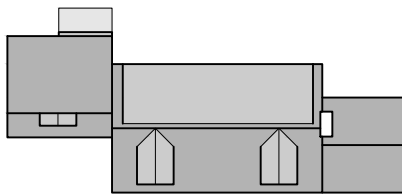
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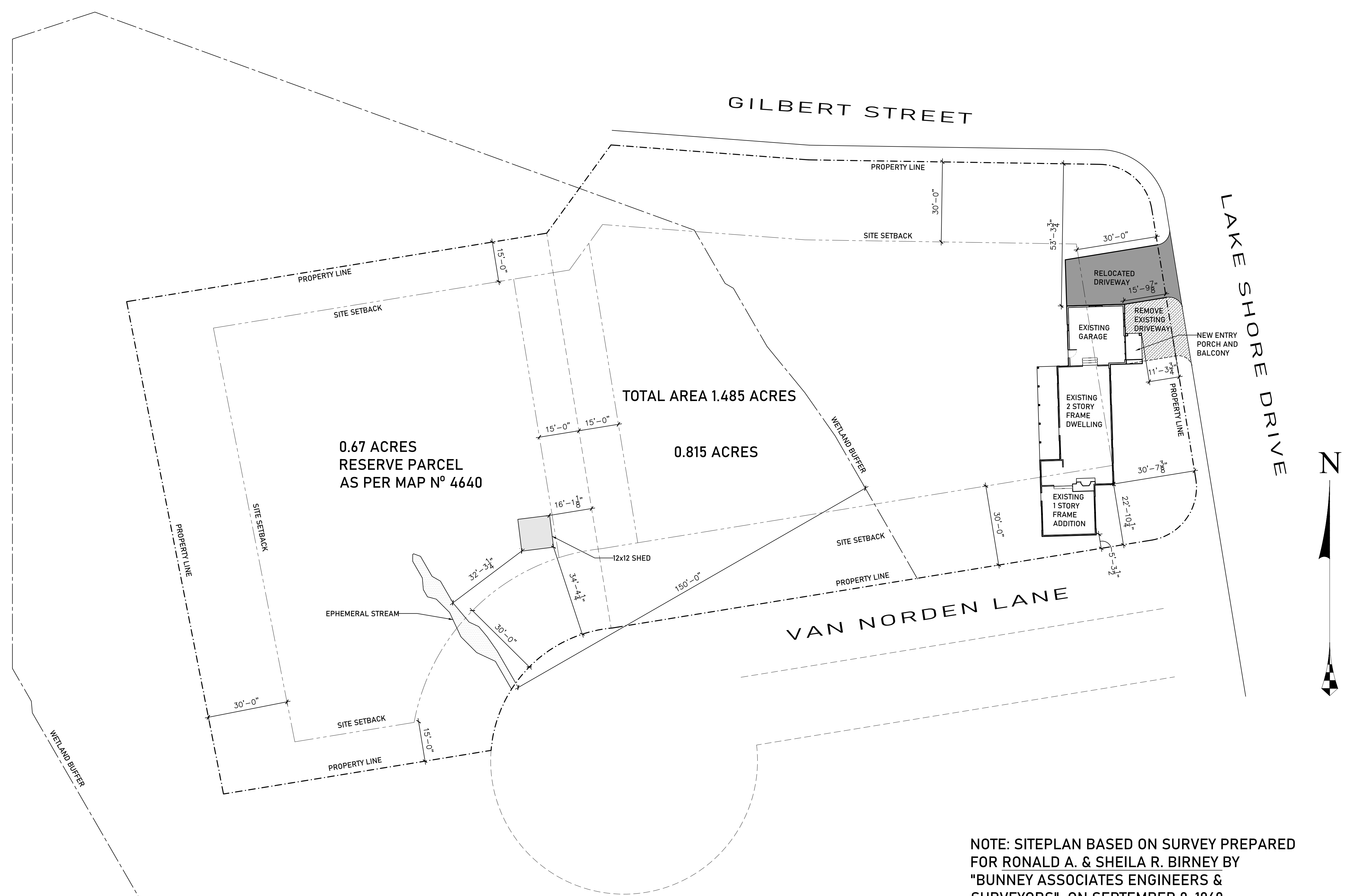
SCALE: 1/4" = 1'-0"

TITLE:

COVER SHEET

DWG NO.

T1.0



1
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Proposed Site Plan
scale: 1" = 20'-0"

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EXISTING FLOOR PLANS

DWG NO.

