

05/22/2018

Town of Lewisboro (building & Planning Departments
79 Bouton Road
South Salem, NY 10590

Property Address:

Janet Faso
161 Main Street
South Salem, NY 100590

Please find attached building permit for Janet Faso 22KW Air Cooled Generac Generator installation with Propane Tank/s as fuel source.

We understand the client will need a variance for both generator and propane tank/s.

The most suitable and aesthetically best location for the generator for both homeowner and community is the side-rear yard as marked on survey. Janet has 32' from house to property line. Town requirement is 30'. Generator will sit approximately 2 ft off house and is just under 3' in width (total 5' off house +/-) which leaves the generator protruding approx. 3-4 ft into the setback.

Propane tanks (4) above ground 120G Tanks will be located in accordance with NFPA 58 (no less than 10 feet from property line) We have been advised that above ground tanks however located in the setback requirement of 30 ft will also need variance. The Customer is willing to provide fencing or screening (as required by the town) to minimize any visual impact.

The reason we are installing above ground tanks is that the house is sitting on solid slab slightly below the grass surface. Digging anywhere on the property for a under ground tank is near impossible due to rock. We tried driving rods in multiple location and hit bedrock.

A 500G above ground torpedo tank was also considered however site can not be reached by propane company truck safely with a large and heavy 500G tank (2,000lbs plus) due to the slope in front of the house, and the risk of damaging septic in the rear of the house by driving over septic.

4 120G tanks can easily be brought in one at a time by hand cart making it safer, and without possible damage to septic.

Homeowner and contractor have exhausted all possible locations and other options for gen and tanks and location. What is marked on the survey is definitely the most

appropriate despite the additional expense to homeowner of variance, screening if required, and bringing electric from one side of house to the other for gen.

David Wohst
President iPower Generators



Tax Maps

Aerial Photos

Hybrid

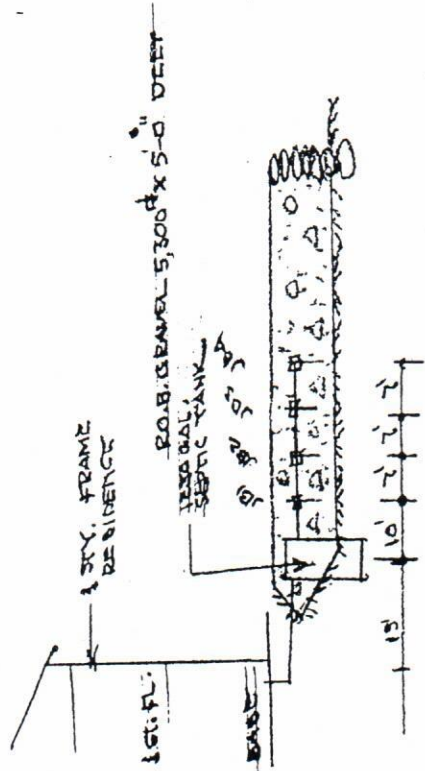
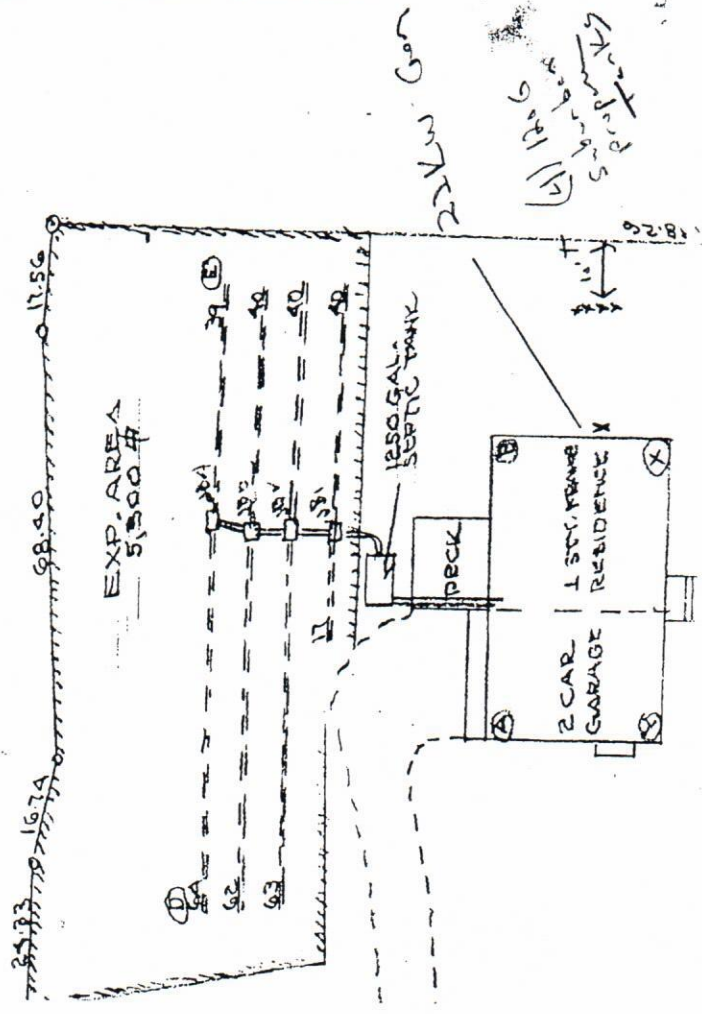
1947 1960 1976 1990 2000 2004 2007 2009 2010 2011 2013 2016

