

TOWN OF LEWISBORO
Westchester County, New York

Zoning Board of Appeals
79 Bouton Road
South Salem, New York 10590



Tel: (914) 763-3822
Fax: (914) 533-0097
Email: zoning@Lewisborogov.com

AGENDA

Wednesday, December 20, 2023, 7:30 P.M.

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

- I. Review and adoption of the Minutes of November 15, 2023.**
- II. PUBLIC HEARING**

CAL. NO. 03-23-SP

Application of Mel Donaton, [Donaton, Mel & Susan Ann, owner of record] 272 Smith Ridge 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 Smith Ridge Road, South Salem, designated on the Tax Map as Sheet 0046, Block 09827, Lot 073, in an R-4A, Four-Acre Residential District consisting of approximately 7.00 acres.

CAL. NO. 32-23-BZ

Application of Sharon Slocum, [Luna Casa Enterprises, LLC, owner of record], 27 Cove Road, South Salem, NY for the following variance of the proposed legalization of (1) A/C condensers to an existing residence has a side yard setback of 7.5' whereas 12' 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 side yard variance of 4.5'.

The property is located on the north side of (#27) Cove Road, South Salem, NY designated on the Tax Map as Sheet 033B, Block 11158, Lot 011, in an R-1/4AC, Quarter-Acre Residential District consisting of approximately 0.13 acres.

CAL. NO. 33-23-BZ

Application of Sharon Slocum, [Luna Casa Enterprises, LLC, owner of record], 25 Cove Road, South Salem, NY for the following variance of the proposed legalization of (2) A/C condensers to an existing residence has a 6.75' rear 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 rear yard variance of 18.25' and has a side yard setback of 1.46' whereas 12' 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 side yard variance of 10.54'.

The property is located on the north side of (#25) Cove Road, South Salem, NY designated on the Tax Map as Sheet 033B, Block 11158, Lot 010, in an R-1/4AC, Quarter-Acre Residential District consisting of approximately 0.13 acres.

CAL. NO. 34-23-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 the proposed 120-gal LP tank will have a front yard setback of 37.0' whereas 50' 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 13.0’.

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. 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

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 is denied because (1) the pool, an accessory structure, 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 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 pool: 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 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 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

January 24, 2023

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 – December 20, 2023

<u>APPLICANT</u>	<u>CAL #</u>	<u>PAGE(S)</u>
Donaton	03-23-SP	4 to 6
Slocum	32-23-BZ	7 to 11
Slocum	33-23-BZ	12 to 16
Thompson	34-23-BZ	17 to 19
Biallosterski	35-23-BZ	20 to 30
Sirignano/Tomfohr	36-23-BZ	31 to 40

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will hold a Public Hearing on Wednesday, December 20, 2023, at 7:30 P.M., at the Town of Lewisboro Offices, 79 Bouton Road, South Salem, New York, Justice Court.

CAL. NO. 04-23-SP

Application of Mel Donaton, [Donaton, Mel & Susan Ann, owner of record] 272 Smith Ridge 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.

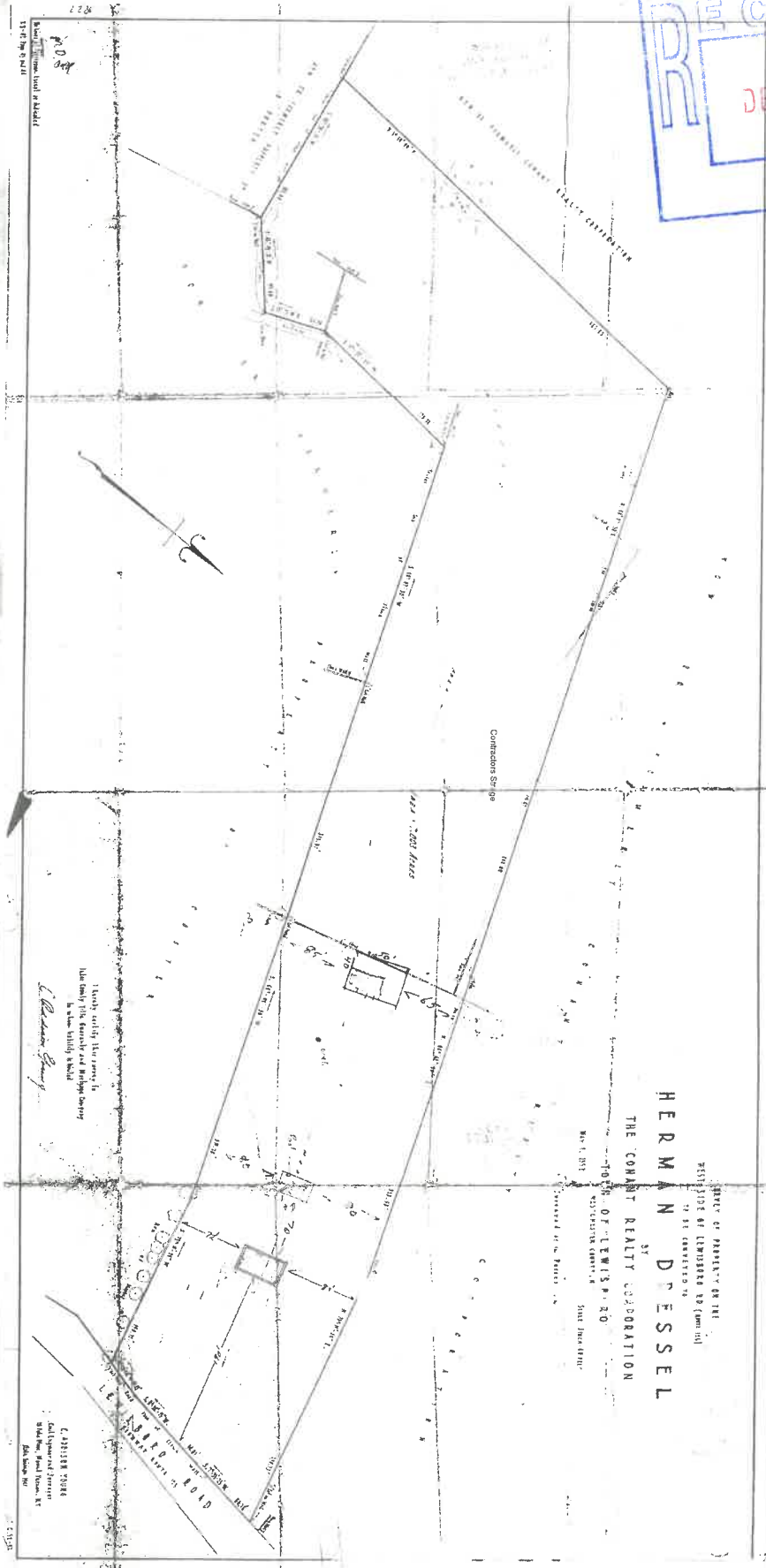
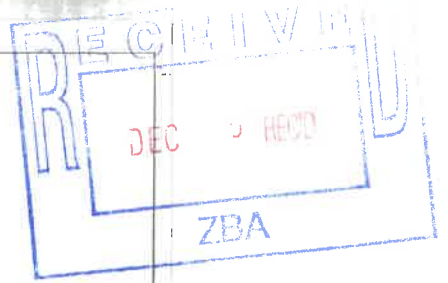
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Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices at 79 Bouton Road, South Salem, New York 10590 during regular business hours. At such Hearing, all interested parties may attend and will be heard.

**Dated this 29th day of November 2023
in South Salem, New York**

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

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



HERMAN D ESSEL
THE CONANT REALTY CORPORATION

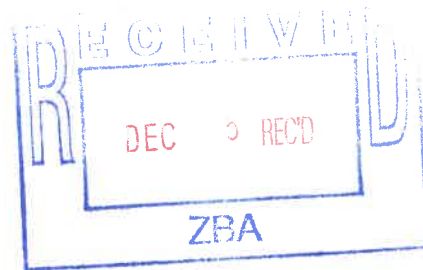
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1.200 Miles
1.200 Miles
1.200 Miles

1.200 Miles
1.200 Miles
1.200 Miles

Zoning Office

From: donat272@aol.com
Sent: Tuesday, December 5, 2023 8:41 AM
To: Zoning Office
Subject: Donaton Contractors storage survey
Attachments: Survey-ContractorsStorage.pdf



Hi Donna,

I attached the survey and the equipment as follows

1996 Backhoe- weight 14,500
1989 tractor- weight 8,500
1994 tractor- weight 6,500
2018 Chevy dump 3500

Thank you

Mel Donaton
272 Smith Ridge Rd
South Salem, NY 10590

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



(914) 763-3060
FAX (914) 875-914879
TTY 800-662-1220

www.lewisborogov.com

Date 11/14/23
Zoning Denial App. # 2023-0604

Luna Casa Enterprises, LLC
27 Cove Rd, South Salem, NY
33B-11158-011

The proposed legalization of (1) A/C condensers to an existing residence has a side yard setback of 7.5' whereas 12' 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 side yard variance of 4.5'.

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

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**Dated this 29th day of November 2023
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TOWN OF LEWISBORO
By: ROBIN PRICE
CHAIR**

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Joann Galluccio
Luna Casa Enterprises LLC
76 Dann Farm Rd
Pound Ridge, NY 10576

November 26, 2023

To Whom it May Concern,

I give Sharon Slocum permission on my behalf to apply for the variance for the AC at 27 Cove Rd. Additionally, the town has approval to enter the property to conduct whatever survey they deem necessary.

Thank you.

A handwritten signature in cursive script, reading "Joann Galluccio". The signature is written in dark ink and is positioned above the printed name.

Joann Galluccio



Roland K. Link
NEW YORK STATE LICENCED
LAND SURVEYOR NO. 044228



International Comfort Products
R4A3 Series 2 Ton - 13 SEER - Air Conditioner - 208/230V - Single
Phase - R-410A

Part #IR4A324AKH | Item #7291828 | Manufacturer Part #R4A324AKH

Log In / Create Account

Tonnage:

2 Ton

Packaging Info:

Quantity Per Each: 1, Inner pack: 1

How to get it:



Pick Up Not Available
0 in Hicksville, NY



Shipping
Call for Availability: (516) 931-6144

Product Details

HVAC equipment products sold to licensed contractors only. Products sold in select areas only, please contact your local branch for availability in your area.

Documents

Installation

Specifications

AMP: 14.3

CEC Compliant: Not for Sale in CA

Compressor Type: Scroll

EER: 11

Height: 24-7/8 in

Liquid Line OD : 3/8 in

Max Fuse Size: 25

Power Source: Electric

Refrigerant Control: TXV

BTU: 24000

Collection: R4A3 Series

Configuration: Vertical

ETL Listed: No

Horsepower: 1/10 hp

MBH: 24

Origin: Global

RPM: 1100

SEER: 13.0

BTU Cooling Rating: 24000 Btu/h

Communicating: Non-Communicating

Decibel Rating dB : 74 dB

Energy Star Compliant: No

Length: 23-1/8 in

Max CFM: 2218

Phase: Single Phase

Refrigerant: R-410A

Sound Blanket: Yes

Privacy Information

We use cookies to ensure fast, reliable, and secure operations, and to give you the best possible experience when using our website. We use both **session-based cookies** and **persistent cookies**. We also allow the use of **third-party cookies** by certain authorized third parties with whom we execute marketing campaigns. For more information, please refer to our [Privacy Policy](#) and [Cookie Policy](#).



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



(914) 763-3060
FAX (914) 875-914879
TTY 800-662-1220

www.lewisborogov.com

Date 11/14/23
Zoning Denial App. # 2023-0686

Luna Casa Enterprises, LLC
25 Cove Rd, South Salem, NY
33B-11158-010

The proposed legalization of (2) A/C condensers to an existing residence has a 6.75' rear 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 rear yard variance of 18.25' and has a side yard setback of 1.46' whereas 12' 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 side yard variance of 10.54'.

Kevin J. Kelly

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Building Inspector

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CAL. NO. 33-23-BZ

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TOWN OF LEWISBORO
By: ROBIN PRICE
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Joann Galluccio
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76 Dann Farm Rd
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November 26, 2023

To Whom it May Concern,

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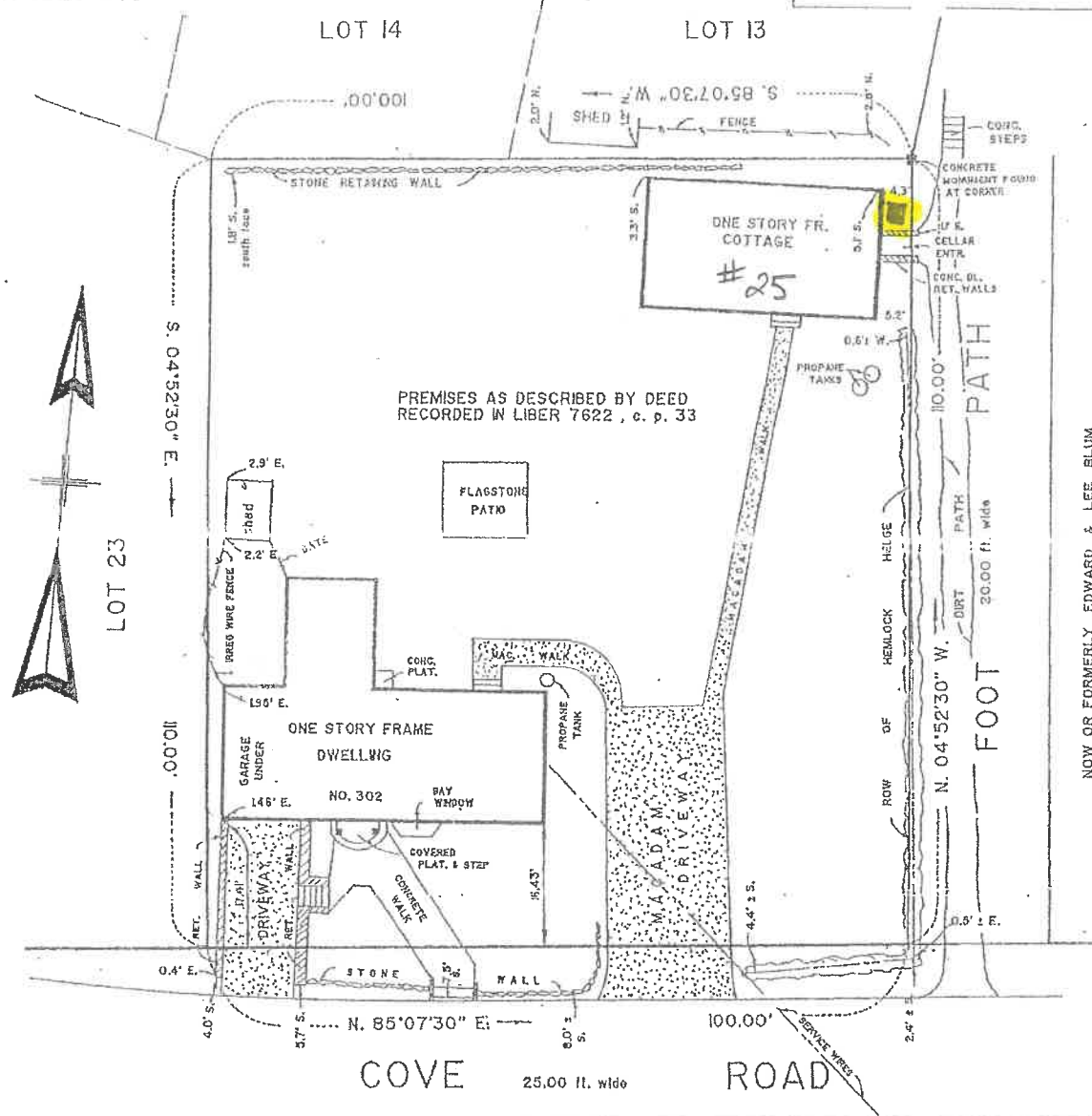
Thank you.