EXI.0

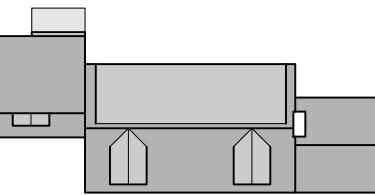
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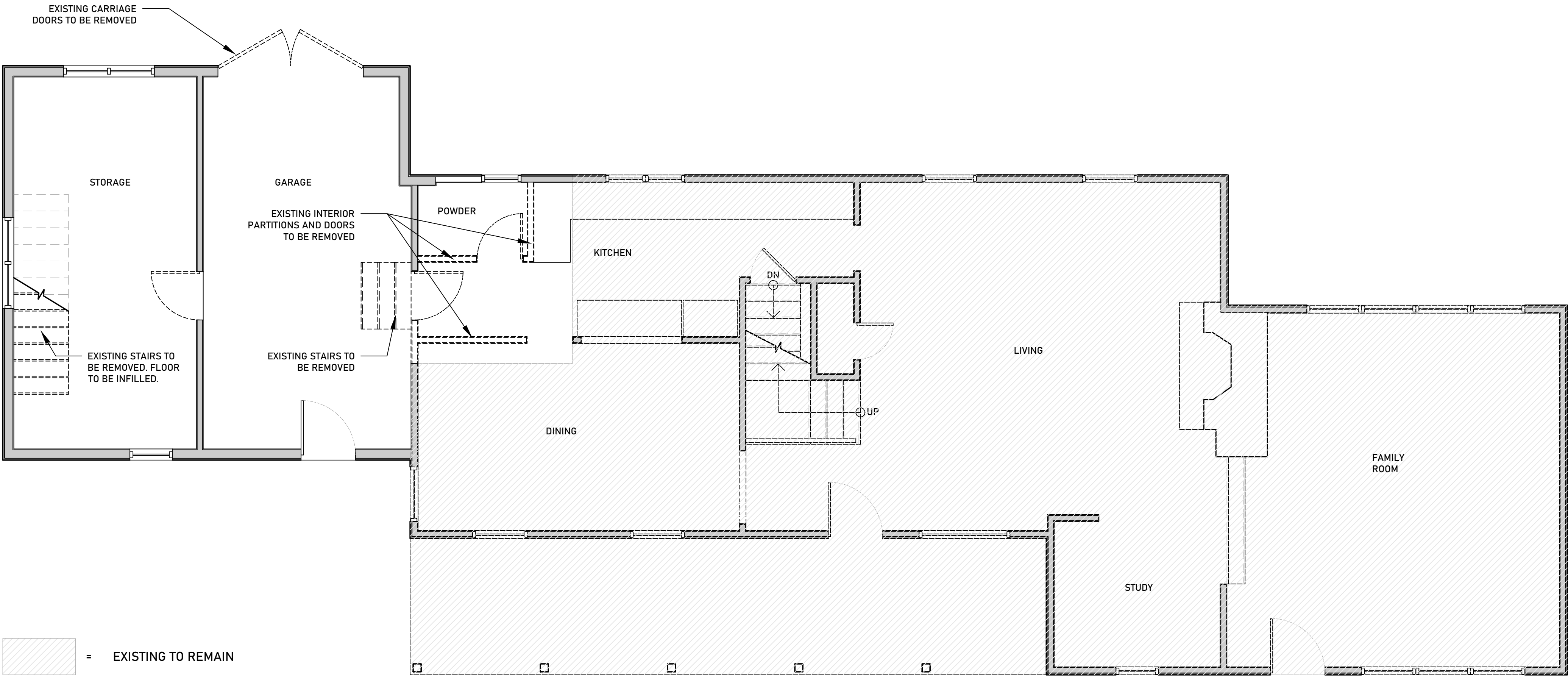
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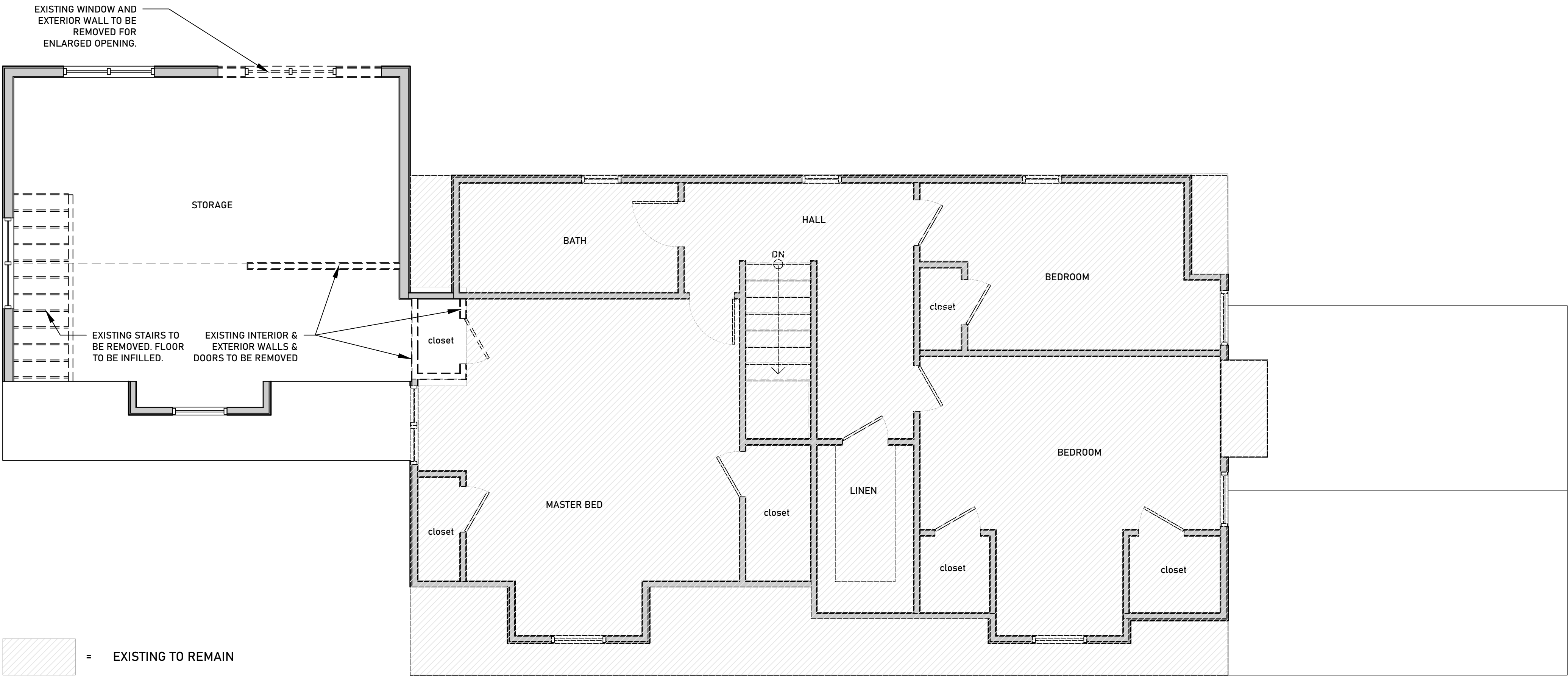
EXISTING FLOOR PLANS

DWG NO.