R-12A

Tax parcel data provided by municipality

POWERED BY
Westchester Coun
GIS

Can
(4) 1206
LP Tank



TYPICAL SECTION
 SCALE 1" = 10' x 1" = 20' H.
 1250 GAL SEPTIC TANK
 365 LIN. FT. x 24" ABS. TR.
 BASED ON A 10' DE
 SYSTEM TO CONFORM TO BULLETIN 3022
 AND NEW YORK STATE CODES

LOCATION	SURVEY	POINT	DISTANCE
A-TANK			35
B-"			26
A-JB			44
B-"			28
A-JB			46
B-"			34
A-JB			54
B-"			41
A-JB			57
B-"			47
A-E			52
B-D			54
WELL-FIELD			114
X-WELL			62
Y-"			84



ACCEPTED
 AS FINAL PLANS
 DATE 3/24/77
 WEST. CO. DEPT.
 OF HEALTH
 BY *[Signature]*

SEWAGE DISPOSAL SYSTEM
 FOR
 DONALD RIND
 BOWWAY RD. off WEST MOUNTAIN
 TOWN OF LEWISBORO, N.Y.
 LOT 44, BLOCK 10809, SH. 37
 C. R. CANTINE, P.E., SOUTH SALEM, N.Y.
 SCALE 1" = 20' - 0" MARCH 22, 1977

Ridgefield

Length = 137.42

Fence

Service Wires

✓

Gravel

2 Sty. Fr.
Dwelling

Gör.
Linder

stop

Deck

AREA: 0.593 A;
L 3860, CP 245
TOWN OF LEWISBORO
ASSESSMENT MAP.
SHT. 37
BL. 10809
LOT 4

(4) 1206 LP Tanks⁰ above Ground, 10⁰ + plus from Property Line

Stone Wall

32

Gen

69

3,02,90

545.03610 E

NOW OR FORMERLY LAWRENCE

TOWN
WESTCA

physi

Survey
Map

Ref: Tax 1

164

69.

and :
C P 11/22/70 :

Brought to date
Added Dwelling
Driveway, Ser. 1

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, June 27, 2018 at 7:30 P.M., at the Town of Lewisboro Offices at 79 Bouton Road, South Salem, New York 10590 regarding the following:

CAL. NO. 12-18-BZ

Application of Lazy River Trust, Matt Lichenberg as Trustee, 110 North Salem Rd, Cross River, New York, for a variance of Article IV § 220-23D(11) of the Zoning Ordinance in the matter of a proposed second story studio/bedroom addition to an existing accessory building (22' x 32' garage) total floor area in excess of 600 square feet (1408 square feet proposed) in an R-4A, Four-Acre Residential District.

The property is located on the west side of (#110) North Salem Road, designated on the Tax Map as Sheet 16, Block 10533, Lot 113, in an R-4A, Four-Acre Residential District consisting of approximately 13.35 acres.

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 15th day of June, 2018
in South Salem, New York**

ZONING BOARD OF APPEALS

TOWN OF LEWISBORO

**By: ROBIN PRICE, JR.
CHAIRMAN**

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

Town of Lewisboro

P. O. Box 725
20 North Salem Road, Cross River, New York 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 12-18- (B.Z.)

**Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: DAVID GRAHAM Architect Phone: 914-941 3889

Address: 175 MAIN ST CROSS RIVER NY 10502 E-Mail: davidgrahamarchitects@gmail.com

Owner's Name: LOUIS VAN TAM LLC Phone:

Address: 110 NORTH SALEM RD CROSS RIVER NY 10508 E-Mail: KASIA.T@ICloud.com

II. TO THE ZONING BOARD OF APPEALS OF THE TOWN OF LEWISBORO:

Application is hereby made for:

- ☒ A Variation of Article IV Section 220-230(11) of the Zoning Ordinance.
- ☐ A Special Permit pursuant to Article Section of the Zoning Ordinance.
- ☐ An Interpretation of the Zoning Ordinance or Zoning Map.
- ☐ A Variation of Section 280 (a) of the Town Law.
- ☐ An appeal from an Order of the Building Inspector to correct a Violation of the Housing Code Section