A handwritten signature in black ink, appearing to read "Joann Galluccio". The signature is written in a cursive, flowing style with a large initial "J" and "G".

Joann Galluccio

1916

TITLE N 9010-00320



THE PREMISES SHOWN HEREON ARE DESIGNATED "M. R. ENDERS" AS ON MAP ENTITLED "SURVEY OF THE GEORGE I. ROSCOE PROPERTY, SUB-DIVISION SECTION # 4" MADE BY J. ALBERT SCHAEFER, DATED AUG. 1925 AND FILED IN THE REGISTER'S OFFICE OF WESTCHESTER COUNTY, NOW COUNTY CLERK'S OFFICE-DIVISION OF LAND RECORDS, ON OCT. 17, 1927 IN VOLUME 67 OF MAPS AT PAGE 3.

PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF LEWISBORO AS:
SHEET 33B; BLOCK 1158; LOT 10 & 11.
ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENCED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAWS.

IT IS HEREBY CERTIFIED THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON JUNE 6, 1990 AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
CERTIFIED TO:

CHICAGO TITLE INSURANCE COMPANY
CITIBANK, N. A.
BARBARA A. NILSON

SURVEY OF PROPERTY SITUATE IN THE TOWN OF LEWISBORO WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 16'
SURVEYED: JUNE 6, 1990

ROLAND K. LINK
R. F. D. II, BOX 55
SPRING BROOK DRIVE
MAHOPAC, N. Y. 10541

Roland K. Link

NEW YORK STATE LICENCED
LAND SURVEYOR NO. 044228



International Comfort Products

R4A3 Series 1.5 Ton - 13 SEER - Air Conditioner - 208/230V - Single Phase - R-410A

Part #IR4A318AKH | Item #7291832 | Manufacturer Part #R4A318AKH

Tonnage:

1.5 Ton

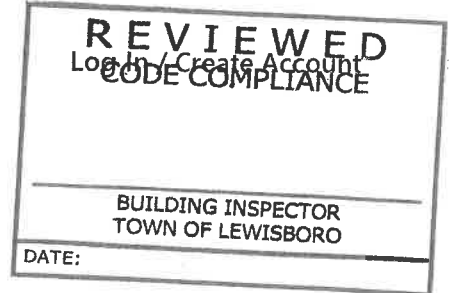
Packaging Info:

Quantity Per Each: 1, Inner pack: 1

How to get it:



Pick Up Not Available
0 in Hicksville, NY ▾



DATE FILED 8/24/23



Shipping

Call for Availability: (516) 931-6144

BLOCK 1158

LOT 11

Documents

Installation
PERMIT NO.

Product Details

HVAC equipment products sold to licensed contractors only. Products sold in select areas only, please contact your local branch for availability in your area.

Specifications

AMP: 11.8

CEC Compliant: Not for Sale in CA

Compressor Type: Scroll

EER: 11

Height: 24-7/8 in

Liquid Line OD : 3/8 in

Max Fuse Size: 20

Power Source: Electric

Refrigerant Control: TXV

BTU: 18000

Collection: R4A3 Series

Configuration: Vertical

ETL Listed: No

Horsepower: 1/12 hp

MBH: 18

Origin: Global

RPM: 1100

SEER: 13.0

BTU Cooling Rating: 18000 Btu/h

Communicating: Non-Communicating

Decibel Rating dB : 71 dB

Energy Star Compliant: No

Length: 23-1/8 in

Max CFM: 1700

Phase: Single Phase

Refrigerant: R-410A

Sound Blanket: Yes

Privacy Information

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



(914) 763-3060
FAX (914) 875-914879
TTY 800-662-1220

www.lewisborogov.com

Date 11/30/23
Zoning Denial App. # 2023-0823

Thompson
198 Todd Rd, Katonah, NY
14-10533-043

The proposed 120-gal LP tank will have a front yard setback of 37.0' whereas 50' 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 13.0'.

Kevin J. Kelly

Building Inspector

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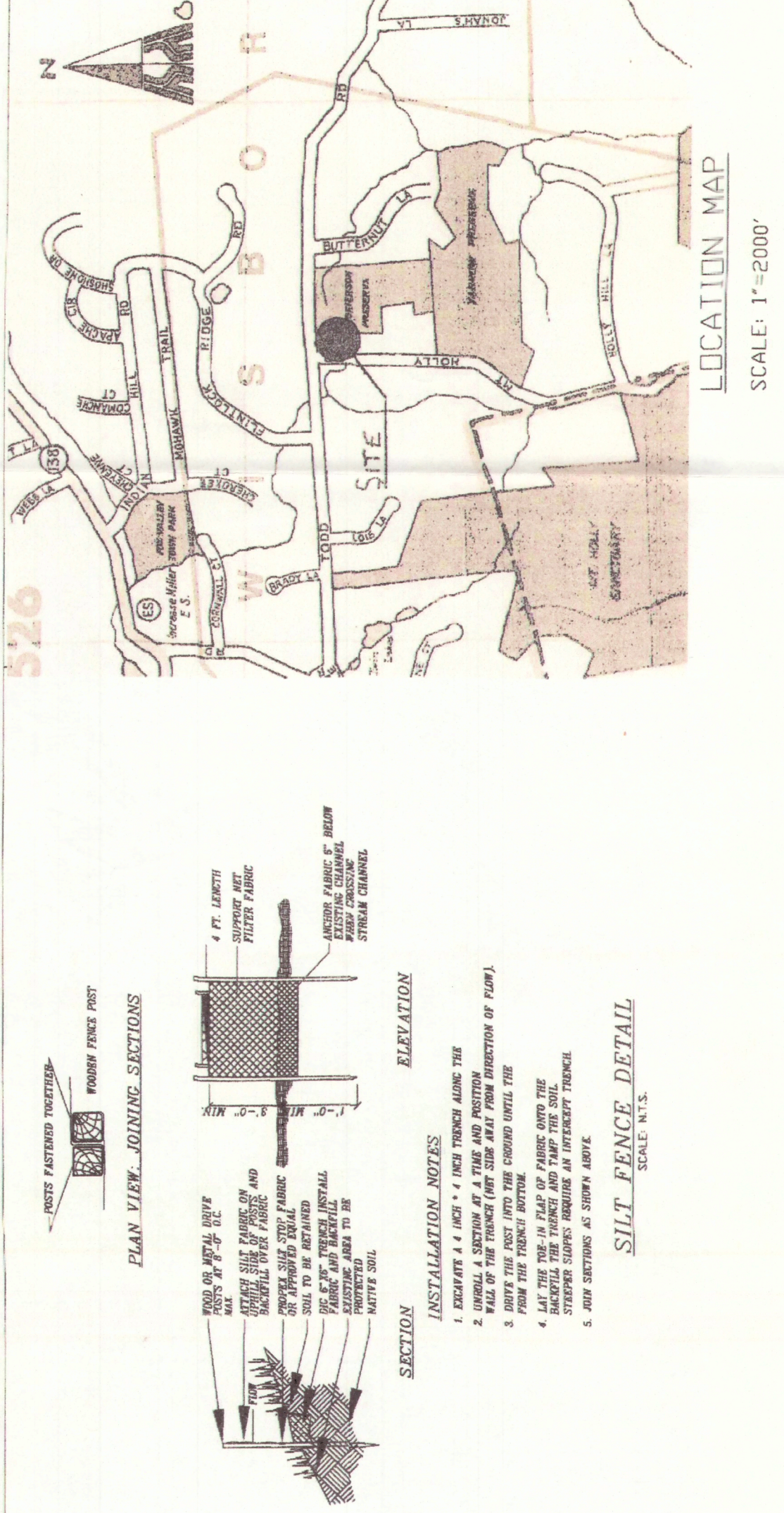
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**Dated this 1st day of December 2023
in South Salem, New York**

**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 accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.



General Notes

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN ARE PROHIBITED BY SECTION 209(2) OF THE ENVIRONMENTAL CONSERVATION LAW.

NOTES:

SURVEY AND TOPOGRAPHY INFORMATION PROVIDED BY:

H. STANLEY JOHNSON AND COMPANY
LANDSURVEYORS, P.C.
42 SMITH AVENUE, P.O. BOX 93
MT. KISCO, NY 10549
PH: 914-241-3872

THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN OR CERTIFIED, SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

DEED REFERENCE CONTROL NO. 602603165

CONTOURS & ELEVATIONS HAVE BEEN TAKEN FROM THE WESTCHESTER COUNTY GIS WEBSITE AND ARE GENERALLY IN ACCORDANCE WITH NAVD83.

WETLAND FLAGGING SHOWN HEREIN DELINEATED, MARCH 23, 2022 BY: EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC.

162 FALLS ROAD
LEWISBORO, NY 10590
203-393-0690

PARCEL INFORMATION:

COUNTY PARCEL ID #: SECTION 412, BLOCK 3, LOT 1
TOWN PARCEL ID #: SHEET 14, BLOCK 10533, LOT 43
198 TODD ROAD
4.263 ACRES

LOCATED IN:
CROTON WATERSHED

SOIL TYPE:
PnB - PAXTON FINE SANDY LOAM
HYDROLOGIC GROUP: C
HIGH WATER TABLE >15'-25'
BEDROCK DEPTH >60'

WdB - WOODBRIDGE LOAM
HYDROLOGIC GROUP: C
HIGH WATER TABLE >15'-25'
BEDROCK DEPTH >60'

THERE IS A NYSDEC WETLAND LOCATED ON THE NORTH-WEST CORNER OF THE PROPERTY.

THERE IS NO RESERVATION/RESERVATION WITHIN 500 FT OF THE SITE.

EXISTING SINGLE FAMILY DWELLING CONSISTS OF THREE (3) BEDROOMS.

THE PARCEL IS SERVED BY PRIVATE INDIVIDUAL WELL AND DWTS.

A "NO OBJECTION" APPROVAL WAS GIVEN BY WCDH ON 08/25/22 FOR DWELLING TO REMAIN AS 3 BEDROOMS.

LIMIT OF DISTURBANCE SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION.

LIMITS OF DISTURBANCE:
WITHIN TOWN'S 150' BUFFER: 1,519 SF.
OUTSIDE OF BUFFER AREA: 1,685 SF.
TOTAL DISTURBANCE: 3,204 SF.

2 OWNER REQUESTS 3/27/23
1 TOWN'S COMMENTS 3/15/23

No. Revision/Issue Date

JEFFREY A. ECONOM, P.E.
CONSULTING ENGINEER
48 LOGANBERRY COURT
HOPEWELL JUNCTION, N.Y. 12533
PHONE: (845) 554-8442
EMAIL: joeconom@optonline.net

PROPOSED SITE PLAN
for
MR. & MRS. THOMPSON
198 TODD ROAD
LEWISBORO, NY 10590

Project: c:\joe\21-06\THOMPSON SITE PLAN.dwg
Date: 09/20/22
Sheet: C-1
Scale: AS NOTED



General Notes

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TOWN PARCEL ID #: SHEET 14, BLOCK 10533, LOT 43
198 TODD ROAD
4.263 ACRES

LOCATED IN:
CROTON WATERSHED

SOIL TYPE:
PnB - PAXTON FINE SANDY LOAM
HYDROLOGIC GROUP: C
HIGH WATER TABLE >15'-25'
BEDROCK DEPTH >60'

WdB - WOODBRIDGE LOAM
HYDROLOGIC GROUP: C
HIGH WATER TABLE >15'-25'
BEDROCK DEPTH >60'

THERE IS A NYSDEC WETLAND LOCATED ON THE NORTH-WEST CORNER OF THE PROPERTY.

THERE IS NO RESERVATION/RESERVATION WITHIN 500 FT OF THE SITE.

EXISTING SINGLE FAMILY DWELLING CONSISTS OF THREE (3) BEDROOMS.

THE PARCEL IS SERVED BY PRIVATE INDIVIDUAL WELL AND DWTS.

A "NO OBJECTION" APPROVAL WAS GIVEN BY WCDH ON 08/25/22 FOR DWELLING TO REMAIN AS 3 BEDROOMS.

LIMIT OF DISTURBANCE SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION.

LIMITS OF DISTURBANCE:
WITHIN TOWN'S 150' BUFFER: 1,519 SF.
OUTSIDE OF BUFFER AREA: 1,685 SF.
TOTAL DISTURBANCE: 3,204 SF.

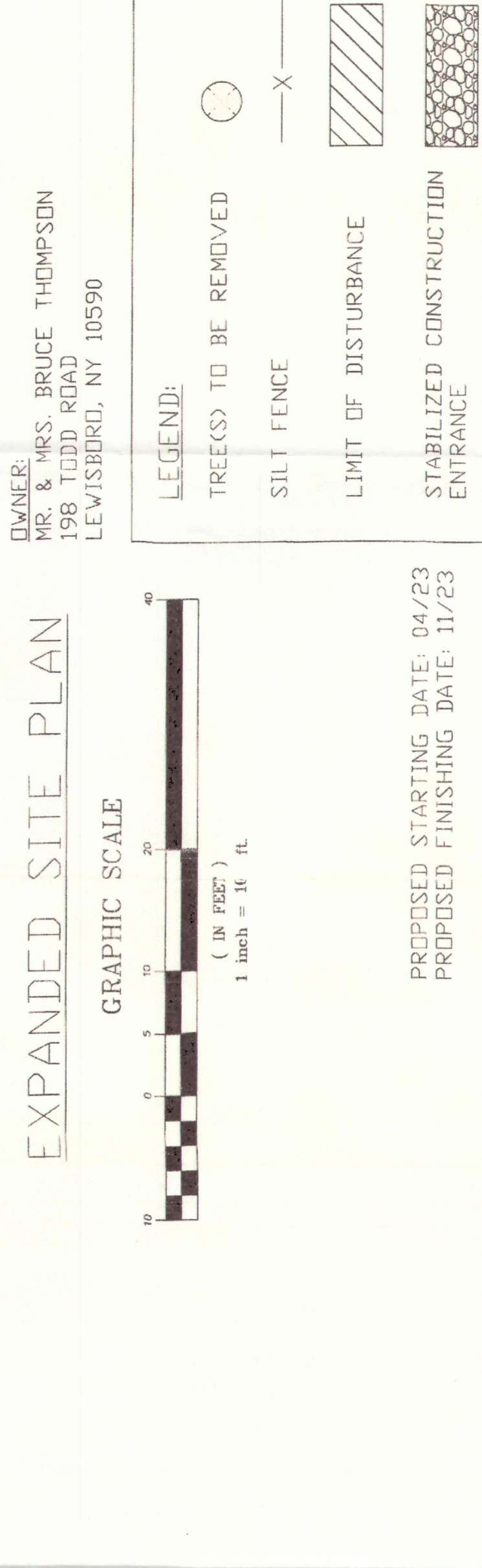
2 OWNER REQUESTS 3/27/23
1 TOWN'S COMMENTS 3/15/23

No. Revision/Issue Date

JEFFREY A. ECONOM, P.E.
CONSULTING ENGINEER
48 LOGANBERRY COURT
HOPEWELL JUNCTION, N.Y. 12533
PHONE: (845) 554-8442
EMAIL: joeconom@optonline.net

PROPOSED SITE PLAN
for
MR. & MRS. THOMPSON
198 TODD ROAD
LEWISBORO, NY 10590

Project: c:\joe\21-06\THOMPSON SITE PLAN.dwg
Date: 09/20/22
Sheet: C-1
Scale: AS NOTED



General Notes

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN ARE PROHIBITED BY SECTION 209(2) OF THE ENVIRONMENTAL CONSERVATION LAW.