EX1.0



1
EX1.0 Existing/Demo First Floor Plan
scale: 1/4" = 1'-0"



2
EX1.0 Existing/Demo Second Floor Plan
scale: 1/4" = 1'-0"

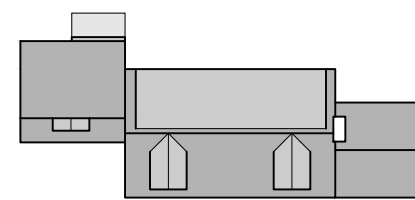
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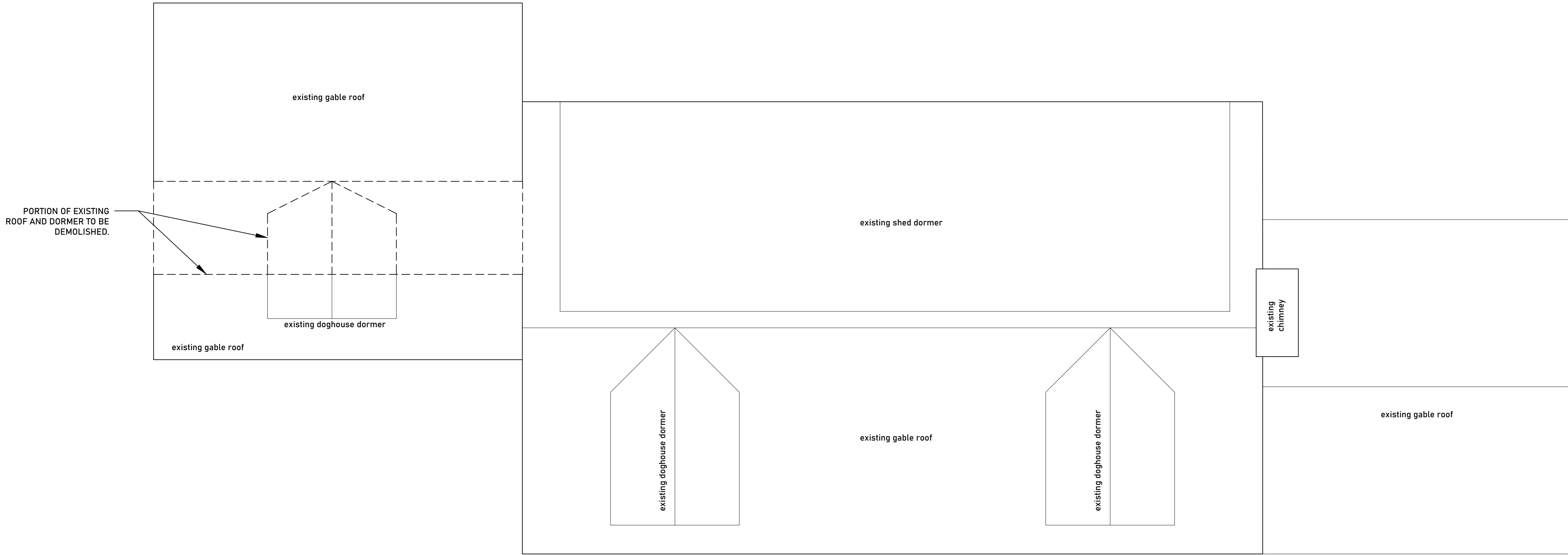
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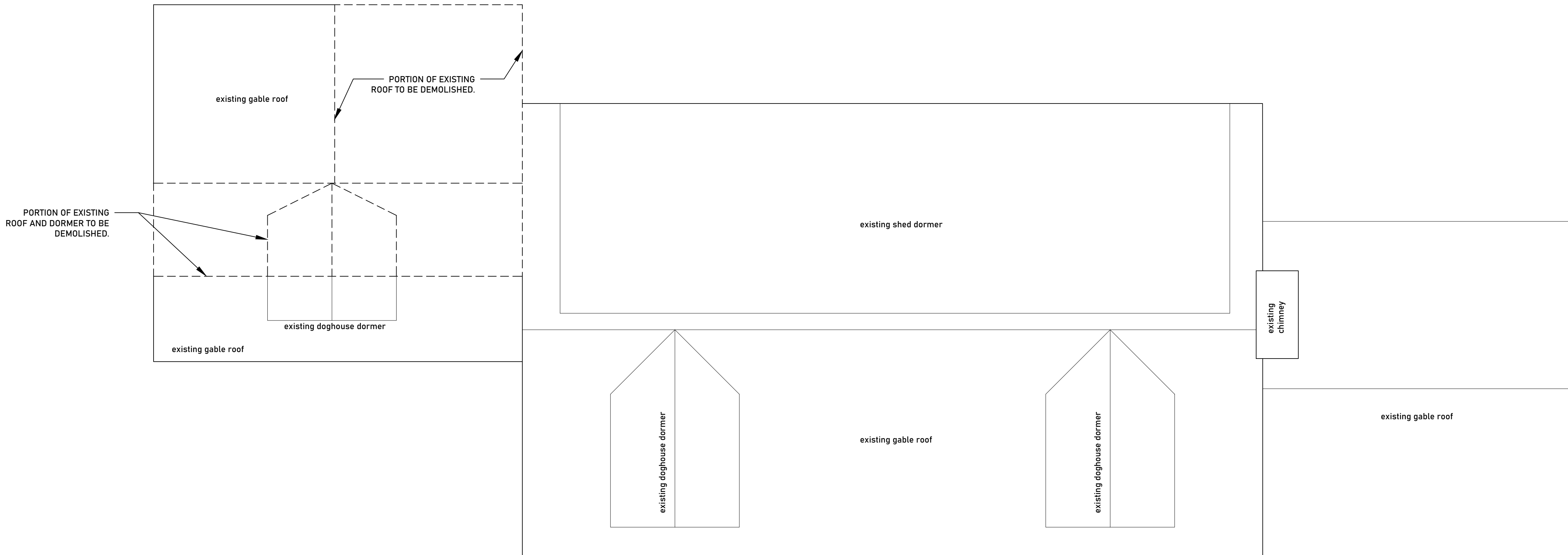