☒ (Other) Addition to Existing Rect. Structure for a total of 1408 sq ft where 600 sq ft is perm. 7760
AND FURTHER DESCRIBED AS FOLLOWS: NEW FLOOR ABOVE (704SF)
EXISTING 704 garage w/ studio/BR

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 110 NORTH SALEM ROAD CROSS RIVER NY, 10508

Tax Map: Sheet 16 Block 10503 Lot(s) 113

Zoning District: R-4A Lot Area: 13.35 Acres

IV. ADDITIONAL INFORMATION

Have previous appeals/special permits been filed in regard to these premises? NO
(If yes, please give calendar number & date)

Cal. No. Date Cal. No. Date

Cal. No. Date Cal. No. Date

Has a court summons been served relative to this matter?

Have you inquired of the Clerk of the Town of Lewisboro whether there is any petition pending to change the use district regulations affecting the block on which these premises are located?

Attached hereto and made a part of this application, I submit the following:

- A copy of the ground and floor plans with all necessary measurements.
- A property survey.
- A signed consent by the owner of the property if the applicant is not the owner.

V. APPROVED FOR SUBMISSION:

Applicant's Signature: David Graham Date: 4/27/2018

VI. RECEIPT:

Date Received by Clerk 6/1/18 Fee Received \$ 252.

Check #: 577 Receipt #: 27903

* EXPIRATION: (§ 220-74E(5)) "A variance shall be deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with their decision, shall expire if work is not initiated pursuant thereto within one (1) year, or if said use or uses shall cease for more than one (1) year."

**Storage of Contractor's Equipment requires an additional fee for each required off-street parking space.

*** Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

(over)

AFFIDAVIT OF OWNERSHIP

State of New York, Kasia Tamber being duly sworn, deposes
County of Westchester
and says that he resides at 110 North Salem Road in the Town of Lewisboro
in the County of Westchester in the State of New York and that
he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the
Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number
..... in Block on Sheet and that he hereby authorizes
..... David Graham Architect to make the annexed application in his behalf
and that the statements of fact contained in said application including the statements contained in all
of the exhibits transmitted herewith are true.

Sworn to before me, this 15

day of MAY 2018

Kasia Tamber
(sign here)

(over)

GREGORY A. MONTELEONE
Notary Public, State of New York
No. 02MO4989658
Qualified in Westchester County
Commission Expires December 16, 2024

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, June 27, 2018 at 7:30 P.M., at the Town of Lewisboro Offices at 79 Bouton Road, South Salem, New York 10590 regarding the following:

CAL. NO. 09-18-BZ

Application of Mark Krantz, (Mark Krantz & Sandra Smith, owners of record) 68 Ridgefield Avenue, South Salem, New York, for a variance of Article IV § 220-23D(11) of the Zoning Ordinance in the matter of the as-built reconstruction of an accessory building (20' x 26' 2-story garage) total floor area in excess of 600 square feet (845 square feet) in an R-2A, Two-Acre Residential District.

The property is located on the northwest side of (#68) Ridgefield Avenue, designated on the Tax Map as Sheet 29, Block 10553, Lot 17, in an R-2A, Two-Acre Residential District consisting of approximately 5.43 acres.

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 15th day of June, 2018
in South Salem, New York**

ZONING BOARD OF APPEALS

TOWN OF LEWISBORO

**By: ROBIN PRICE, JR.
CHAIRMAN**

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

Town of Lewisboro
P. O. Box 725
20 North Salem Road, Cross River, New York 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 09-19- (B.Z.) **Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Mark Krantz + Sandra Smith Phone: 914-533-2966
Address: 68 Ridgefield Avenue E-Mail: m-krantz@mkpny.com
Owner's Name: Mark Krantz + Sandra Smith Phone: 914-533-2966
Address: 68 Ridgefield Ave SS, NY E-Mail:

II. TO THE ZONING BOARD OF APPEALS OF THE TOWN OF LEWISBORO:
Application is hereby made for:

- ☐ A Variation of Article IV Section 220-230(11) of the Zoning Ordinance.
- ☐ A Special Permit pursuant to Article Section of the Zoning Ordinance.
- ☐ An Interpretation of the Zoning Ordinance or Zoning Map.
- ☐ A Variation of Section 280 (a) of the Town Law.
- ☐ An appeal from an Order of the Building Inspector to correct a Violation of the Housing Code Section
- ☐ (Other)

AND FURTHER DESCRIBED AS FOLLOWS: Acry. structure built with finished 2nd story - Total Floor Area over 600 sq ft - Total 2 floors = 845 sq ft