NOTES:

SURVEY AND TOPOGRAPHY INFORMATION PROVIDED BY:

H. STANLEY JOHNSON AND COMPANY
LANDSURVEYORS, P.C.
42 SMITH AVENUE, P.O. BOX 93
MT. KISCO, NY 10549
PH: 914-241-3872

THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN OR CERTIFIED, SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

DEED REFERENCE CONTROL NO. 602603165

CONTOURS & ELEVATIONS HAVE BEEN TAKEN FROM THE WESTCHESTER COUNTY GIS WEBSITE AND ARE GENERALLY IN ACCORDANCE WITH NAVD83.

WETLAND FLAGGING SHOWN HEREIN DELINEATED, MARCH 23, 2022 BY: EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC.

162 FALLS ROAD
LEWISBORO, NY 10590
203-393-0690

PARCEL INFORMATION:

COUNTY PARCEL ID #: SECTION 412, BLOCK 3, LOT 1
TOWN PARCEL ID #: SHEET 14, BLOCK 10533, LOT 43
198 TODD ROAD
4.263 ACRES

LOCATED IN:
CROTON WATERSHED

SOIL TYPE:
PnB - PAXTON FINE SANDY LOAM
HYDROLOGIC GROUP: C
HIGH WATER TABLE >15'-25'
BEDROCK DEPTH >60'

WdB - WOODBRIDGE LOAM
HYDROLOGIC GROUP: C
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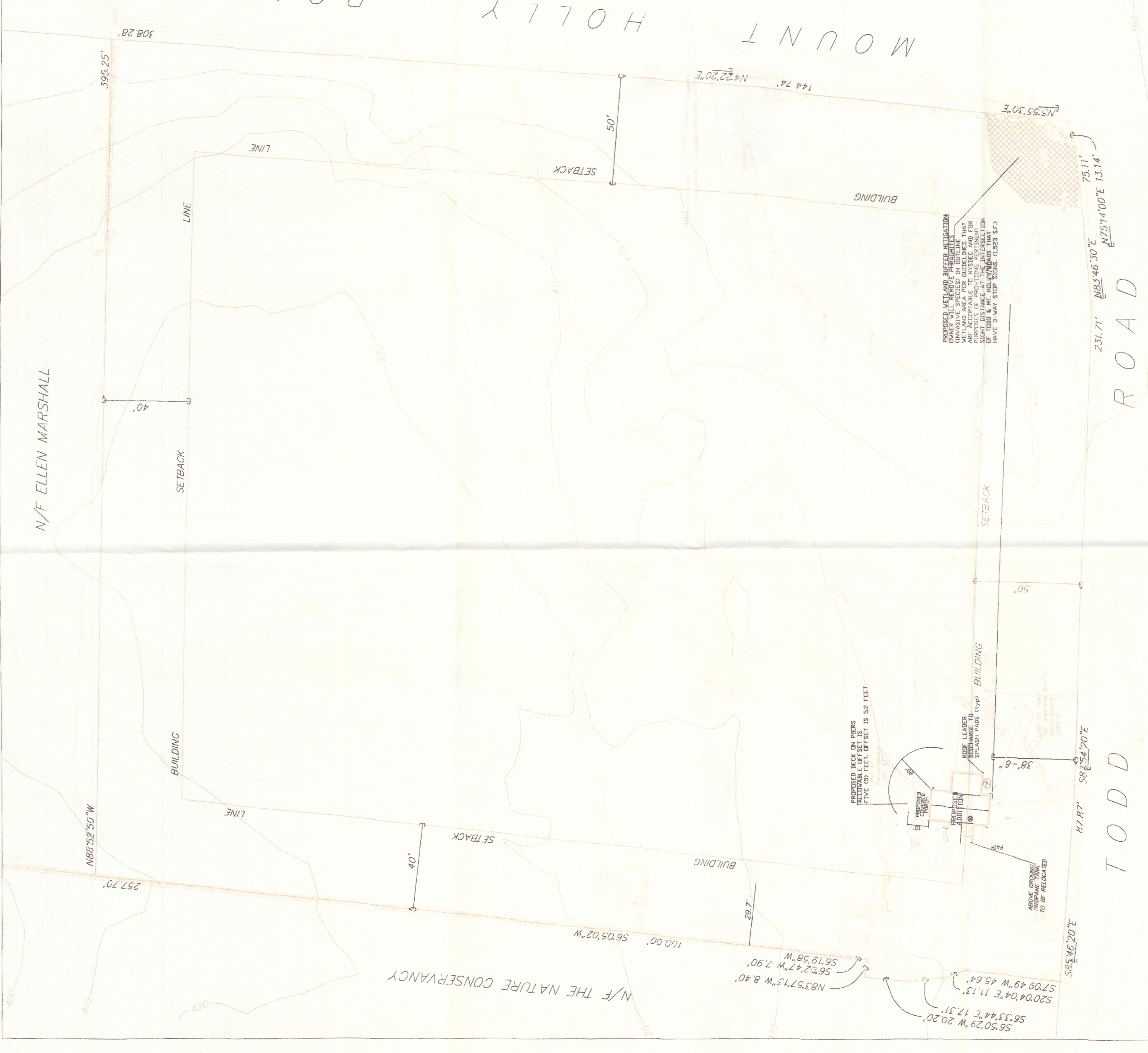
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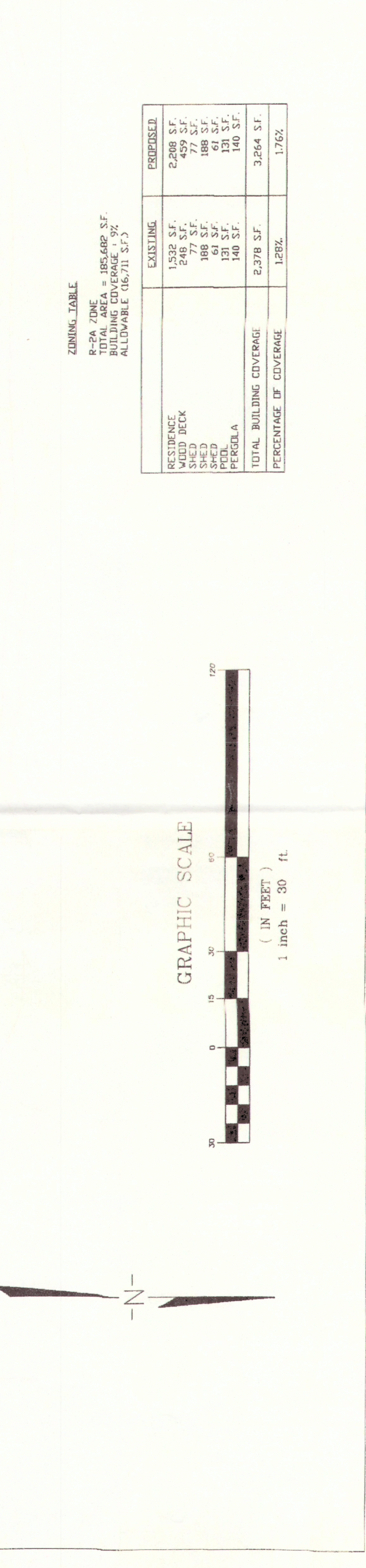
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Project: c:\joe\21-06\THOMPSON SITE PLAN.dwg
Date: 09/20/22
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TOWN OF LEWISBORO
Building Department
Bouton Road
South Salem, NY 10590
Email: kkelly@lewisborogov.com



(914) 763-3060
FAX (914) 875-914879
TTY 800-662-1220

www.lewisborogov.com

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.

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

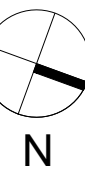
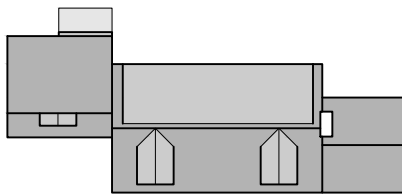
PROJECT TEAM:

Architect

Multitude Studio

Nathan Dalesio
85 Main Street
South Salem, NY 10590
860.593.6500

KEY PLAN



REVISIONS

MULTITUDE STUDIO
ARCHITECTURE

Nathan Dalesio
85 Main Street
South Salem, NY 10590
860.593.6500
nate@multitudestudio.com

SEAL



DATE: 2023.11.29

JOB NO: 23-01

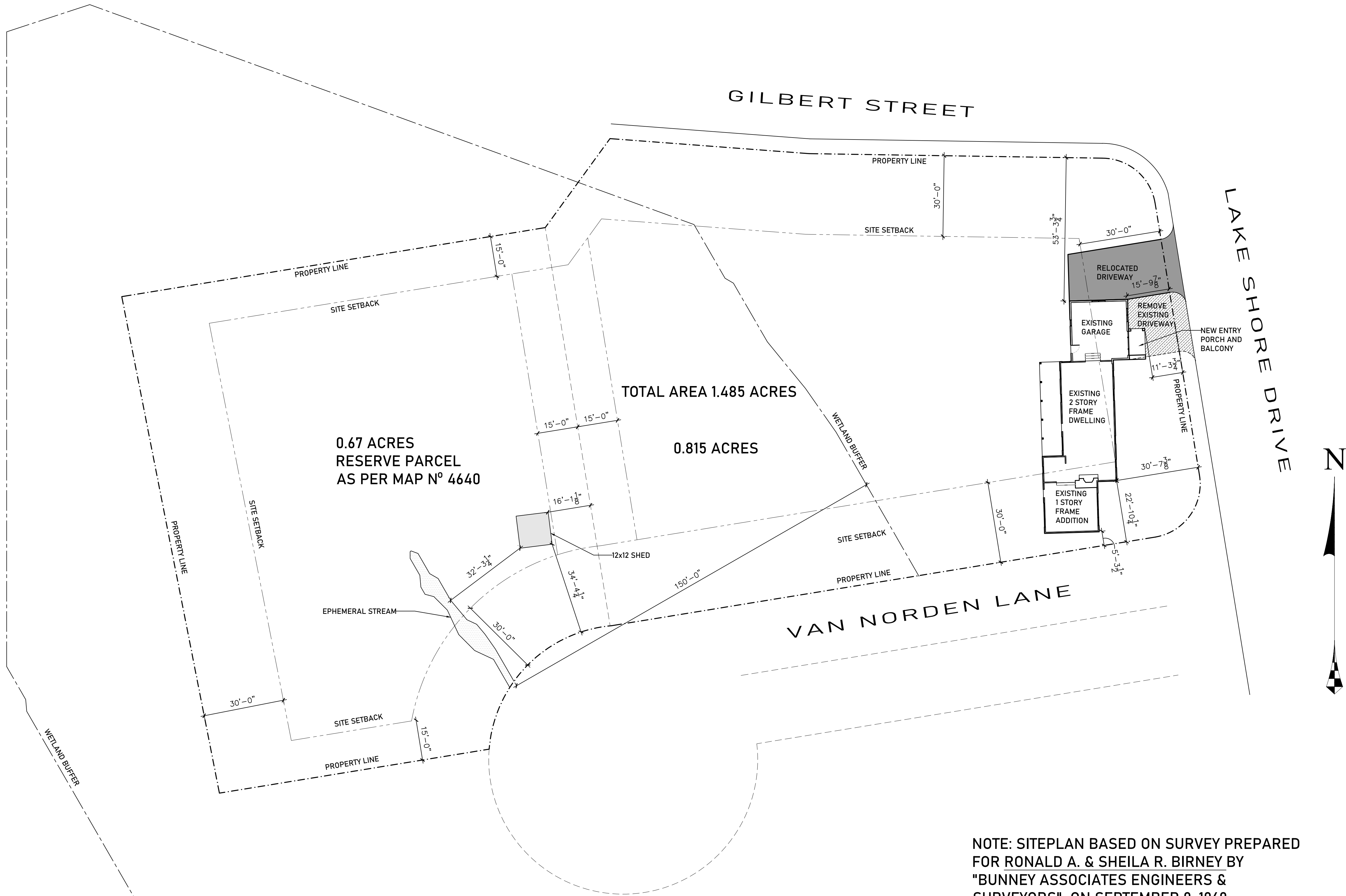
SCALE: 1/4" = 1'-0"

TITLE:

COVER SHEET

DWG NO.

T1.0



1
2010
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

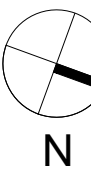
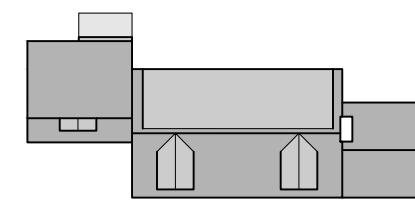
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TITLE:

EXISTING FLOOR PLANS

DWG NO.