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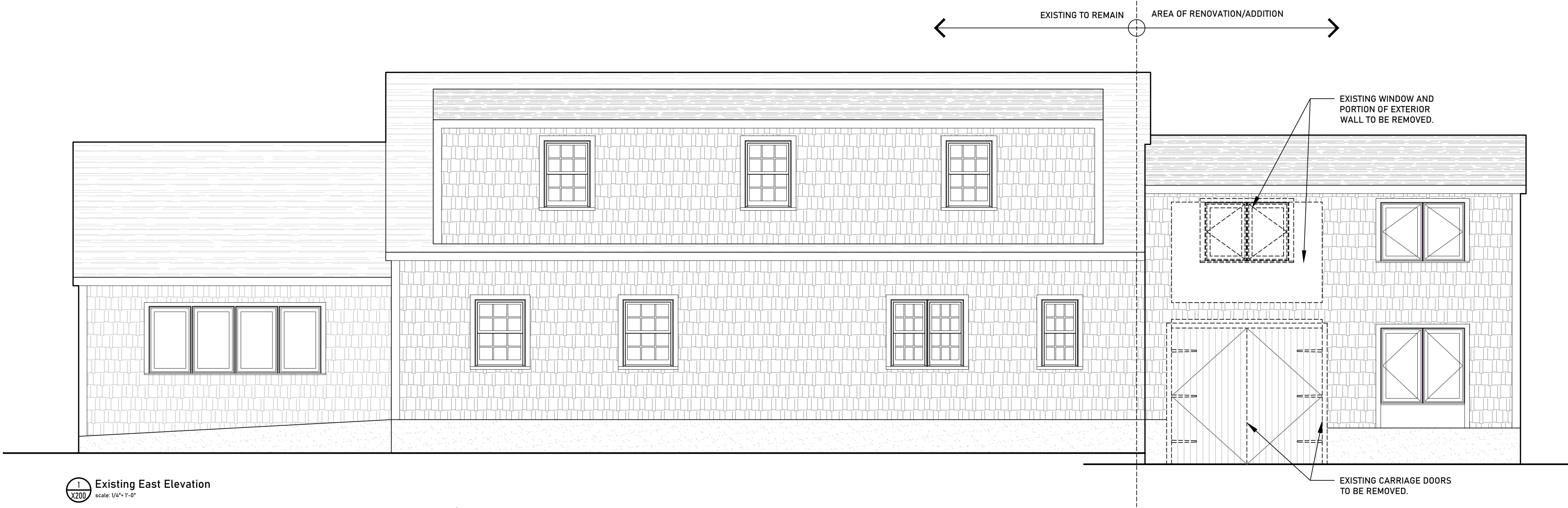
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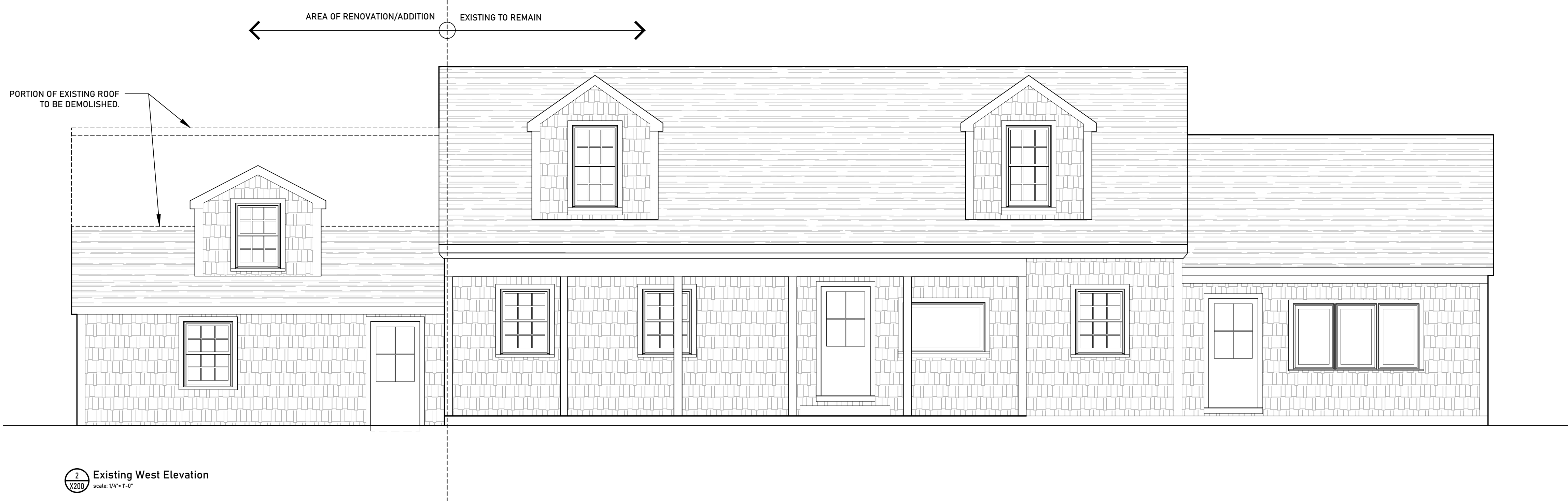
Existing/Demo Roof Plan
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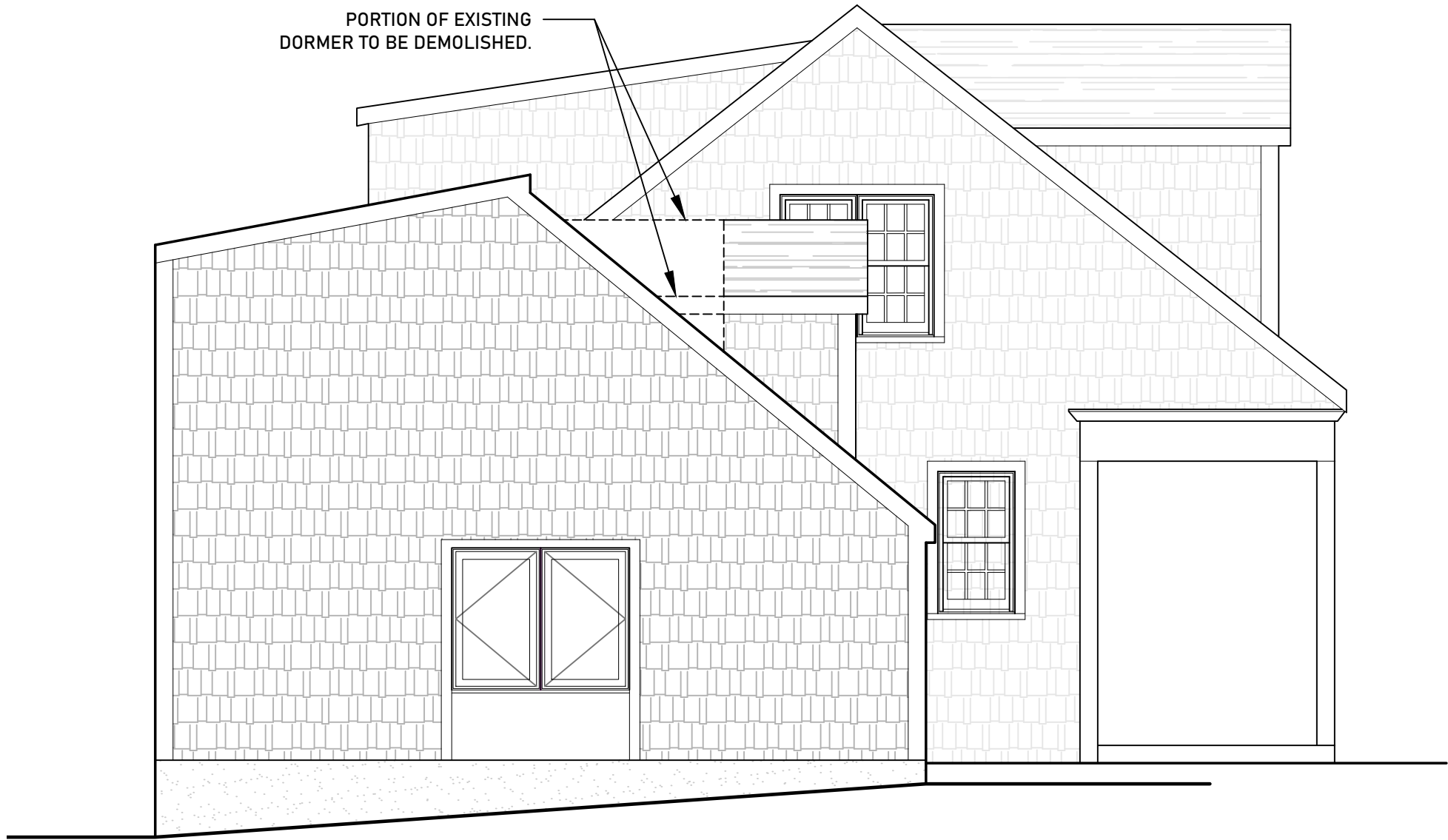
Existing/Demo Roof Plan - Alternate
scale: 1/4" = 1'-0"



