

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

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
MINUTES**

Minutes of the Meeting held by the Zoning Board of Appeals on Wednesday, January 24, 2024 at 7:30 P.M., at the Town of Lewisboro Offices, 79 Bouton Road, South Salem, NY.

Board Members Present: Robin Price, Jr., Chair
Daniela Infield
Carolyn Mandelker
Todd Rendo
Thomas Fischetti

Also Present: Donna Orban, Secretary
Kevin Kelly, Building Inspector

The Meeting was called to order at 7:30 P.M. by Chair Price who introduced the members of the Board and noted the emergency exits. He announced that the next ZBA meeting is scheduled for Wednesday, February 28, 2024.

I. Review and adoption of minutes for December 20, 2023.

The Board reached consensus to approve the meeting Minutes for December 20, 2023. Ms. Infield made a motion to approve the minutes. The motion was seconded by Mr. Price. To approve: Mrs. Infield, Ms. Mandelker and Mr. Price. To Abstain: Mr. Rendo and Mr. Fischetti.

II. PUBLIC HEARINGS

CAL. NO. 35-23-BZ

Application of Don Biallostowski, [Biallostowski, 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.

Mr. Biallostowski, owner of record, was present.
Mr. Dalesio, Architect, was present.

There was no objection to the public notice.

Mr. Dalesio presented the application. Mr. Dalesio explained that the project is to add a porch with a balcony to the existing house. The proposed porch is currently the existing garage. The garage door area will become the new entrance. Which will come out 6' further from the existing structure.

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Mr. Price questioned that they are asking for one variance, which is for the proposed porch.

Mr. Dalesio replied that they are asking for one variance for the porch.

Mr. Price commented that the board did a site visit on December 16, 2023. The application was adjourned till this meeting.

Mr. Price asked Mr. Fischetti if he was able to visit the site.

Mr. Fischetti replied that he was able to do a drive by site visit.

Mr. Price commented on how many floors the porch will be.

Mr. Dalesio replied that the porch will be one floor with an open balcony on the roof of the porch.

Mr. Price asked if anyone from the public had any comments. There were no comments.

Mr. Price asked Mr. Biallosterski if he had talked to any neighbors about the project.

Mr. Biallosterski replied that he did not have any conversations with any neighbors about the project.

Mr. Price commented that he had spoken with Ms. Cory, of 2 Gilbert Street, South Salem. Mr. Price commented that Ms. Cory did not have any problems with the proposed porch.

Ms. Infield commented that the improvement to the house will look nice.

Ms. Mandelker made a motion to approve the application. Mr. Fischetti second the motion. To Approve: Ms. Infield, Ms. Mandelker, Mr. Rendo, Mr. Fischetti and Mr. Price. To Deny: none. To Abstain: none.

Mr. Price explained that the application's approval is based on five factors. There will be no undesirable change in the character of the neighborhood or detriment to nearby properties. There is no practical alternative to the variance requested. The Board found that the variance is not substantial. There will not be an adverse effect or impact to the physical or environmental conditions of the neighborhood. The Board found that the difficulty was self-created but will not have an impact on the application.

Mr. Price stated that the application was approved.

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

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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.

Mr. Price stated that Cal. No. 36-23-BZ is adjourned until the February 28, 2024, meeting.

III. CORRESPONDENCE & GENERAL BUSINESS

Mr. Price informed the board of the change with the official paper on which the Public Notices are posted. The Town Board has designated the Westchester Journal News as the official paper for the Town. The Record Review has ceased operation.

Mr. Price explained that the Board was given public notice from North Salem in reference to a sub-division 234 Hawley Road, North Salem.

Mary Shah, Town Councilwoman commented that she was in attendance for the meeting.

IV. NEXT MEETING

February 28, 2024

V. ADJOURN MEETING

Ms. Infield made a motion to adjourn. Ms. Mandelker second the motion. The board reached consensus to adjourn the meeting at 7:45 P.M.

Respectfully submitted,



Donna Orban

Secretary, Zoning Board of Appeals