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 68 Ridgefield Avenue South Salem, NY 10590
Tax Map: Sheet 29 Block 10553 Lot(s) 17
Zoning District: R2A Lot Area: 5.43 Acres

IV. ADDITIONAL INFORMATION

Have previous appeals/special permits been filed in regard to these premises? NO
(If yes, please give calendar number & date)

Cal. No. Date Cal. No. Date

Cal. No. Date Cal. No. Date

Has a court summons been served relative to this matter? NO

Have you inquired of the Clerk of the Town of Lewisboro whether there is any petition pending to change the use district regulations affecting the block on which these premises are located? NO

Attached hereto and made a part of this application, I submit the following:

- A copy of the ground and floor plans with all necessary measurements.
- A property survey.
- A signed consent by the owner of the property if the applicant is not the owner.

V. APPROVED FOR SUBMISSION:

Applicant's Signature: [Signature] Date: 3/12/18

VI. RECEIPT:

Date Received by Clerk 3/12/18 Fee Received \$ 252. -

Check #: 844 Receipt #: 27724

* EXPIRATION: (§ 220-74E(5)) "A variance shall be deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with their decision, shall expire if work is not initiated pursuant thereto within one (1) year, or if said use or uses shall cease for more than one (1) year."

**Storage of Contractor's Equipment requires an additional fee for each required off-street parking space.

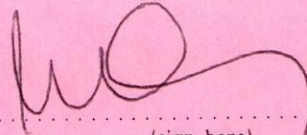
*** Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

(over)

AFFIDAVIT OF OWNERSHIP

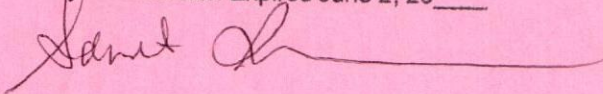
State of New York, MARK KRANTZ being duly sworn, deposes
County of Westchester and says that he resides at 68 Ridgefield Ave. 10590 in the Town of Lewisboro
in the County of Westchester in the State of New York and that
he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the
Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number
..... in Block on Sheet and that he hereby authorizes
..... to make the annexed application in his behalf
and that the statements of fact contained in said application including the statements contained in all
of the exhibits transmitted herewith are true.

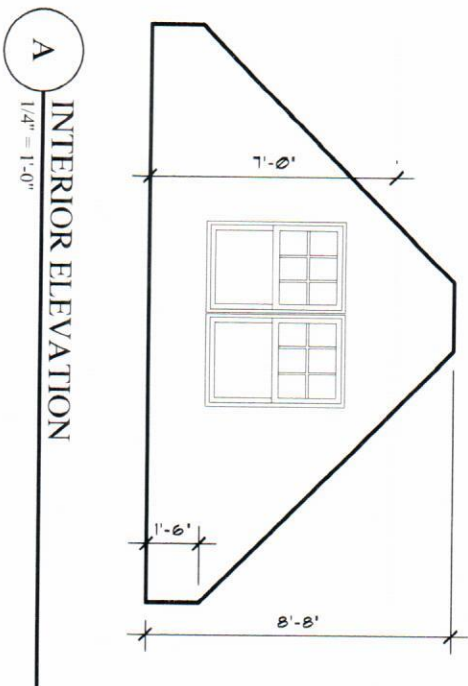
Sworn to before me, this 12th
day of March, 2018


(sign here)

(over)

SAMANTHA L INCLEDON
Notary Public - State of New York
No. 01IN6304669
Qualified In Westchester County
My Commission Expires June 2, 2018