EXI.0

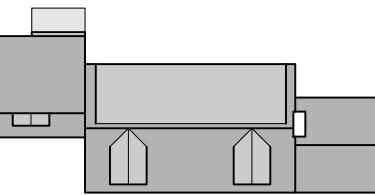
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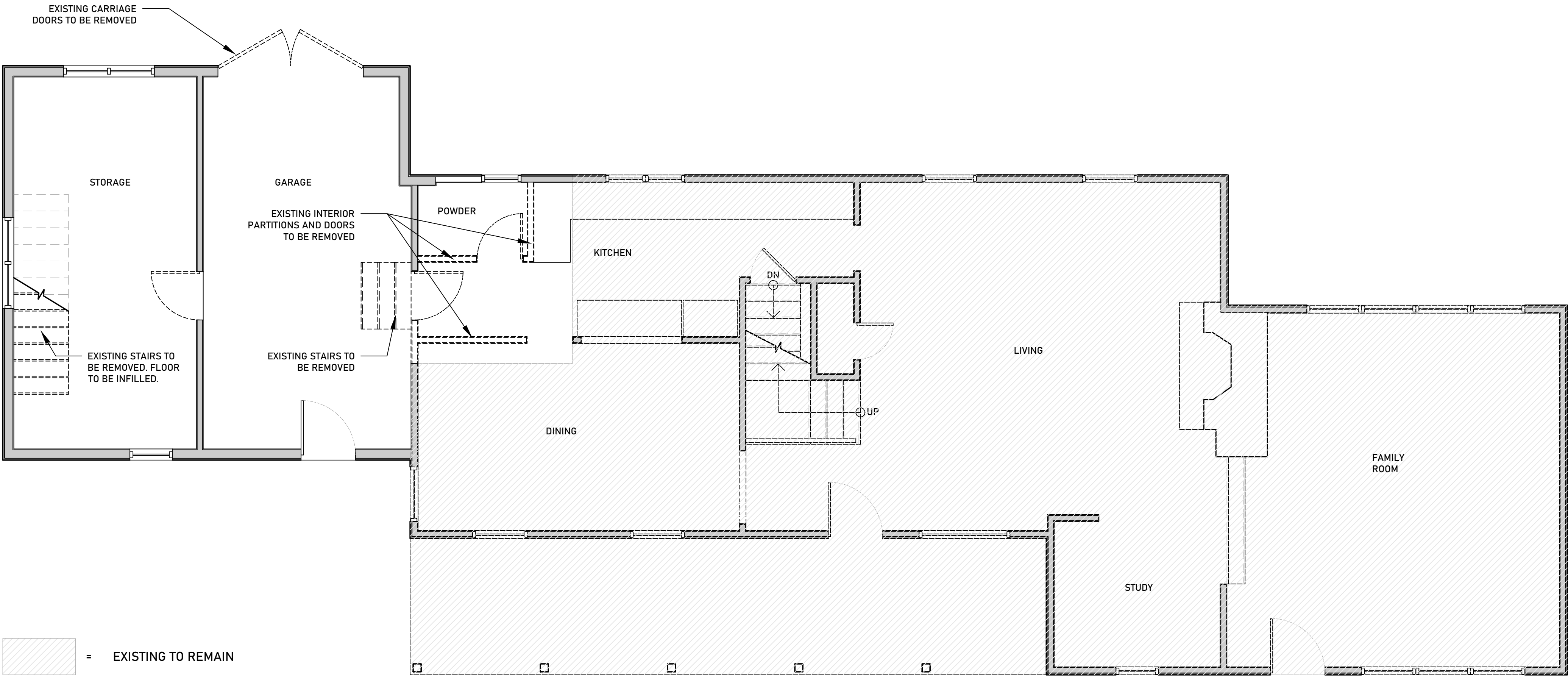
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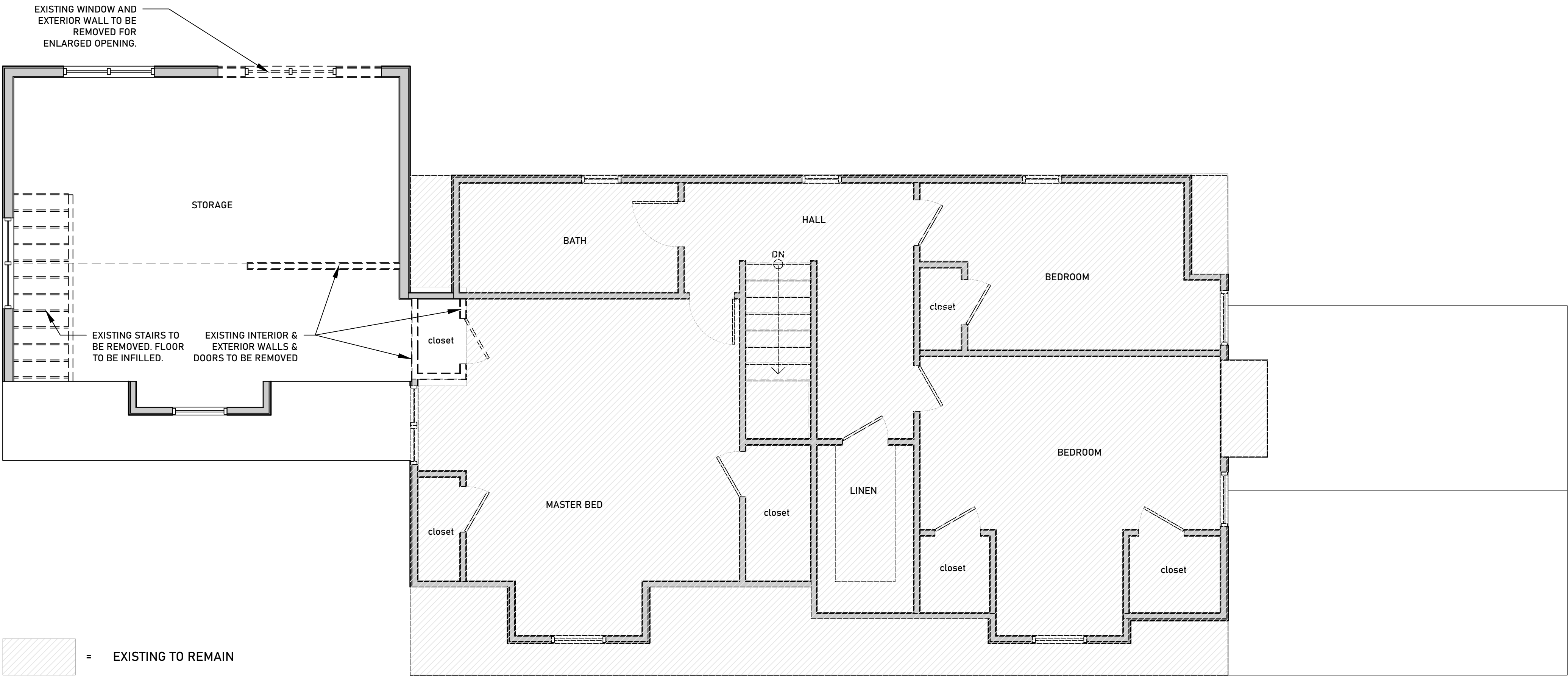
EXISTING FLOOR PLANS

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"

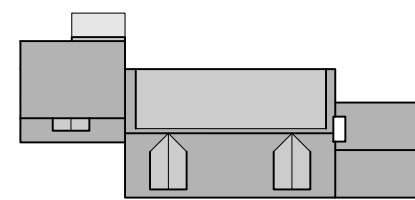
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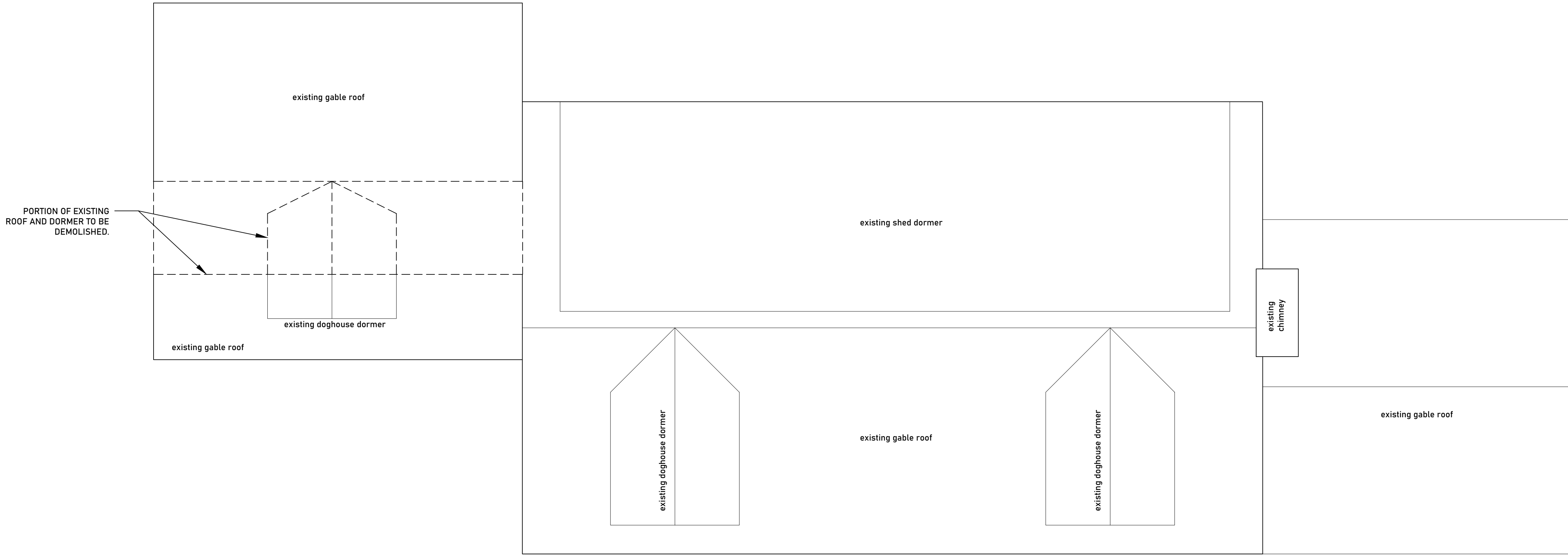
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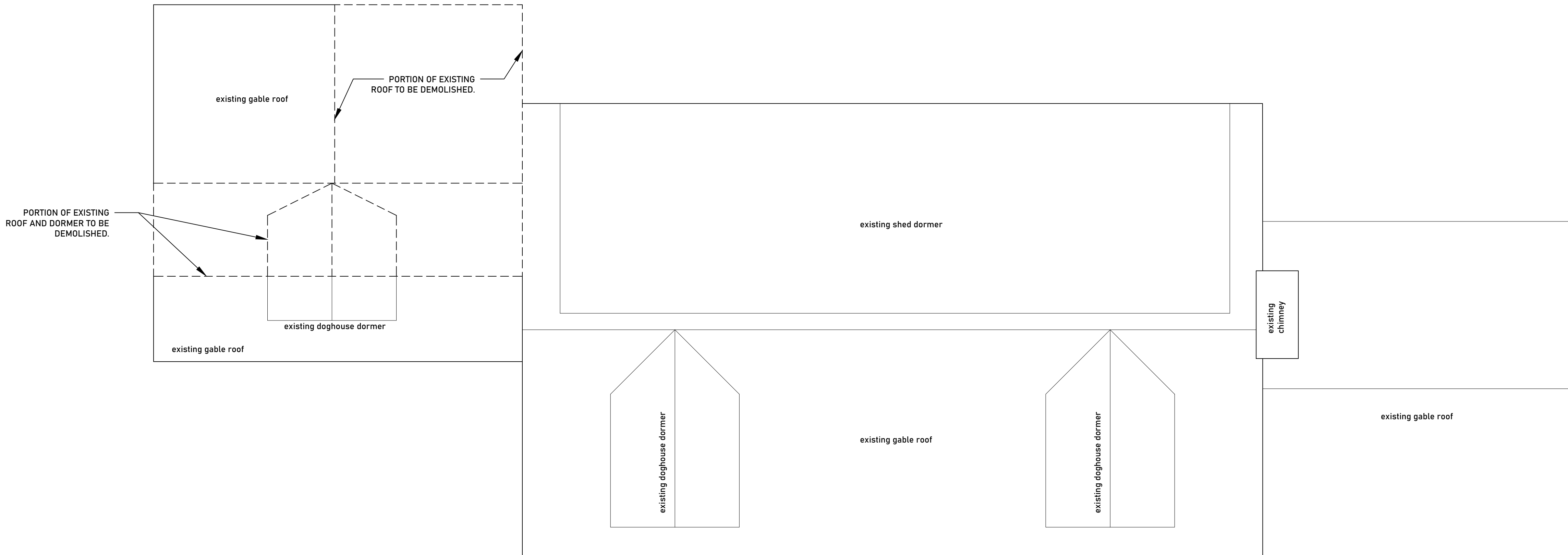
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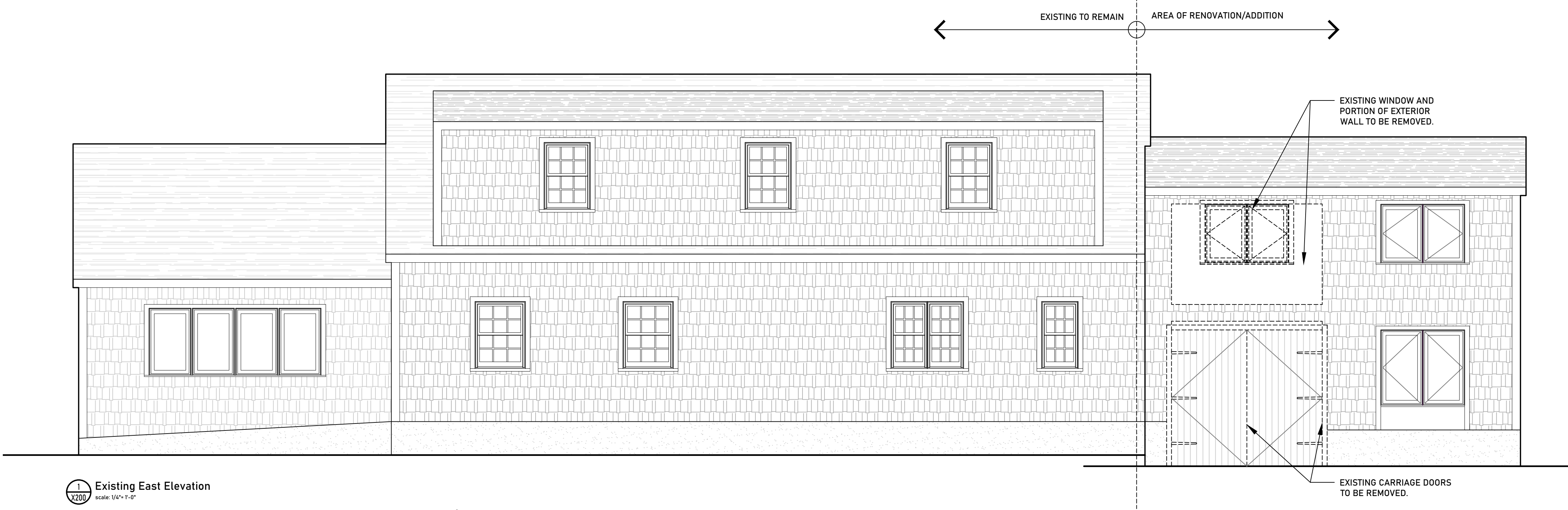
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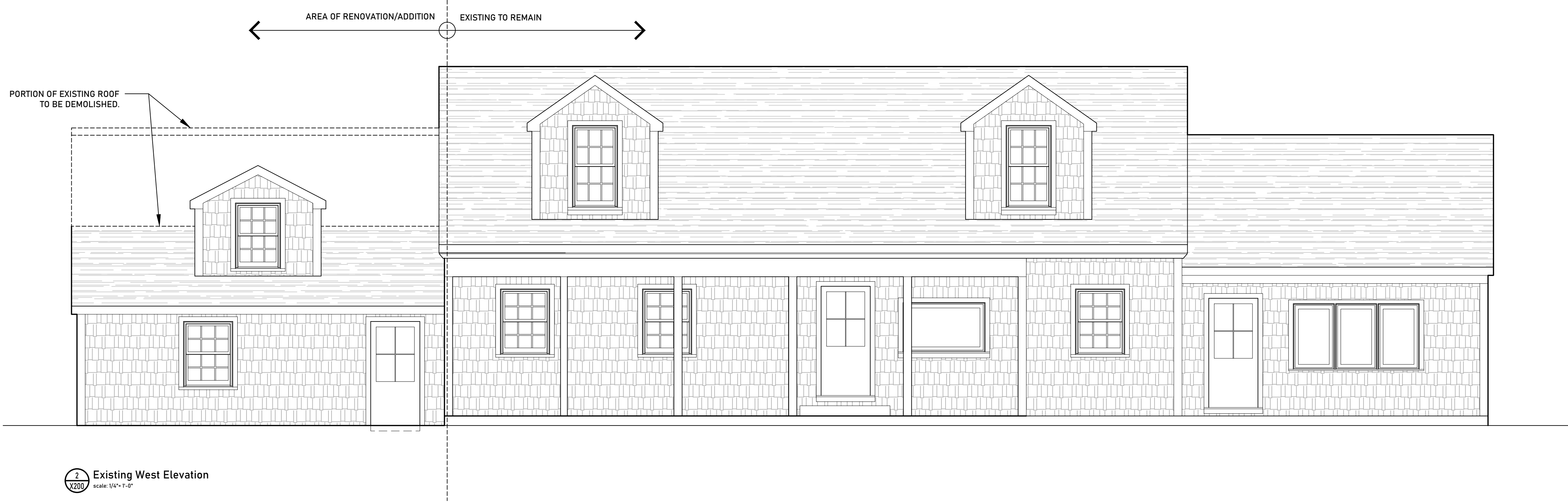
Existing/Demo Roof Plan
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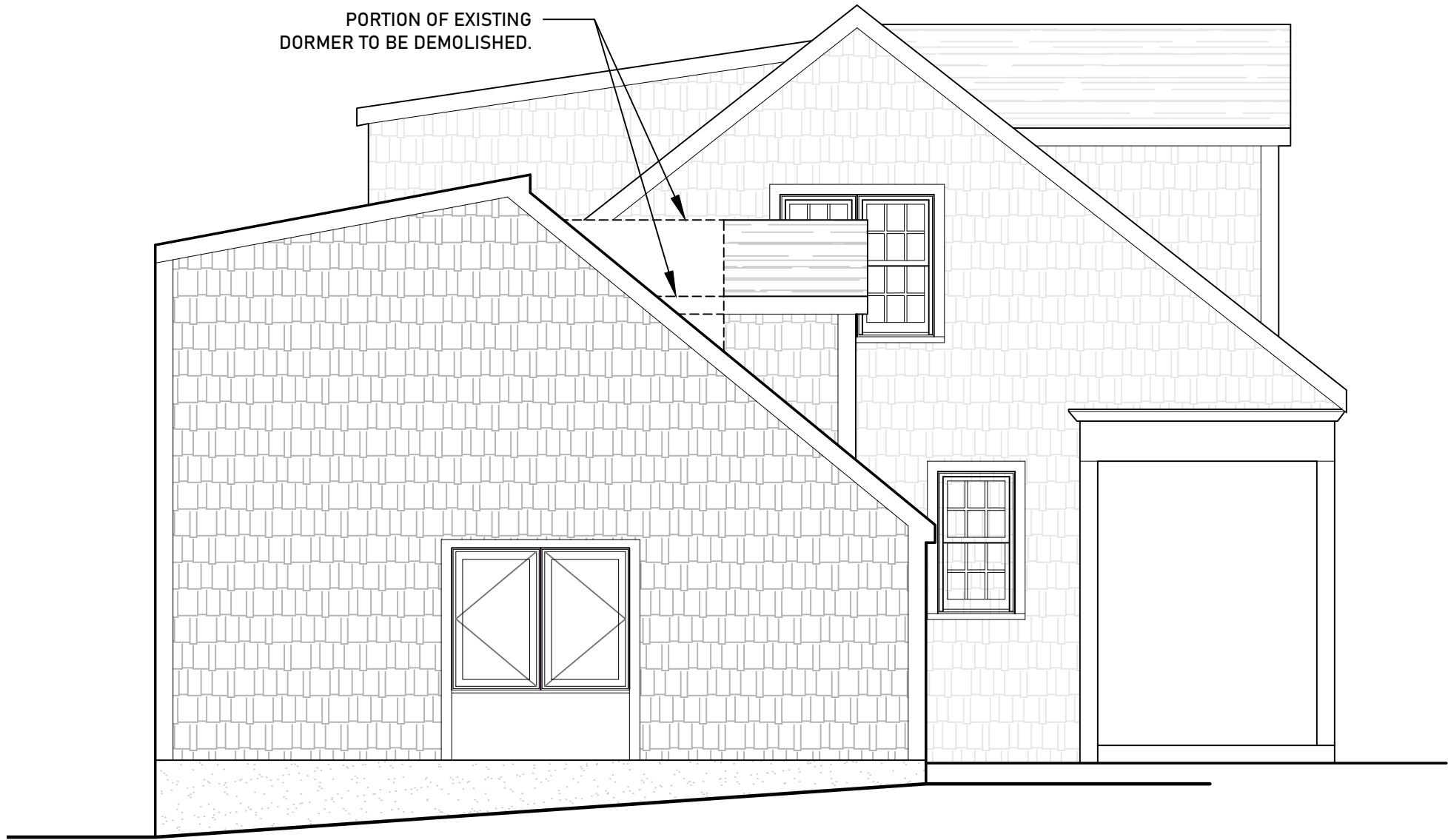
Existing/Demo Roof Plan - Alternate
scale: 1/4" = 1'-0"