1 Existing East Elevation
scale: 1/4" = 1'-0"



2 Existing West Elevation
scale: 1/4" = 1'-0"



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

72 Lake Shore
72 Lake Shore Drive
South Salem, NY 10590

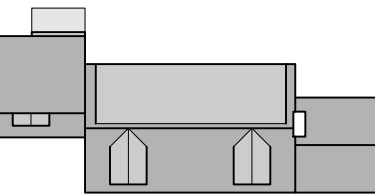
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SCALE: 1/4" = 1'-0"

TITLE:

EXISTING ELEVATIONS

DWG NO.

EX2.0

72 Lake Shore Drive
South Salem, NY 10590

itect

John Dalesio
Main Street
North Salem, NY 10590
593.6500



NATHAN DALESIO
ARCHITECTURE

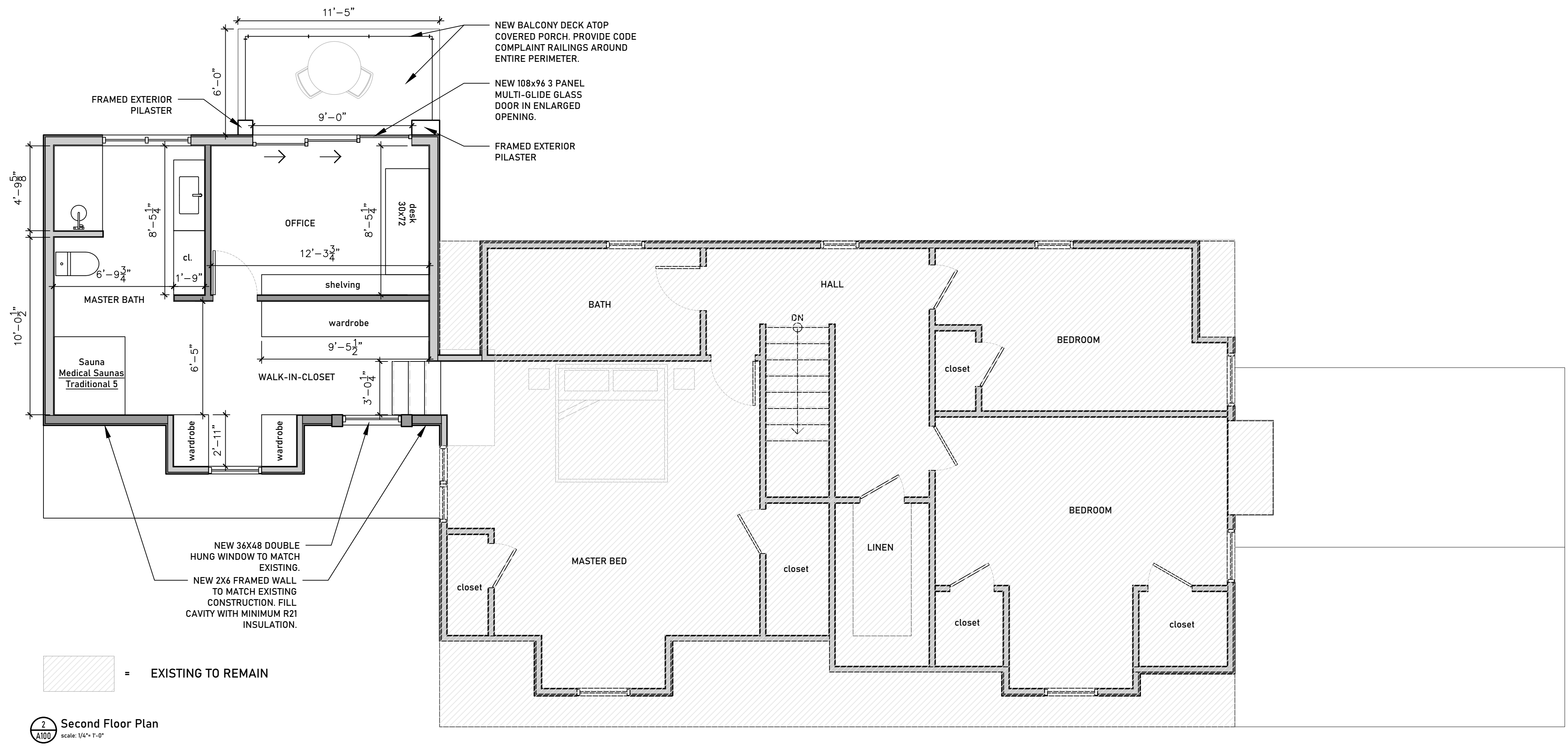
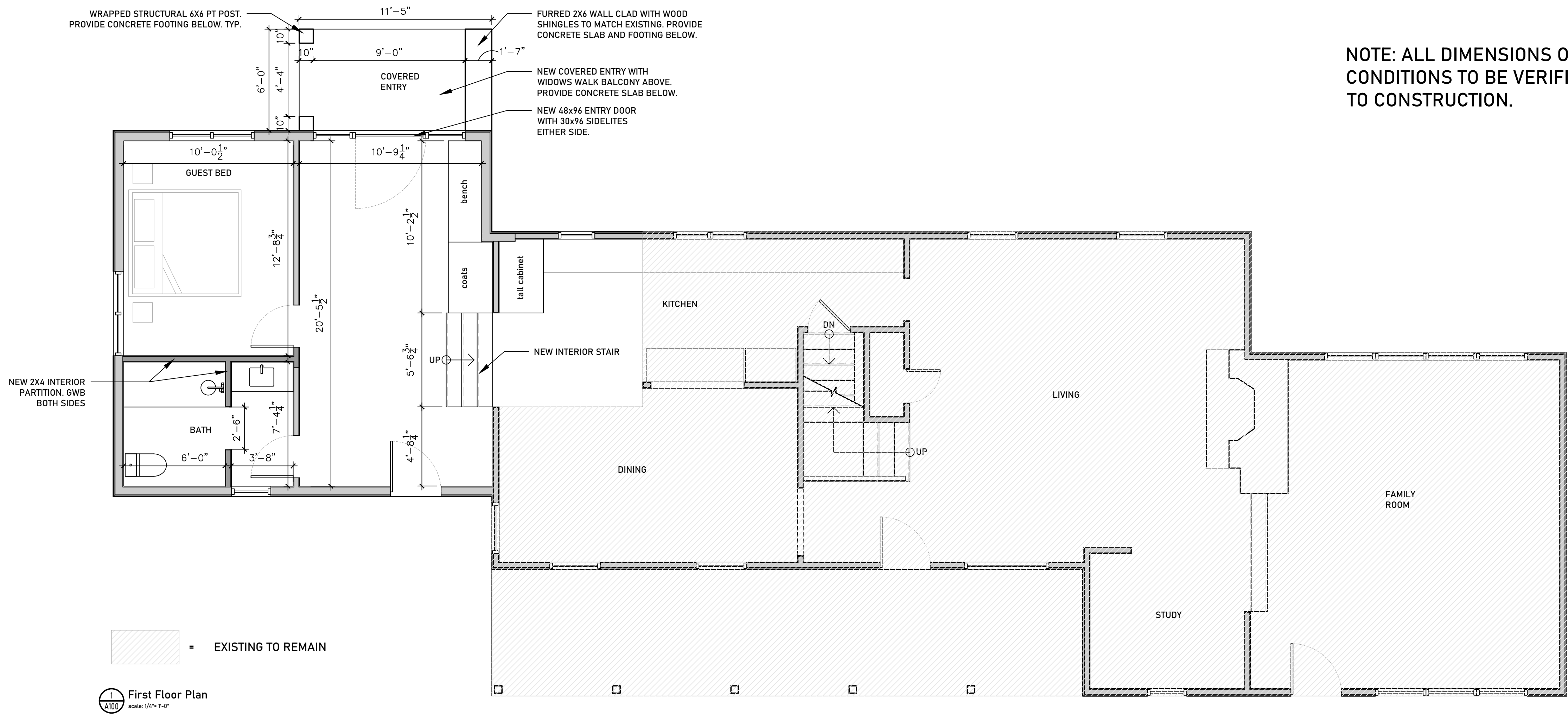
85 Main Street
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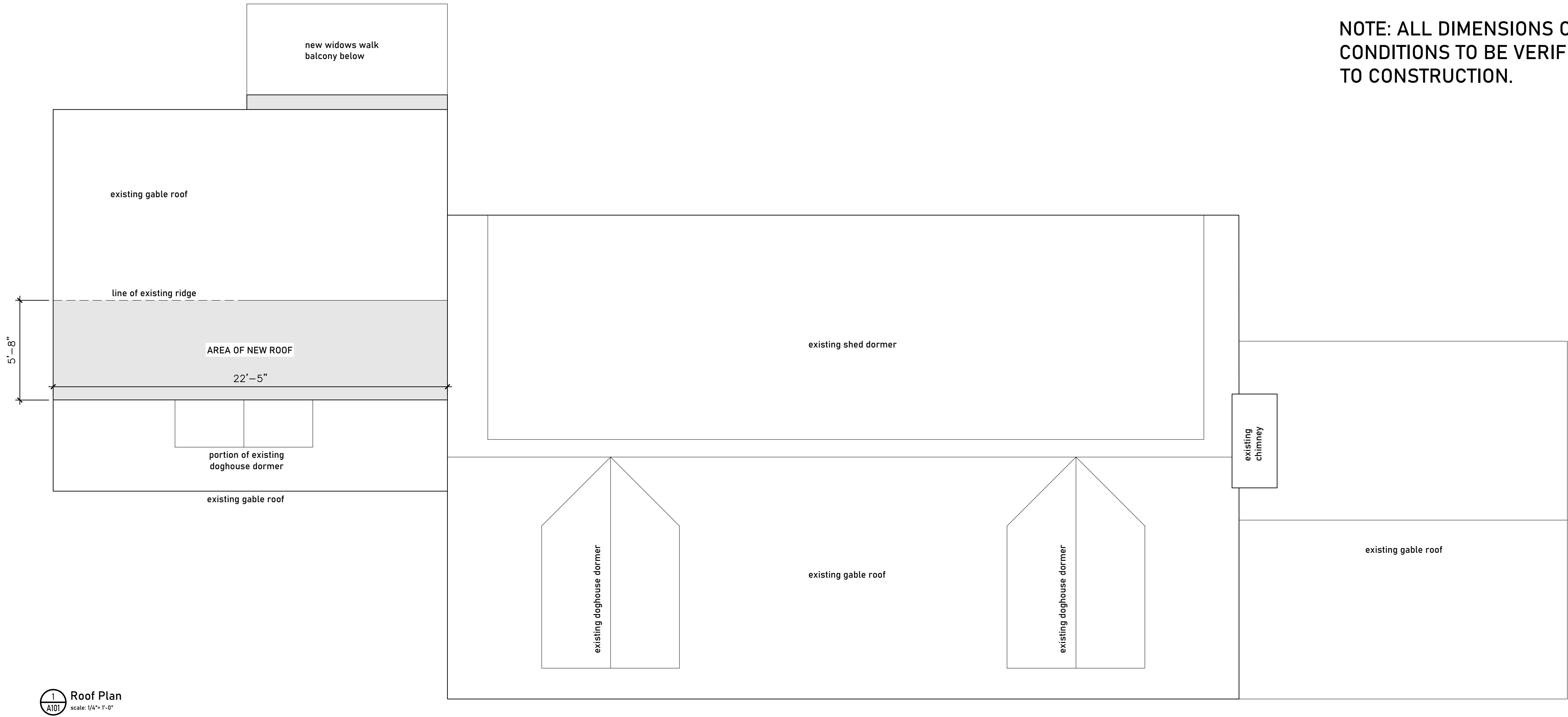
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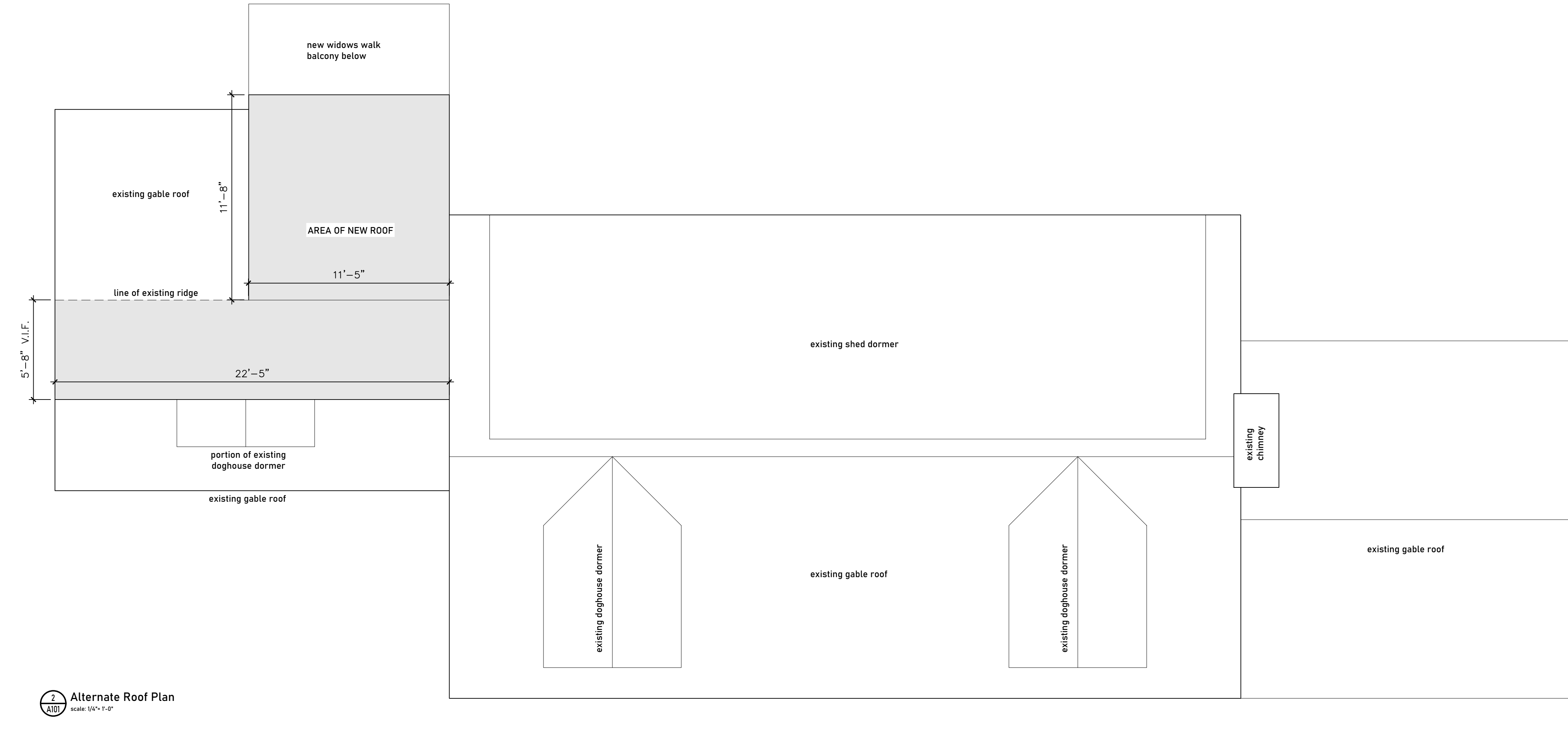
AI.0