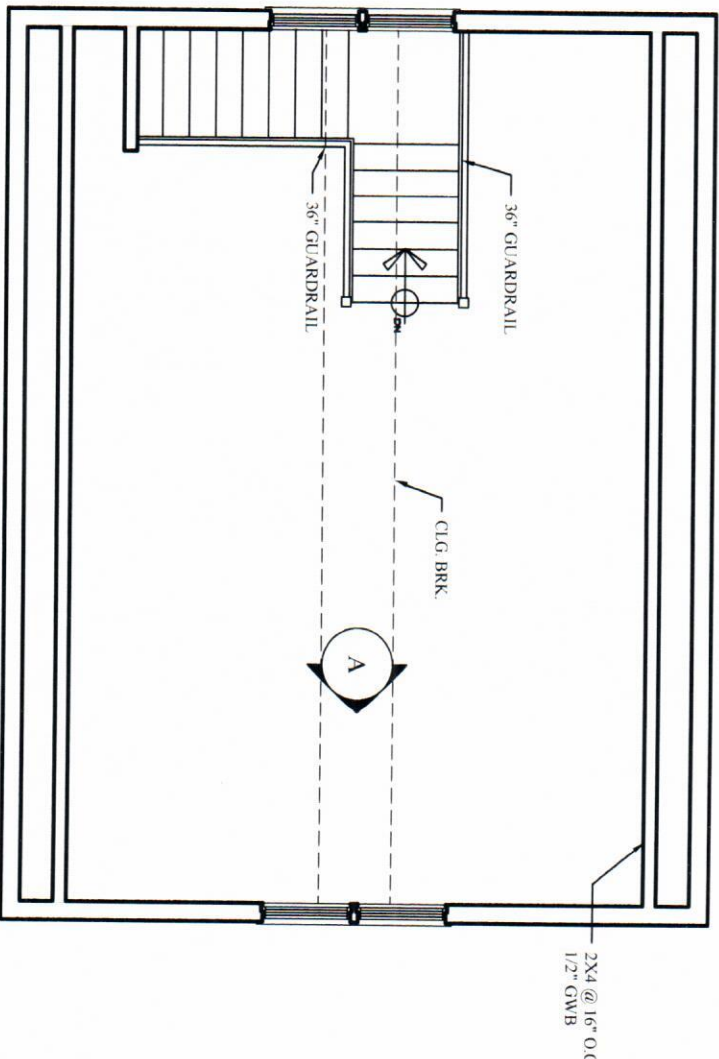




INTERIOR ELEVATION

A

1/4" = 1'-0"



SECOND FLOOR PLAN

1

1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK TO COMPLY WITH APPLICABLE STATE AND LOCAL CODES.
2. ALL DIMENSIONS ARE GIVEN TO ROUNDED STRUCTURE FACE OF STUDS, BLOCK OR CONCRETE WALLS, OR TOP OF STUD-FLOOR.
3. DO NOT SCALE DRAWINGS.
4. ALL WINDOWS WITH GLASS LESS THAN 18" ABOVE FINISH FLOOR TO HAVE HAMBROCKED GLASS.
5. WHEN 36" ABOVE A FLOOR OR GRADE A HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAY OR MORE RISERS.
6. ALL GUARDRAILS TO BE NOT LESS THAN 36" HIGH.
7. BALUSTERS SPACING SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER.
8. THE MAXIMUM HORIZONTAL CROSS-SECTION DIMENSION OF THE HAMBROCK SHALL NOT EXCEED 2 1/4"



ZONING INFO:

1ST FLOOR 478 sq. ft.
2ND FLOOR 367 sq. ft.
TOTAL = 845 sq. ft.

A-1

DRAWING TITLE
GARAGE
SECOND FLOOR PLAN

DRAWN BY	
NAME	DATE
JTB	02/12/16
REVISIONS	
NAME	DATE

PROJECT
KRANTZ RESIDENCE
MARK & SANDY KRANTZ
68 RIDGEFIELD AVENUE
SOUTH SALEM, NY 10590

JAMES T. BEST ARCHITECT + ASSOCIATES
P.O. BOX 240
POUND RIDGE, NEW YORK 10576
014 764 8880 FAX 014 764 8887
EMAIL: jtb@jamesbestarchitect.com
www.jamesbestarchitecture.com

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, June 27, 2018 at 7:30 P.M., at the Town of Lewisboro Offices, 79 Bouton Road, South Salem, New York regarding the following:

CAL. NO. 10-18-BZ

Application of Jessica Condon and Michael Dooley, 184 Elmwood Road, South Salem, New York, for a [1] a variance of Article IV § 220-23E and [2] Article IV § 220-23D(11) of the Zoning Ordinance in the matter of the construction of an accessory building [pole barn] that is closer to the side property line (25' where 40' is required) and that is over 600 square feet in total floor area (proposed 720' square feet) in an SCR-2A, Special Character Two Acre Residential District.

The property is located on the west side of (#184) Elmwood Road, designated on the Tax Map as Sheet 47, Block 10056, Lot 29, in an SCR-2A, Special Character Two-Acre Residential District consisting of approximately 3.3 acres.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices, 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 15th day of June, 2018
in South Salem, New York**

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

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

Town of Lewisboro

P. O. Box 725

20 North Salem Road, Cross River, New York 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 10-18- (B.Z.)

**Cal. No. _____ (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Jessica Condon & Michael Dooley Phone: (631) 484-3916

Address: 184 Elmwood Rd. South Salem 10590 E-Mail: Jessica.Condon07@gmail.com

Owner's Name: Jessica Condon & Michael Dooley Phone: (631) 484-3916

Address: 184 Elmwood Rd. South Salem 10590 E-Mail: Jessica.Condon07@gmail.com

II. TO THE ZONING BOARD OF APPEALS OF THE TOWN OF LEWISBORO:

Application is hereby made for:

- ☒ A Variation of Article IV Section 220-23(D)11 of the Zoning Ordinance.
- ☐ A Special Permit pursuant to Article _____ Section _____ of the Zoning Ordinance.
- ☐ An Interpretation of the Zoning Ordinance or Zoning Map.
- ☐ A Variation of Section 280 (a) of the Town Law.
- ☐ An appeal from an Order of the Building Inspector to correct a Violation of the Housing Code Section _____
- ☐ (Other) _____

AND FURTHER DESCRIBED AS FOLLOWS:

The proposed accessory building will have a floor area of 720' whereas 600' is the maximum per 220-23(D)11
The proposed accessory building will have a side yard setback of 25' whereas 40' are required per 220-23(E)

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 184 Elmwood Rd. South Salem 10590

Tax Map: Sheet 47 Block 10056 Lot(s) 29

Zoning District: R-2A Lot Area: 3.3 Acres

IV. ADDITIONAL INFORMATION

Have previous appeals/special permits been filed in regard to these premises? N/A
(If yes, please give calendar number & date)

Cal. No. _____ Date _____ Cal. No. _____ Date _____

Cal. No. _____ Date _____ Cal. No. _____ Date _____

Has a court summons been served relative to this matter? _____

Have you inquired of the Clerk of the Town of Lewisboro whether there is any petition pending to change the use district regulations affecting the block on which these premises are located? Yes

Attached hereto and made a part of this application, I submit the following:

- A copy of the ground and floor plans with all necessary measurements.
- A property survey.
- A signed consent by the owner of the property if the applicant is not the owner.

V. APPROVED FOR SUBMISSION:

Applicant's Signature: Jessica M. Condon Date: 4/20/18

VI. RECEIPT:

Date Received by Clerk: 5/7/18 Fee Received \$: 252. -

Check #: 132 Receipt #: 27842

* EXPIRATION: (§ 220-74E(5)) "A variance shall be deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with their decision, shall expire if work is not initiated pursuant thereto within one (1) year, of if said use or uses shall cease for more than one (1) year."

**Storage of Contractor's Equipment requires an additional fee for each required off-street parking space.

*** Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

(over)

AFFIDAVIT OF OWNERSHIP

State of New York, JESSICA CONDON being duly sworn, deposes
County of NEW YORK
and says that he resides at 184 Elmwood Ave. in the Town of Lewisboro
in the County of Westchester in the State of New York and that
he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the
Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number
29 in Block 10056 on Sheet 47 and that he hereby authorizes
to make the annexed application in his behalf
and that the statements of fact contained in said application including the statements contained in all
of the exhibits transmitted herewith are true.

Sworn to before me, this April 20th
day of April 2018

Donna Mussig
(sign here)
DONNA MUSSIG
Notary Public, State of New York (over)
No. 01MU6231220
Qualified in Kings County
Commission Expires Nov. 22, 2018

Michael Dooley & Jessica Condon

184 Elmwood Road

Pole Barn Proposal

36" THIRD PARTY
VENTED METAL CUPOLA

40 YEAR OLD 29 OR 26 GAUDE METAL ROOF

FRONT ELEVATION

12
MAIN
BARN 10

VENTED RIDGE CAP

4" ROUGH CUT PIN FREIZE BOARD
(NOT VISIBLE ON THIS ELEVATION)

8" ROUGH CUT PINE FASCIA BOARD

12" SOFFIT

1X6 T&G FOR STALL FRONTS

CLAD 6X6 POST 1"
CYPRESS OR CEDAR
OWNERS CHOICE

GRADE

6 X 6 INGROUND
PRESSURE TREATED
POST

24" CONCRETE FOOTER
FOR ALL POST
SEE FOOTER DETAIL
36" BELOW GRADE

4" OF GRANITE
SAND IN STALLS

4" OF 3000 PSI CONCRETE
WITH FIBER OVER
6 ML PLASTIC OVER
4" OF #57 GRAVEL
FOR RUN OUT

8" X 8" CONCRETE FOOTER
FOR 4X6 PRESSURE TREAT POST
IN STALL DOORS

3'-4" X 8' SITE BUILT
CROSS BUCK SLIDING DOORS
SEE AISLE DOOR DETAIL

20'-2"

10'-0"

3'-0"

30'-0"

36" THIRD PARTY
VENTED METAL CUPOLA

REAR ELEVATION

12

10

40 YEAR 29 OR 26 GAUGE METAL ROOF

NON VENTED RIDGE CAP

4" ROUGH CUT PINE FRIEZE BOARD
(NOT VISIBLE ON THIS ELEVATION)

8" ROUGH CUT PINE FASCIA BOARD

10"
SIDE WALLS

20'-2"

7'-4" WINDOW HEIGHT

12" SOFFIT

ROUGH CUT PINE 12" BOARD AND 3" BATTENS

6" ROUGH CUT PINE
CORNER BOARD

7'-4"