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

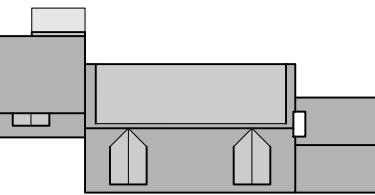
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EXISTING ELEVATIONS

DWG NO.

EX2.0

72 Lake Shore Drive
South Salem, NY 10590

itect



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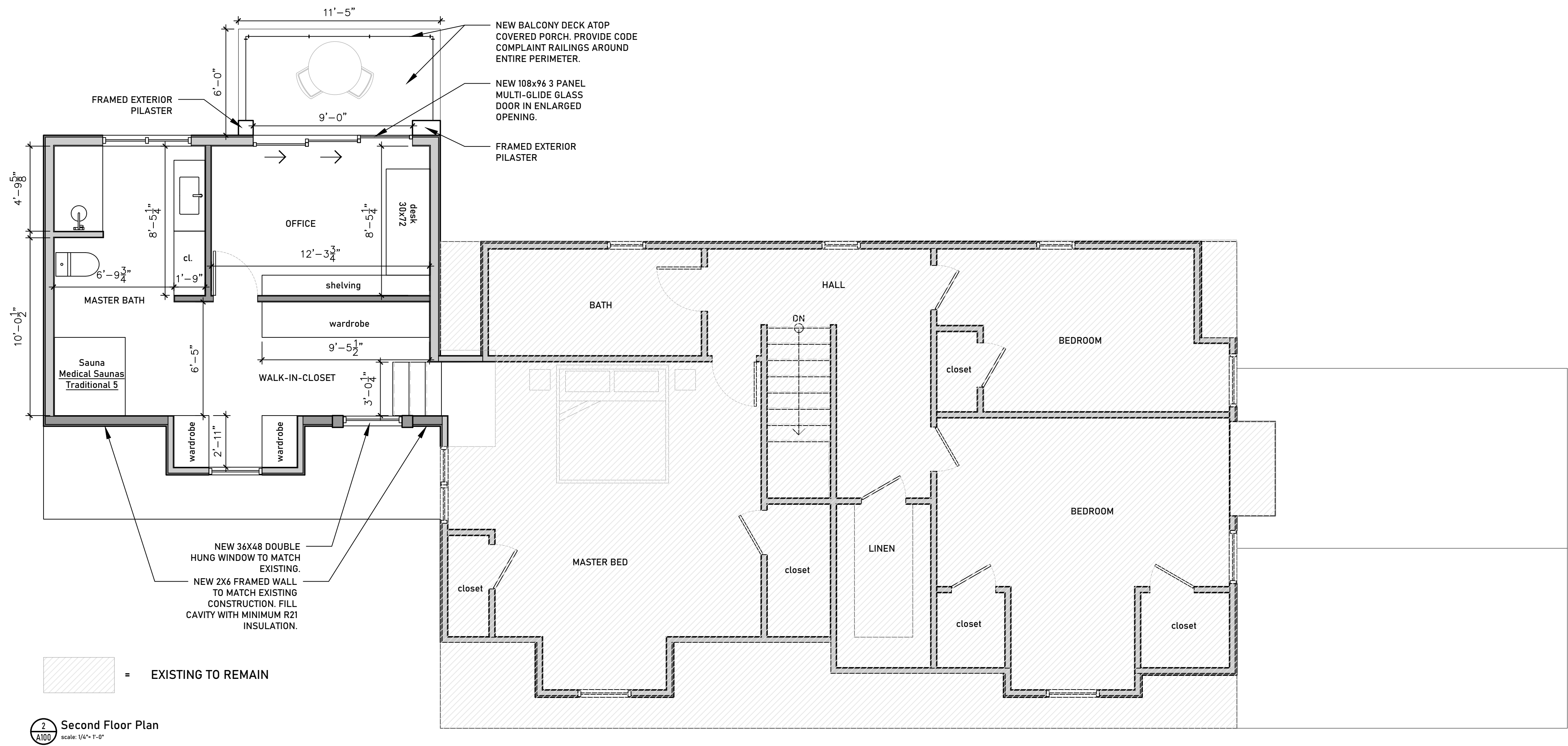
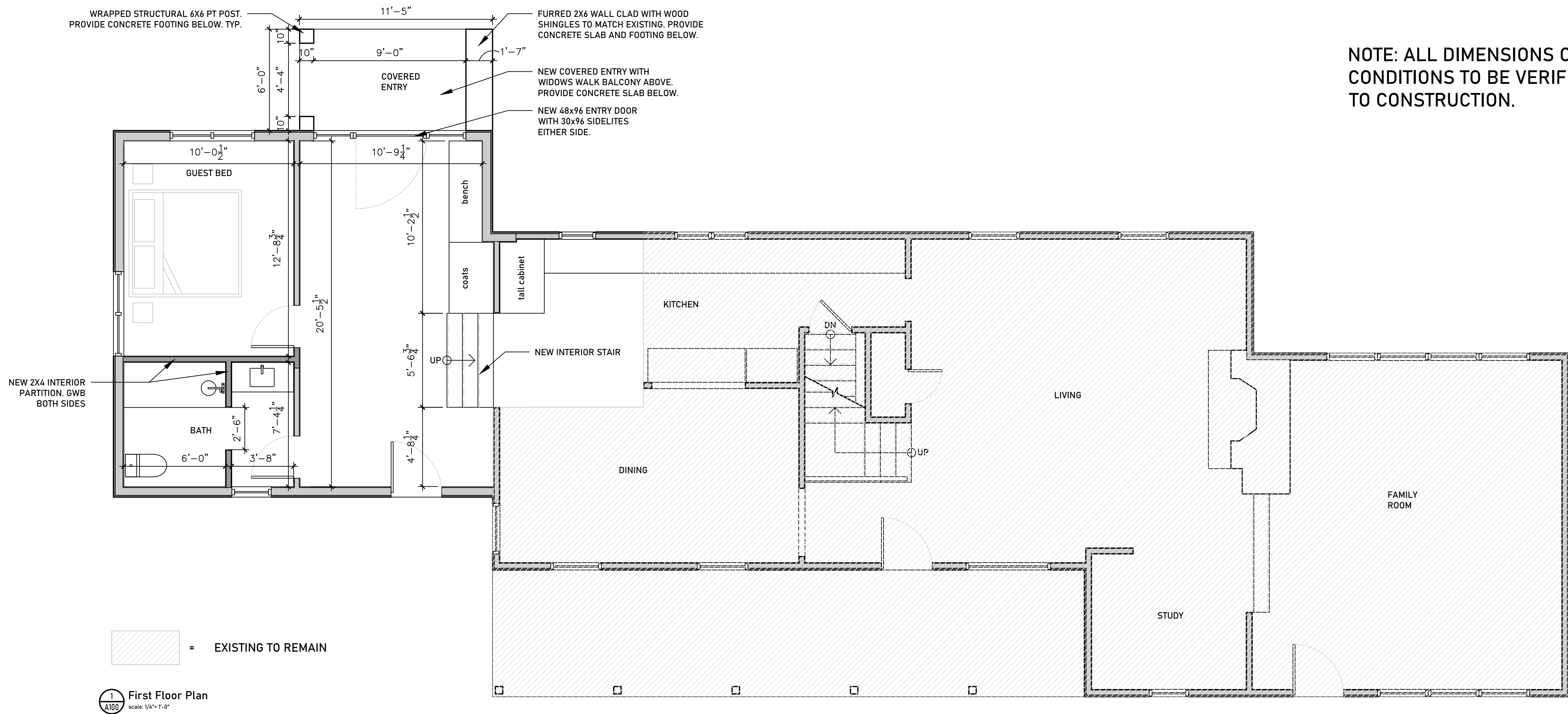
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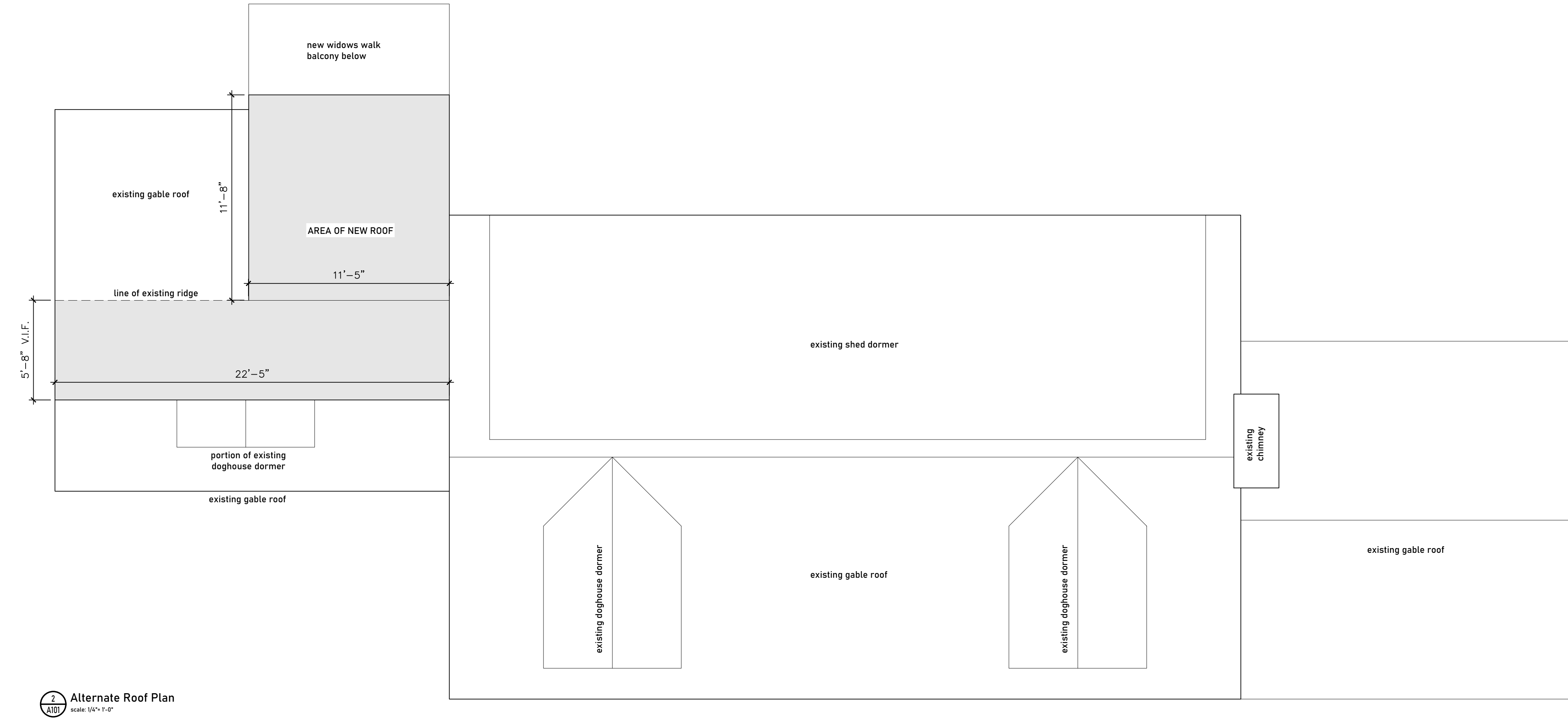
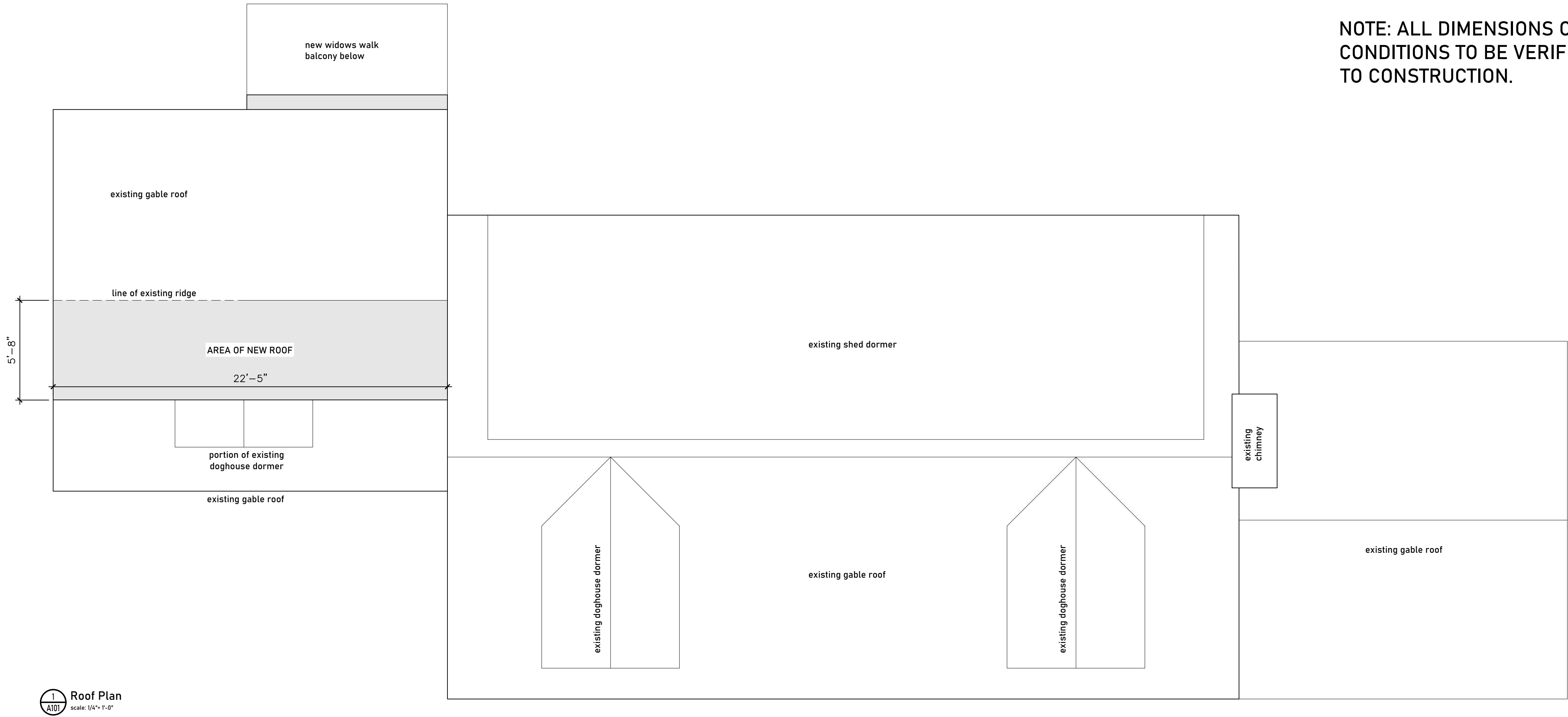