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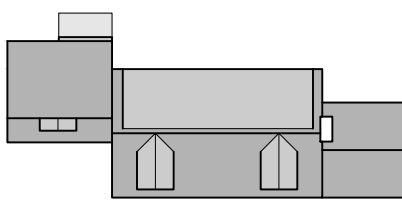
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TITLE:

ROOF PLANS

DWG NO.

AI.I

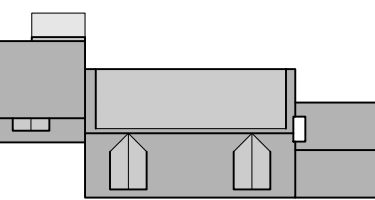
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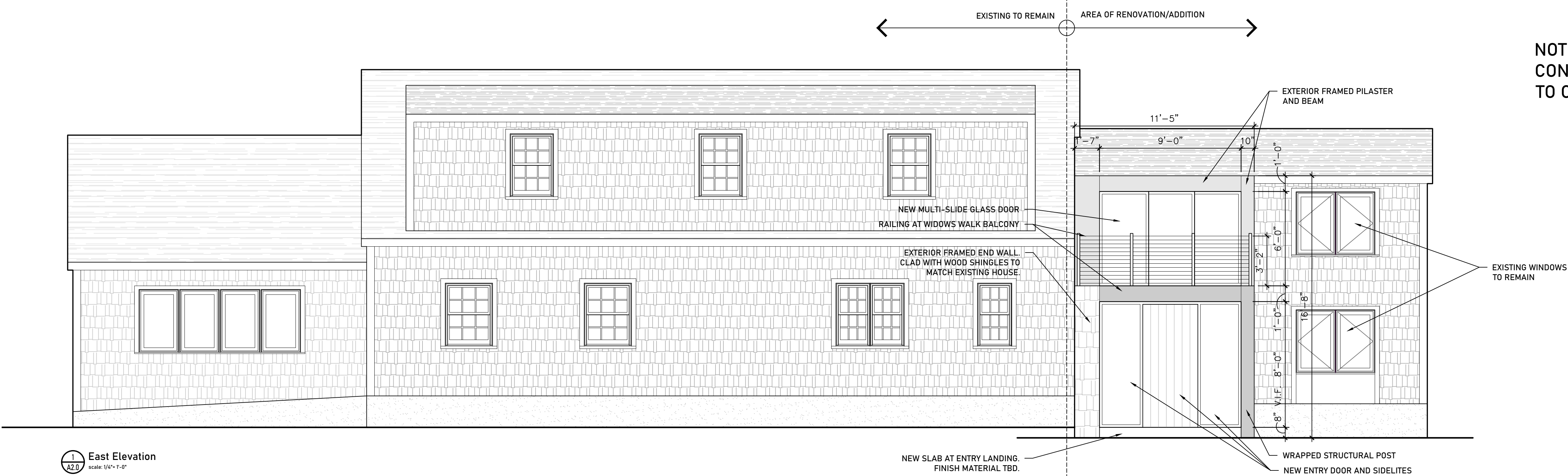
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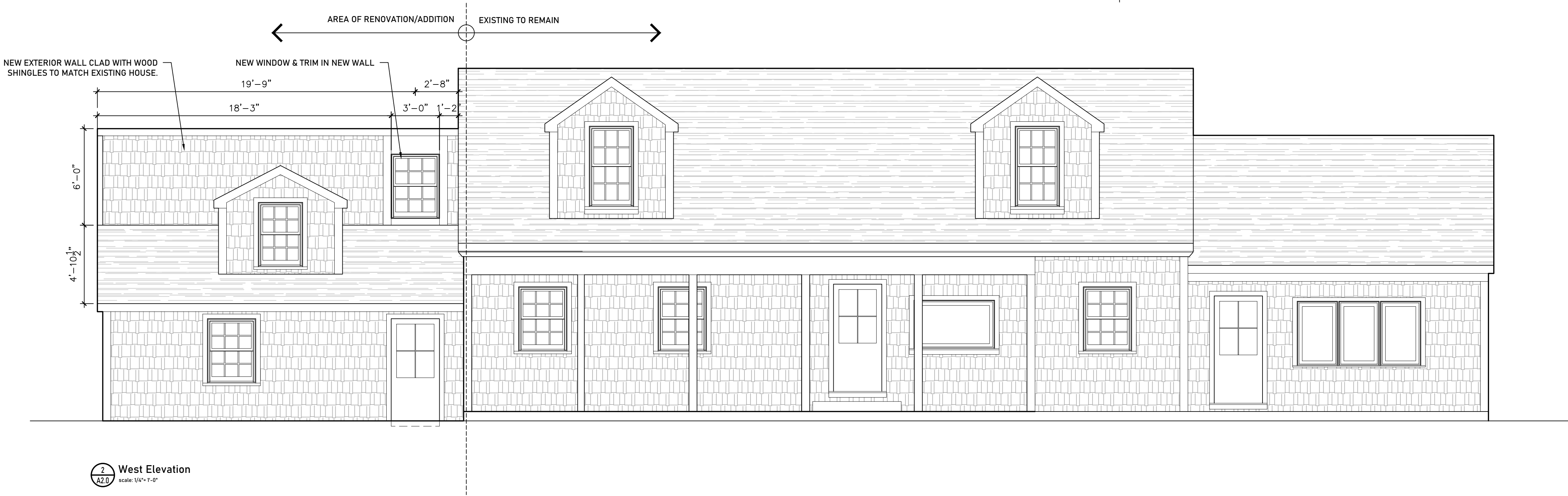
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A2.0

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1 East Elevation
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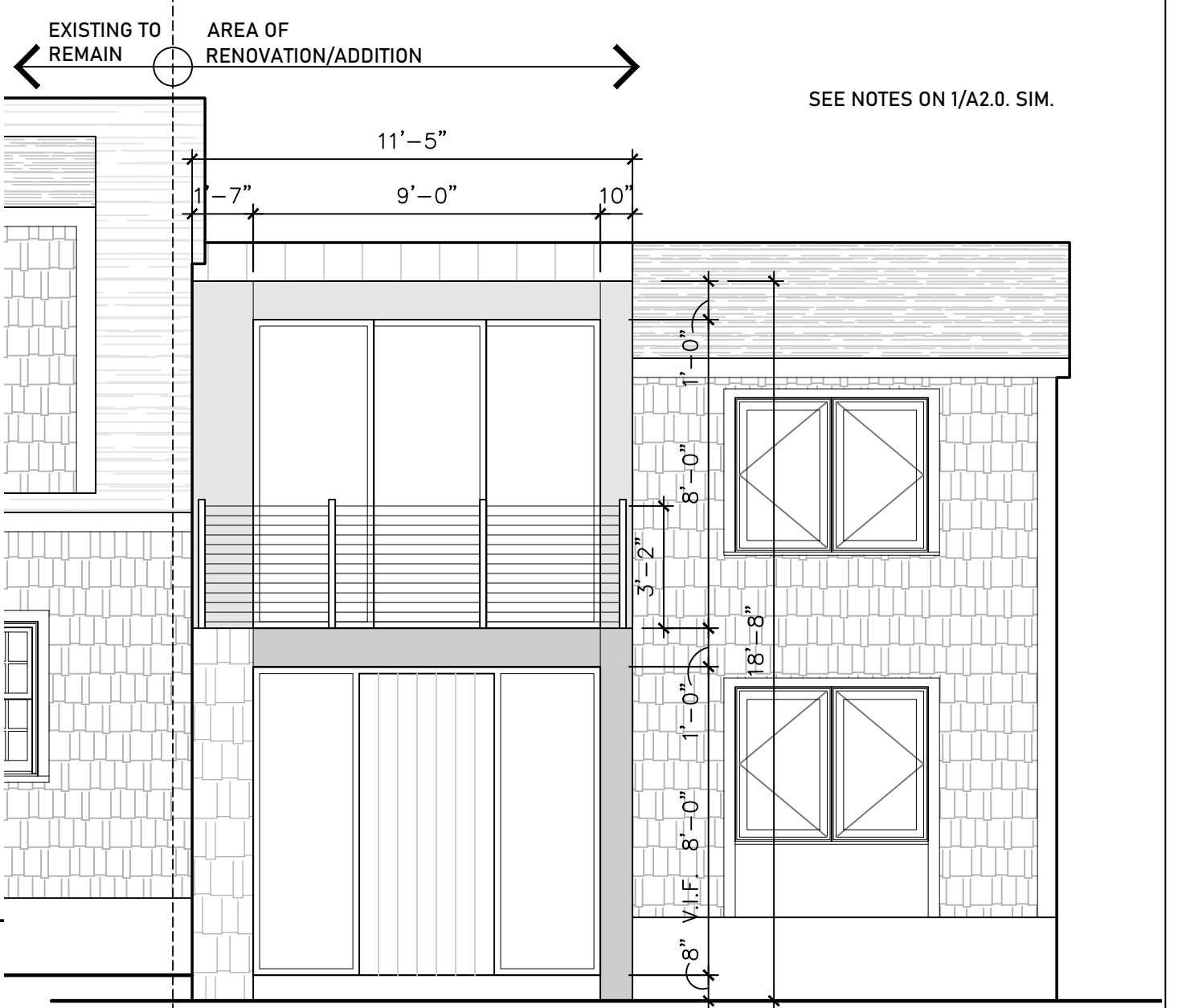
2 West Elevation
Scale: 1/4" = 1'-0"