45" X 45" SITE BUILT
SWINING CROSS BUCK
STALL WINDOW

GRADE

6 X 6 INGROUND
PRESSURE TREATED POST
24" CONCRETE FOOTER
FOR ALL POST
SEE FOOTER DETAIL
36" BELOW GRADE

4" OF GRANITE
SAND IN STALLS

4" OF 3000 PSI CONCRETE
WITH FIBER OVER
6 ML PLASTIC OVER
4" OF #57 GRAVEL
FOR RUN OUT

8" X 8" CONCRETE FOOTER
FOR 6X6 PRESSURE TREAT POST
IN STALLS

30'-0"

RIGHT ELEVATION

36" THIRD PARTY
VENTED METAL CUPOLA

12
NON VENTED RIDGE CAP
WITH VENTED CUPOLA

10

40 YEAR 29 OR 26
GAUGE METAL ROOF

8" ROUGH CUT PINE FASCIA BOARD

TWIN 2' X 56"
SALOON LOFT DOORS

6" ROUGH CUT PINE
CORNER BOARD

10'-0"

ROUGH CUT PINE
12" BOARD AND 3" BATTENS

12' RUN IN

CANNONBALL TRACK HARDWARE

12" SOFFIT

CLAD 6X6 POST 1"
CYPRESS OR CEDAR
OWNERS CHOICE

GRADE

6 X 6 INGROUND
PRESSURE TREATED POST
24" CONCRETE FOOTER
FOR ALL POST
SEE FOOTER DETAIL
36" BELOW GRADE

4" OF 3000 PSI CONCRETE
WITH FIBER OVER
6 ML PLASTIC OVER
4" OF #57 GRAVEL
FOR RUN OUT

12'-0"