TITLE:

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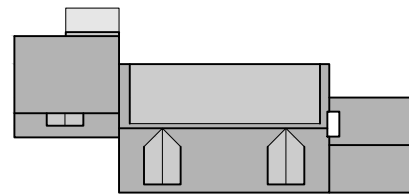
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DWG NO.

AI.I

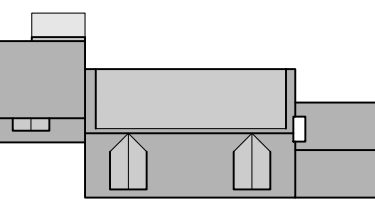
72 Lake Shore

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
Nathan Dalesio
85 Main Street
South Salem, NY 10590
860.593.6500
nate@multitudestudio.com

SEAL



DATE: 2023.11.29

JOB NO: 23-01

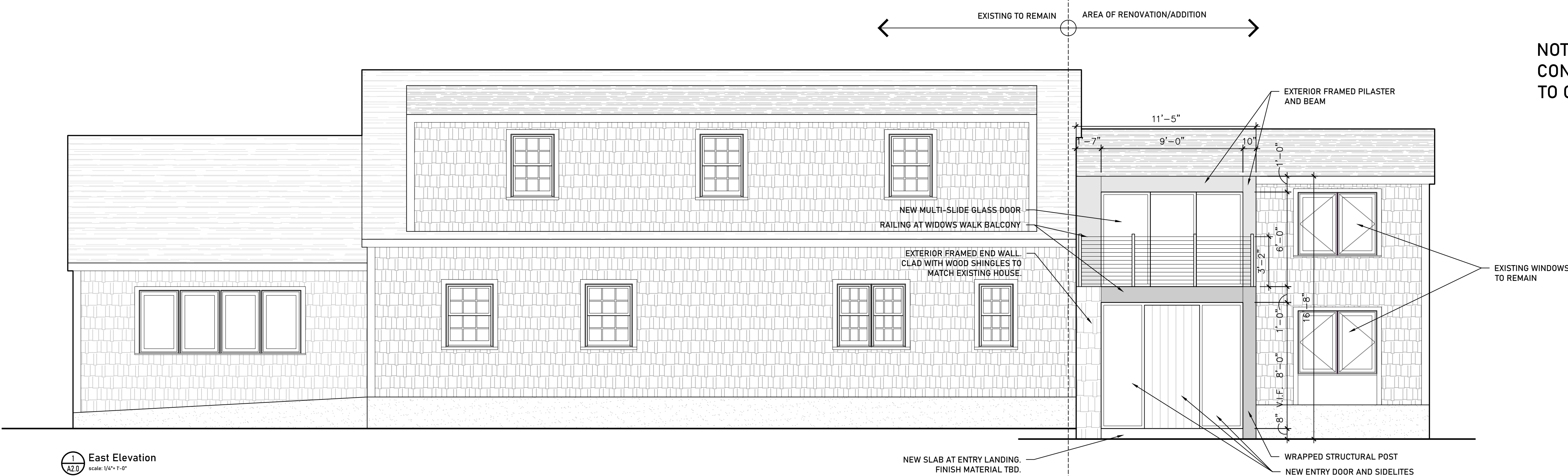
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TITLE: EXTERIOR ELEVATIONS

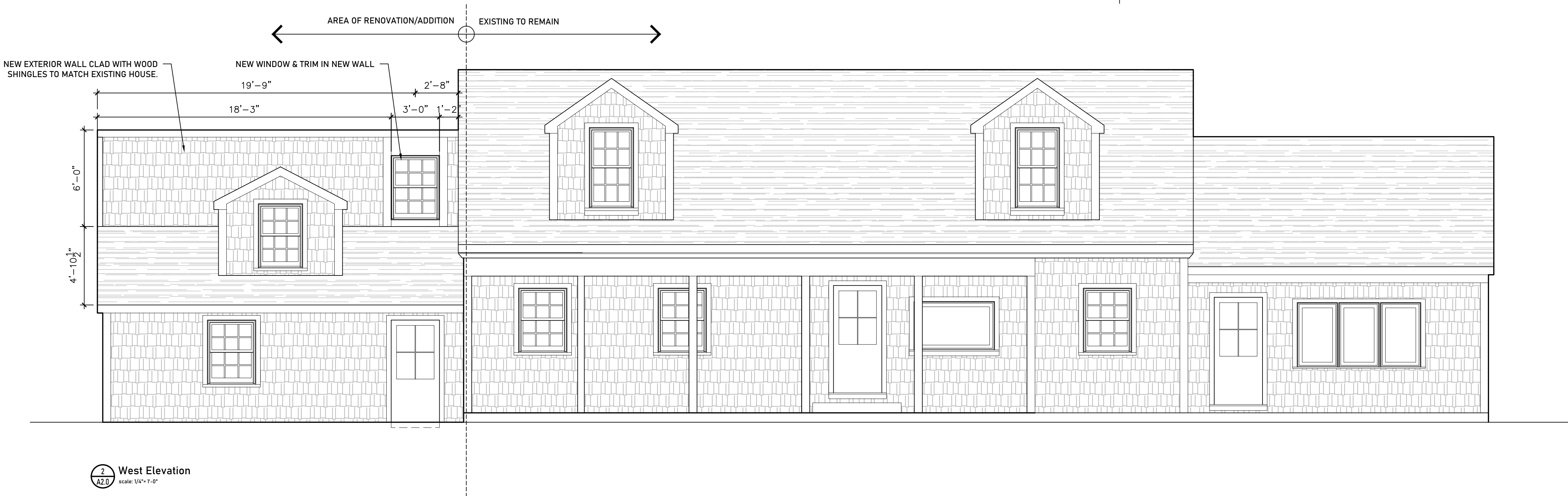
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A2.0

NOTE: ALL DIMENSIONS OF EXISTING
CONDITIONS TO BE VERIFIED IN FIELD PRIOR
TO CONSTRUCTION.



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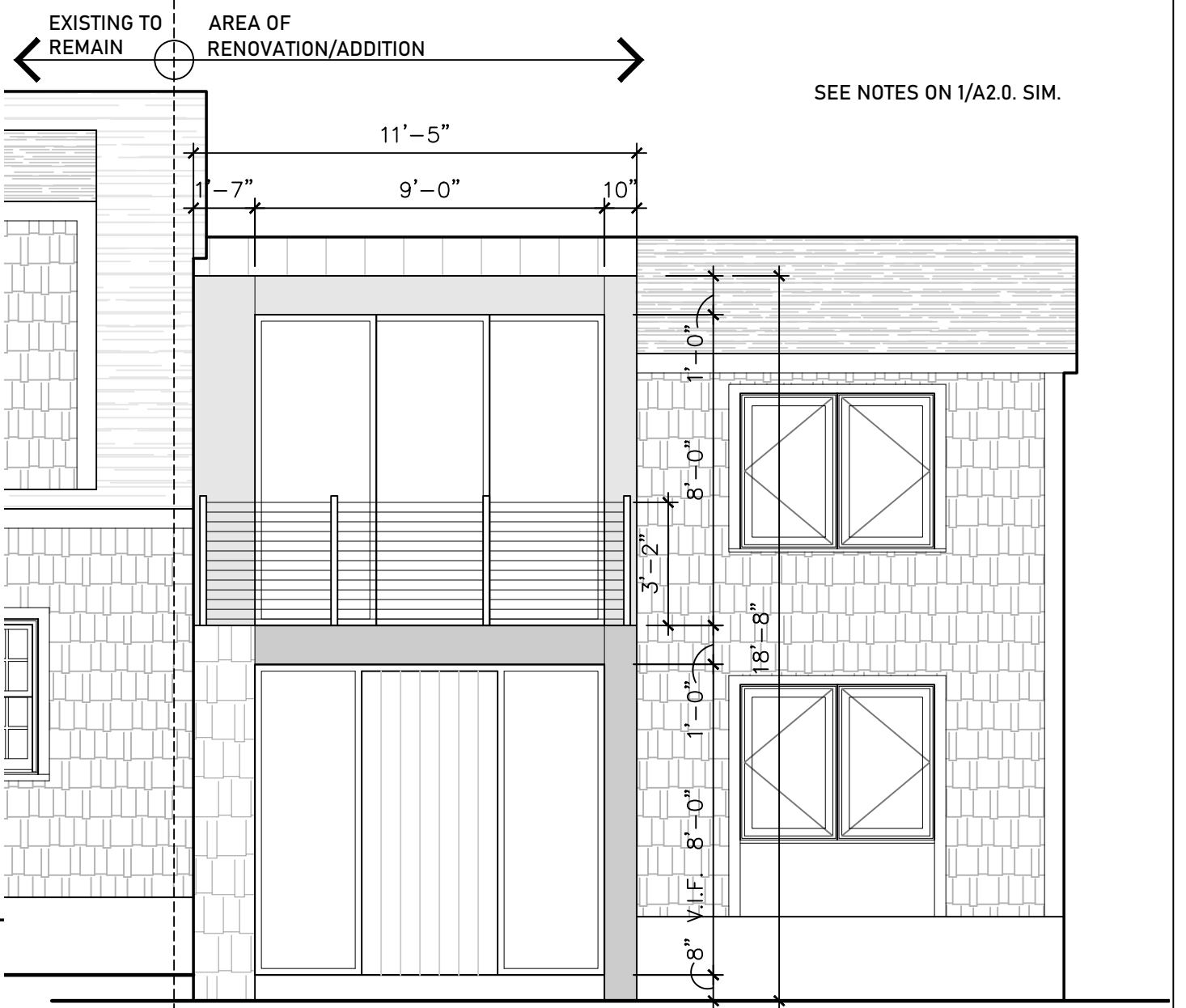
2 West Elevation
Scale: 1/4" = 1'-0"



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"