3 North Elevation
Scale: 1/4" = 1'-0"



4 Alternative North Elevation
Scale: 1/4" = 1'-0"



5 Alternative East Elevation
Scale: 1/4" = 1'-0"

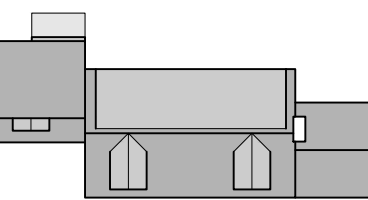
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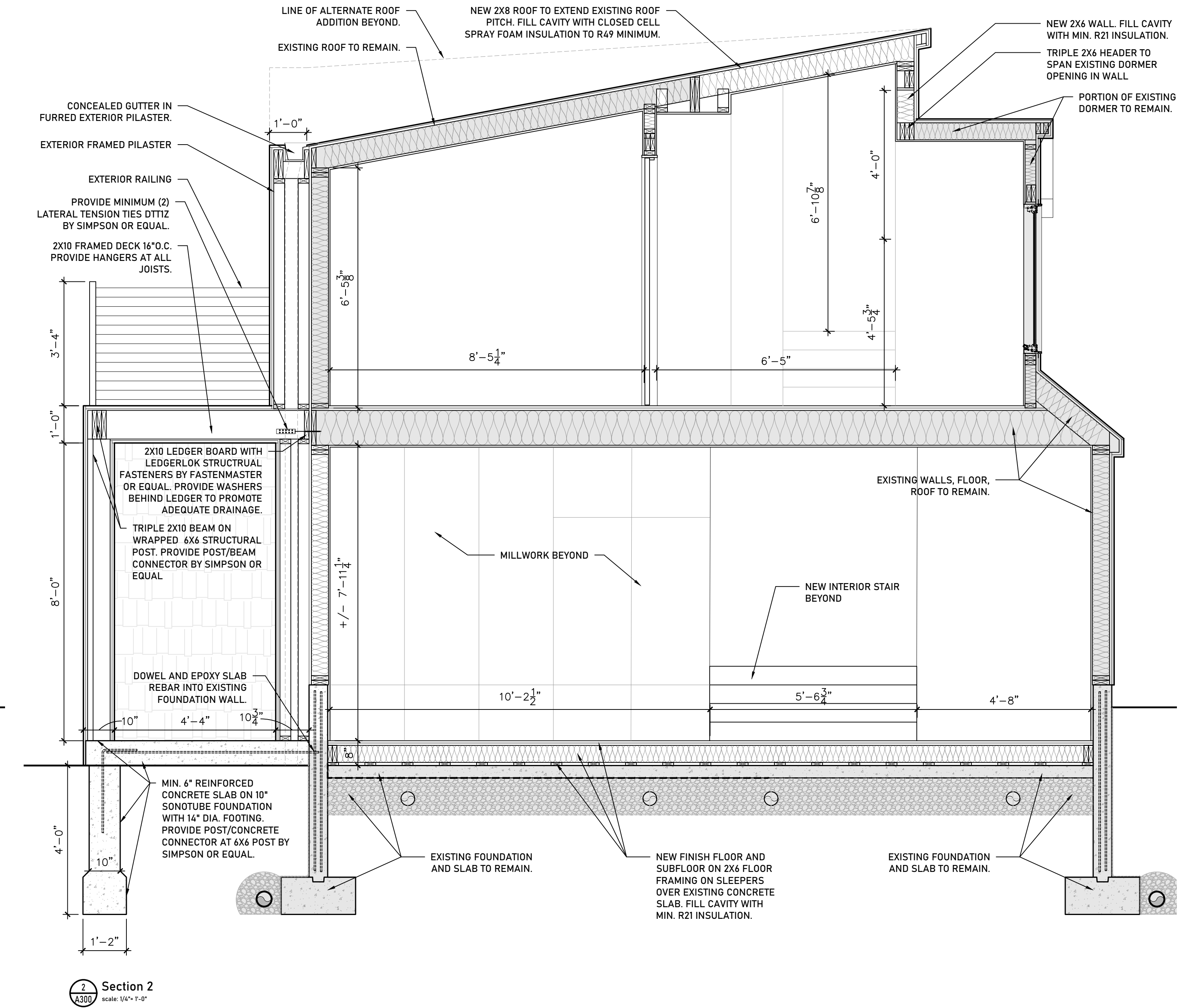
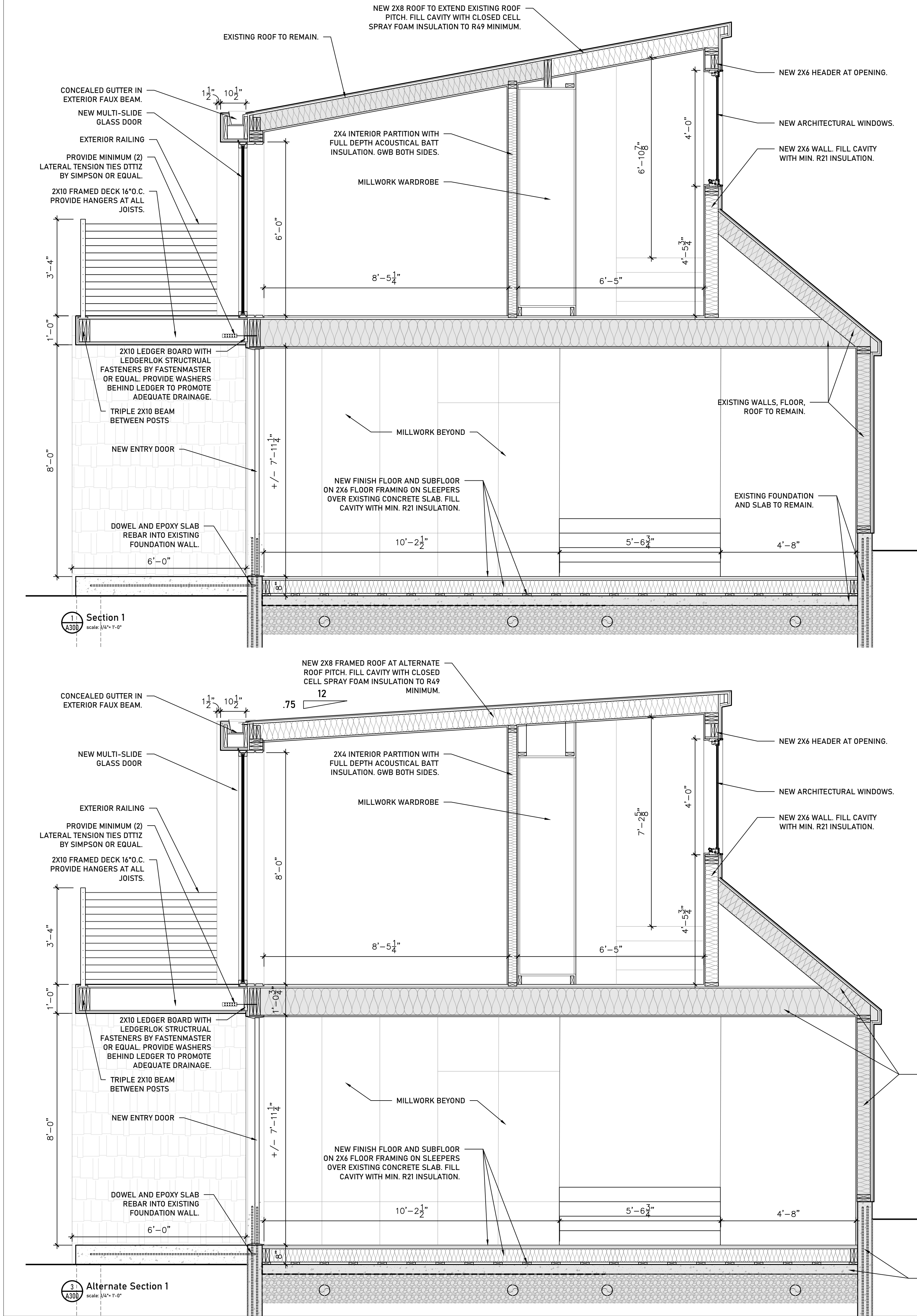
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TITLE:

EXTERIOR ELEVATIONS

DWG NO.

A3.0



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