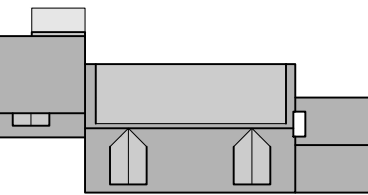
72 Lake Shore

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SEAL



DATE: 2023.11.29

JOB NO: 23-01

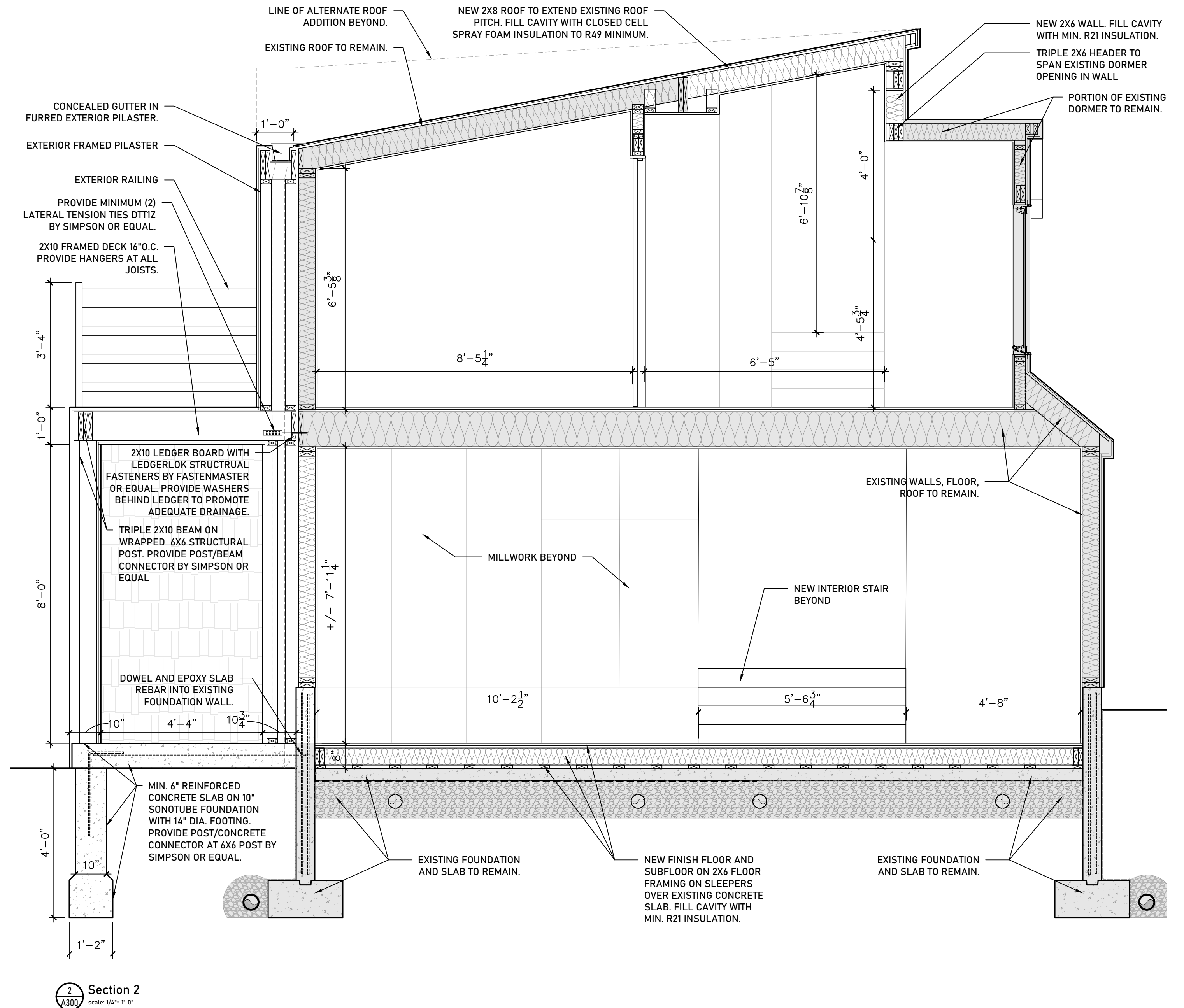
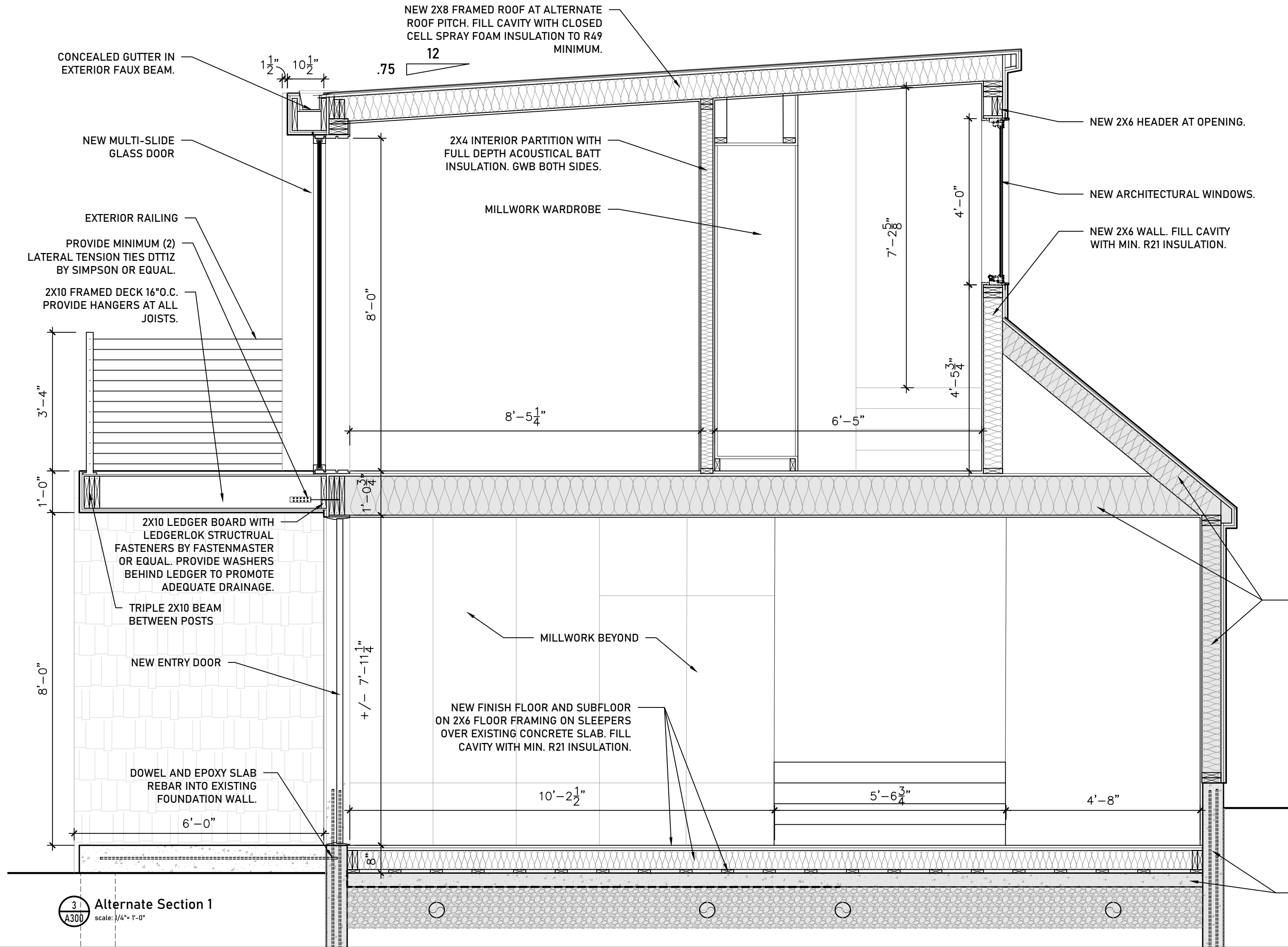
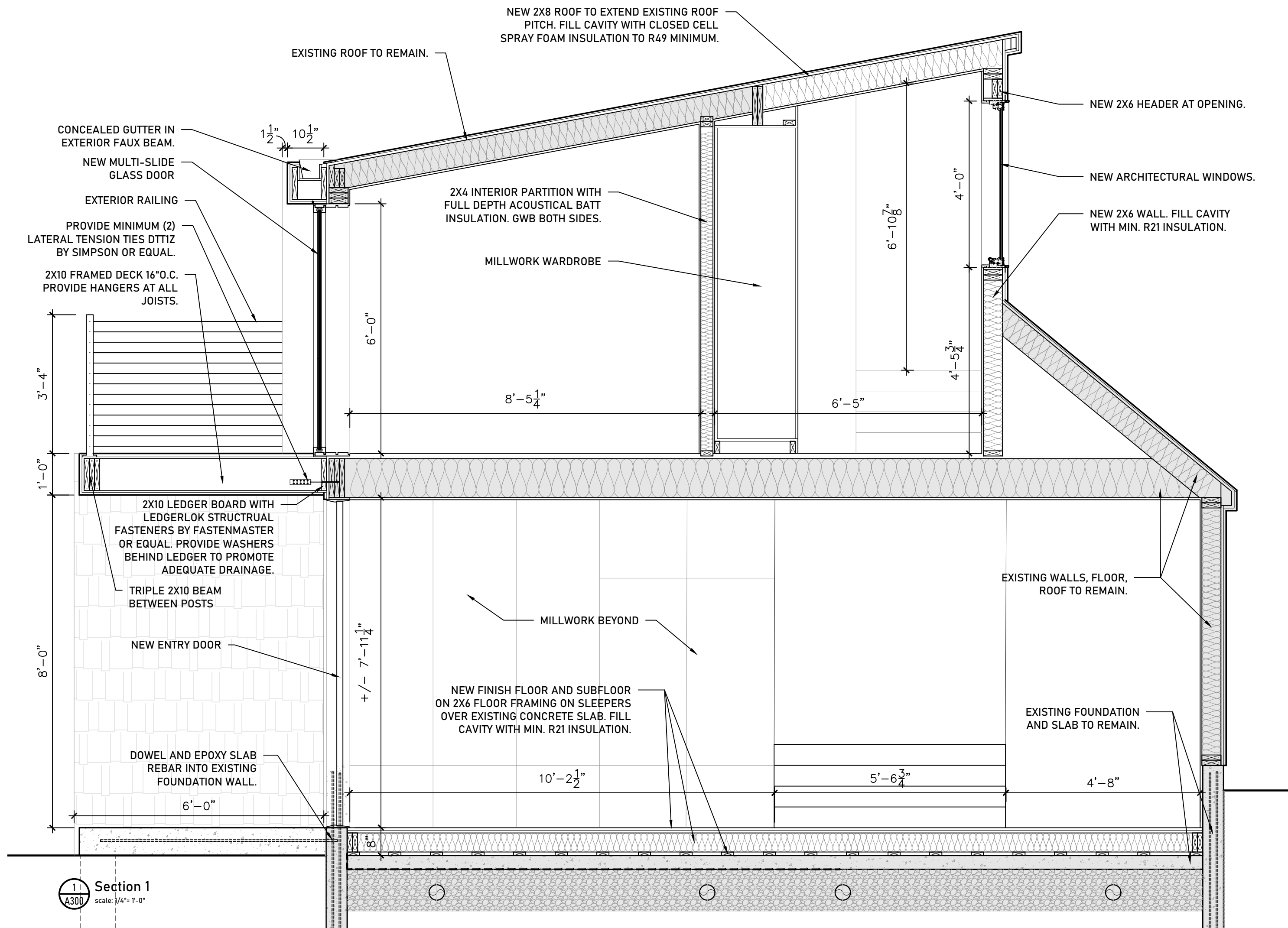
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TITLE:

EXTERIOR ELEVATIONS

DWG NO.

A3.0



NOTE: ALL DIMENSIONS OF EXISTING
CONDITIONS TO BE VERIFIED IN FIELD PRIOR
TO CONSTRUCTION.

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



(914) 763-3060
FAX (914) 875-914879
TTY 800-662-1220

www.lewisborogov.com

Date 11/15/23
Zoning Denial App. # 2023-0799

JOHN TOMFOHR
264 Hawley Road, North Salem, NY
Sheet 33, Block 11155, Lot 116, Sheet 33-0, Block 11155, Lots 14 and 27 (includes tax lots
36, 177 and 178) to be known as Block 11155 Lot 027

The proposed replacement of an in-ground pool is denied because (1) the pool, an accessory structure, 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 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 pool:

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 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 to be located zero feet from the rear lot line where a 50-foot setback is required.

Kevin J. Kelly

A handwritten signature in black ink, appearing to read "K. J. Kelly", is written over a light blue 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. 36-23-BZ

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 is denied because (1) the pool, an accessory structure, 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 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 pool: 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 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 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.

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
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.

SHEET INDEX	
SHEET NO.	SHEET NAME
GENERAL	
A0.00	GENERAL NOTES AND PROJECT INFORMATION
A0.01	SITE SURVEY
A0.20	ASSEMBLIES - ROOFS, CEILINGS, FLOORS
A0.21	ASSEMBLIES - WALLS
A0.30	DOOR & WINDOW SCHEDULES
A0.31	EXTERIOR DOOR & WINDOW ELEVATIONS
ARCHITECTURE	
A1.00	DEMOLITION SITE PLAN
A1.01	SITE PLAN
A2.00	LOWER LEVEL PLAN
A2.01	MAIN LEVEL PLAN
A2.02	UPPER LEVEL PLAN
A2.20	ROOF PLAN
A2.21	UPPER ROOF PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A3.10	BUILDING SECTIONS
A3.11	BUILDING SECTIONS
A4.00	WALL SECTIONS
A4.01	WALL SECTIONS
A4.10	FIREPLACE SECTIONS & PLANS
A6.00	LOWER LEVEL RCP
A6.01	MAIN LEVEL RCP
A6.02	UPPER LEVEL RCP
A6.03	UPPER LEVEL RCP
A7.00	VERTICAL CIRCULATION
A7.01	VERTICAL CIRCULATION
STRUCTURAL	
S-001	INFORMATION SHEET
S-002	STRUCTURAL NOTES
S-010	3D VIEWS
S-030	TYPICAL FOUNDATION DETAILS
S-031	TYPICAL CONCRETE DETAILS
S-032	TYPICAL MASONRY DETAILS
S-033	TYPICAL STEEL DETAILS
S-034	TYPICAL METAL DECK DETAILS
S-200	FOUNDATION PLAN
S-201	MAIN LEVEL FRAMING PLAN
S-202	UPPER LEVEL FRAMING PLAN
S-203	ROOF (LOWER) LEVEL FRAMING PLAN
S-204	ROOF (UPPER) LEVEL FRAMING PLAN
MECHANICAL	
M-000	MECHANICAL / PLUMBING COVER SHEET
M1.00	MECHANICAL SPECIFICATIONS SHEET
M1.01	ZONING PLANS & THERMOSTAT / SENSOR LOCATIONS
M2.00	LOWER LEVEL MECHANICAL PLAN
M2.01	MAIN LEVEL MECHANICAL PLAN
M2.02	UPPER LEVEL MECHANICAL PLAN
M4.00	MECHANICAL ROOM ENLARGEMENTS
M5.00	HYDRONIC SCHEMATIC DIAGRAM
M7.00	MECHANICAL DETAILS
M7.01	MECHANICAL SCHEDULES
PLUMBING	
P1.00	PLUMBING SPECIFICATIONS SHEET
P2.00	LOWER LEVEL PLUMBING PLAN
P2.01	MAIN LEVEL PLUMBING PLAN
P2.02	UPPER LEVEL PLUMBING PLAN
P2.03	ROOF PLUMBING PLAN
P6.00	PLUMBING ISOMETRIC DIAGRAMS & GAS LOADS
P7.00	PLUMBING DETAILS & SCHEDULES
TOTAL SHEETS: 56	



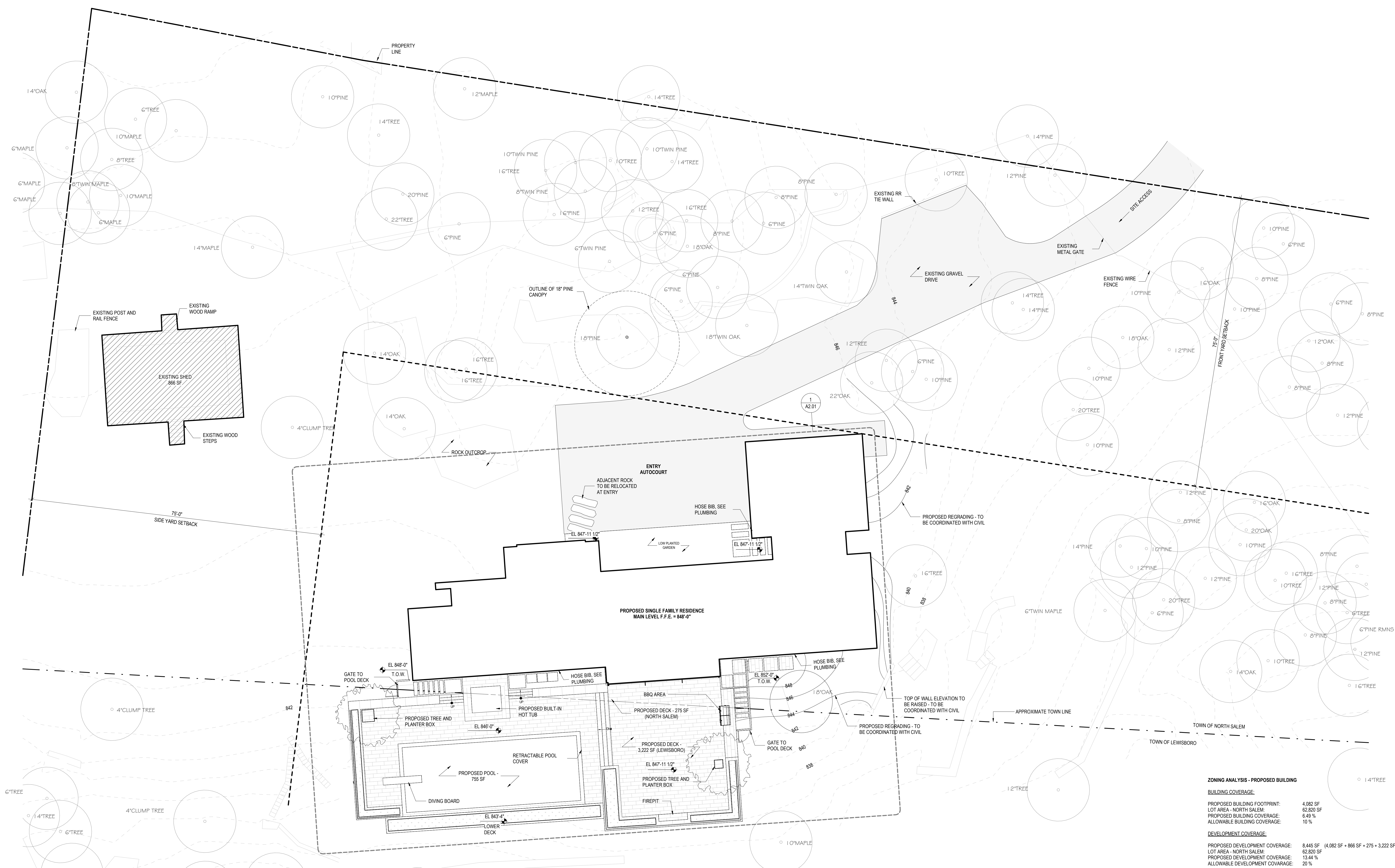
Olson Kundig

159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

WESTCHESTER RESIDENCE

264 HAWLEY ROAD
NORTH SALEM, NY 10560

PERMIT SET
06/06/2023



ZONING ANALYSIS - PROPOSED BUILDING	
BUILDING COVERAGE:	
PROPOSED BUILDING FOOTPRINT:	4,082 SF
LOT AREA - NORTH SALEM:	62,820 SF
PROPOSED BUILDING COVERAGE:	6.49 %
ALLOWABLE BUILDING COVERAGE:	10 %
DEVELOPMENT COVERAGE:	
PROPOSED DEVELOPMENT COVERAGE:	8,445 SF (4,082 SF + 866 SF + 275 + 3,222 SF)
LOT AREA - NORTH SALEM:	62,820 SF
PROPOSED DEVELOPMENT COVERAGE:	13.44 %
ALLOWABLE DEVELOPMENT COVERAGE:	20 %
FAR:	
PROPOSED BUILDING AREA:	7,170 SF (4,082 SF + 3,088 SF)
LOT AREA - NORTH SALEM:	62,820 SF
PROPOSED BUILDING FAR:	0.11 %
ALLOWABLE FAR:	0.2

1 SITE PLAN

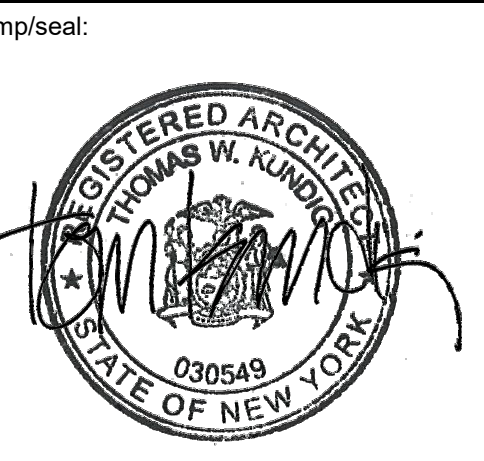
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0'

5'

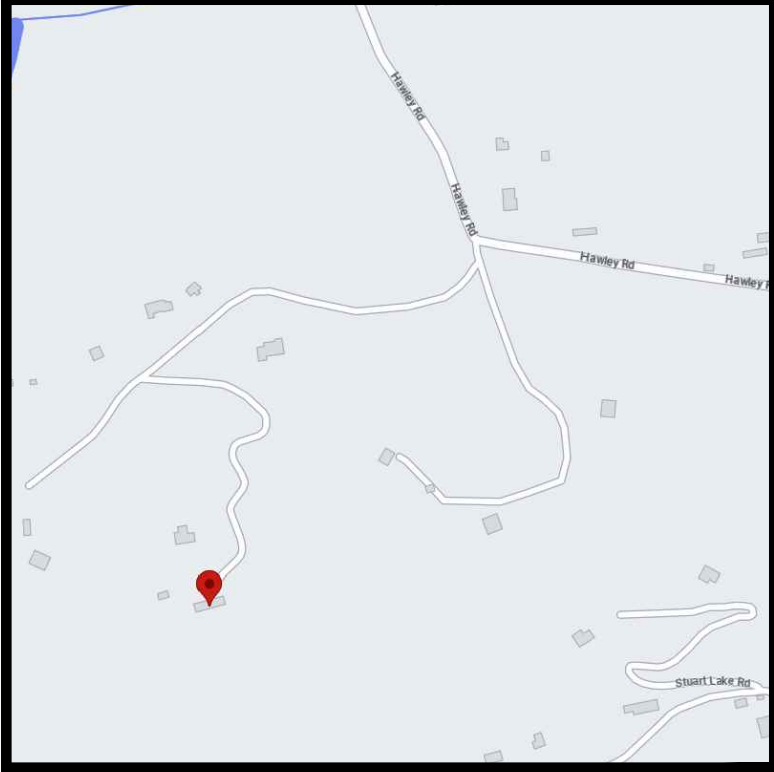
10'

20'

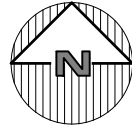


principal architect:	KK
project manager:	WV
drawn by:	MS,TM,VV
checked by:	
job no.:	22050

revisions:	
no.:	date: description:



LOCATION MAP
NOT TO SCALE



BREAKDOWN OF IMPERVIOUS AREA:

DESCRIPTION	GRAVEL DRIVE	PROPOSED HOUSE	
		OVERLAPPING IMPERVIOUS	7,039 SF.
PROPOSED	3,722 S.F.	NEW IMPERVIOUS AREA	8,795 S.F.
EXISTING	3,249 S.F.	EXISTING IMPERVIOUS AREA TO BE REMOVED	8,178 S.F.
NET CHANGE	473 S.F.	NET CHANGE	617 S.F.

IMPERVIOUS AREA:

DESCRIPTION	IMPERVIOUS	GRAVEL DRIVE
PROPOSED	8,795 S.F.	3,722 S.F.
EXISTING	8,178 S.F.	3,249 S.F.
NET CHANGE	617 S.F.	473 S.F.

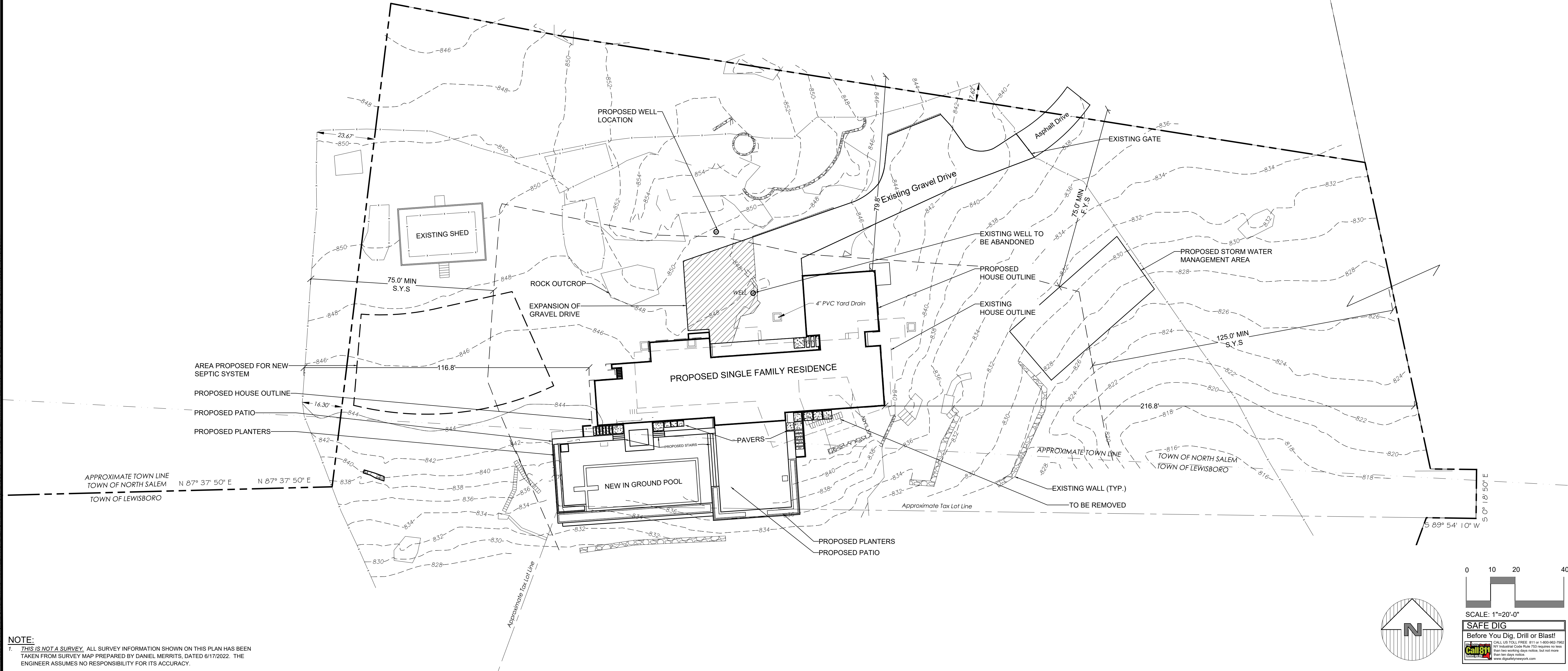
SITE DATA:

OWNER / DEVELOPER:
PROJECT LOCATION:
EXISTING TOWN ZONING:
PROPOSED USE:
TOWN TAX MAP DATA:
SITE AREA :
SEWAGE FACILITIES:
WATER FACILITIES:
WATERSHED:

JOHN TOMFOHR AND JENNIFER YIM
264 HAWLEY ROAD
NORTH SALEM, NY 10560
R-4, SINGLE FAMILY RESIDENTIAL
NORTH SALEM 48-1155-28 / LEWISBORO 33.1-1-6
1.44 ACRES (62,820 SF)
ON-SITE SUBSURFACE DISPOSAL
DRILLED WELL
CROTON RIVER BASIN

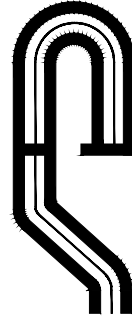
ZONING SCHEDULE:

R-4, SINGLE FAMILY RESIDENTIAL			
ZONING DISTRICT:	R-4, SINGLE FAMILY RESIDENTIAL		
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	4 Acres	12.43 Acres	NONE
MINIMUM LOT WIDTH:	400 FT.	442 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	75 FT.	75 FT.	NONE
REAR YARD SETBACK:	100 FT.	>100 FT.	YES
ONE SIDE YARD SETBACK:	75 FT.	75 FT.	NONE
COMBINED SIDE YARD SETBACK:	200 FT.	200 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	10% OF LOT AREA	6.01 % OF LOT AREA	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	3 1/2	2	NONE



NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DANIEL MERRITS, DATED 6/17/2022. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

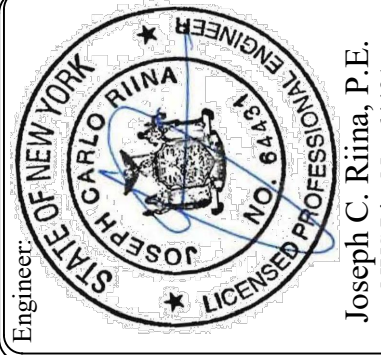
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PROJECT # 23-11

Site Design Consultants

Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.sitedesignconsultants.com



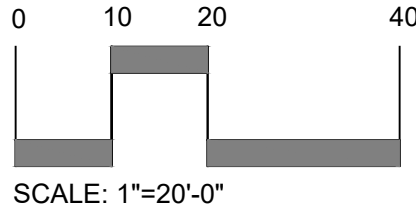
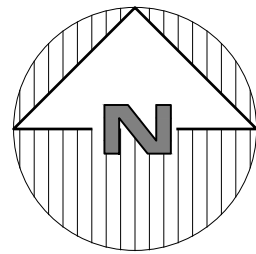
Revisions:		Comments:	
No.	Date	No.	Plan Updates
1	7/17/23		

SCALE: 1" = 20'	DRAWN BY: JP	DATE: 6-12-23
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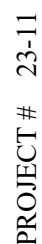
SITE PLAN

SITE PLAN
PREPARED FOR
JOHN TOMFOHR &
JENNIFER YIM
264 HAWLEY ROAD
Towns of North Salem & LewisboroWestchester County, NY

Sheet
1 of 4



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[illegible]

6-12-23

CONDITIONS PLAN

Towns of North Salem & Leicestershire Vector-borne Count: NV



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