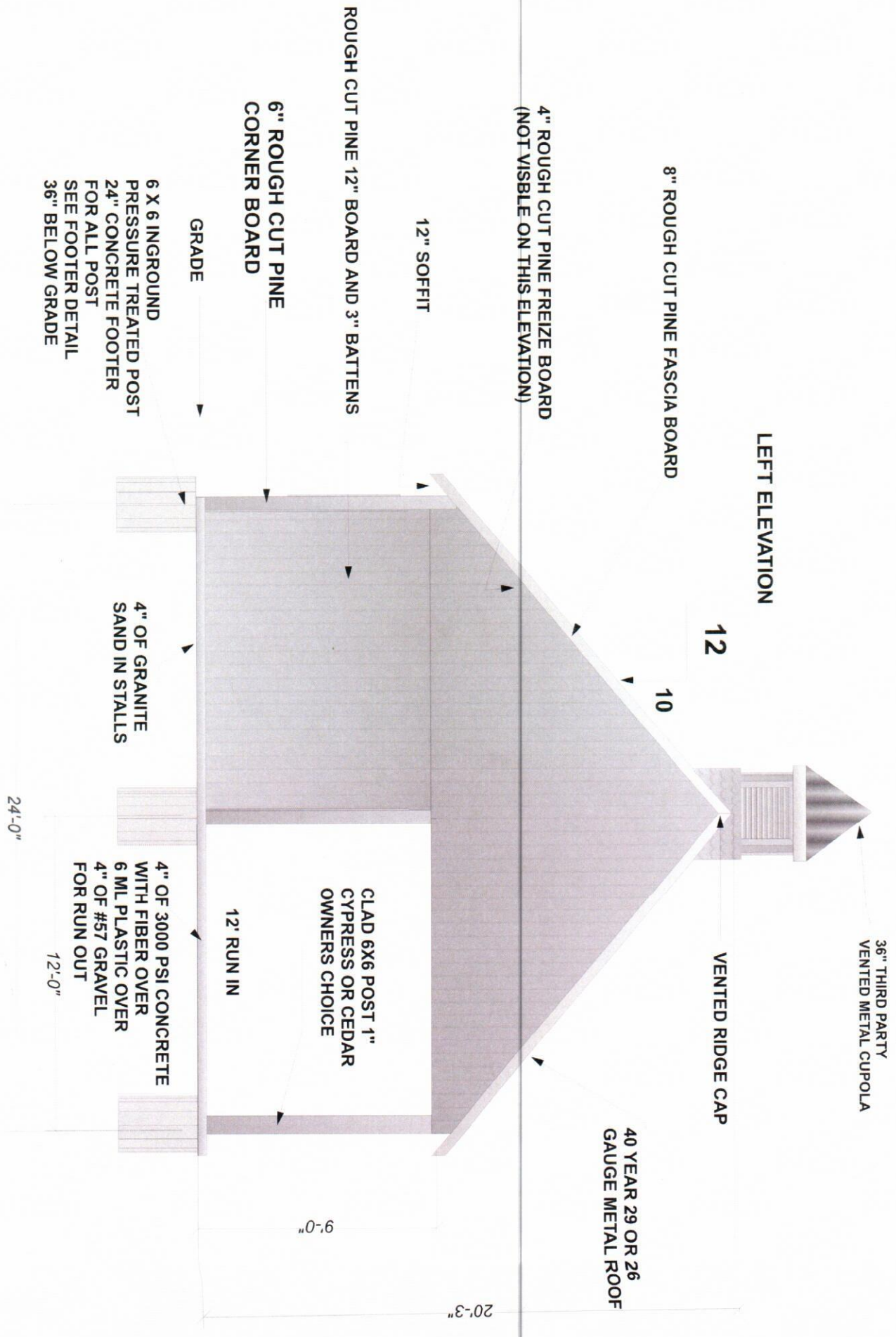
4" OF GRANITE
SAND IN STALLS

24'-0"

SITE BUILT TWIN 48" X 102"
SLIDING CROSS BUCK DOORS

20'-2"

LEFT ELEVATION



6x6 PRESSURE TREAT
SOLID POST

30'-0"

32'-3"

**EXTEND CONCRETE
SLAB ONE FT PAST POST**

9' OF SINGLE LAYER T&G

CONCRETE RUN IN WITH 1" SLOPE
FROM STALL FRONTS TO POST

10 x 12
STALL

SINGLE LAYER OF T&G
UP TO 8' DIVIDING STALLS

10 x 12
STALL

10 x 12
STALL

48" X 8' DUTCH
STALL DOORS

ADD 1.5" X 1.5" ANTI-CHEW METAL
TO ALL WOOD CORNERS

2X6 T&G
INTERIOR WALL FINISH

ROUGH CUT PINE BAORD AND BATTEN

ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL

TOWN OF LEWISBORO

CAL. NO. 7-17-ACARC/SC

Applicant(s): Jessica Condon

Owner(s) of Record: Jessica Condon and Michael Dooley

Reason for Referral: Special Character District

Tax Map ID: Sheet 47, Block 10056, Lot 29
Address: 184 Elmwood Road, South Salem

Decision Date: July 12, 2017

The Vote: To Approve: Virginia LoBosco, Chair
Rose Bonanno
Kenneth McGahren
Craig Pillon

Absent: Alan Kaufman

Presentation by: Jessica Condon

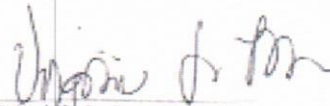
Nature of Application: Construction of a pole barn and review of as-built chicken coop

Evidence Presented: Elevations, photographs, PowerPoint slides, floor plans and 3D renderings from applicant

Based on the foregoing, the members of ACARC resolved to approve the application as submitted.

- a 20' 2" pole barn with cupola;
- the barn's board and batten siding is to be a natural wood stained either: med. oak, pecan, rosewood or sienna;
- the barn's roof to be either black or chrome;
- an as-built chicken coop - the coop is red with white trim, has a chrome metal roof and measures less than 8' x 8'

By motion Virginia LoBosco; seconded by Rose Bonanno; In favor: Rose Bonanno, Virginia LoBosco, Kenneth McGahren and Craig Pillon. Absent: Alan Kaufman To deny: none.


Virginia LoBosco, Chair

Dated in South Salem, New York
This 12th day of July, 2017

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, June 27, 2018 at 7:30 P.M., at the Town of Lewisboro Offices, 79 Bouton Road, South Salem, New York 10590 regarding the following:

CAL. NO. 11-18-BZ

Application Janet Faso (Frank Faso & Janet Label-Faso, owners of record), 161 Main Street, South Salem, New York, for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of the installation of a generator that is proposed to be located closer to the side property line (26' where 30' is required) and the installation of propane tanks that are proposed to be installed closer to the side property line (11' proposed where 30' is required) in an R-1A, One Acre Residential District.

The property is located on the southeast corner of Main Street and Boway (#161 Main Street), designated on the Tax Map as Sheet 37, Block 10809, Lot 4, in an R-1A, One-Acre Residential District consisting of approximately .44 acres.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices, 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 15th day of June, 2018
in South Salem, New York**

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

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

Town of Lewisboro

79 Bouton Road
South Salem, NY 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 11-18-BZ (B.Z.)

**Cal. No. _____ (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: Janet Faso Phone: 914-763-1397
Address: 11 Birch Lane 161 Main St E-Mail: janetLfaso@gmail.com
50 Salem
Owner's Name: Janet Faso Phone: 914-763-1397
Address: 11 Birch Lane E-Mail: janetLfaso@gmail.com

II. TO THE ZONING BOARD OF APPEALS OF THE TOWN OF LEWISBORO: Application is hereby made for:

- ☒ A Variation of Article IV Section 220-23E of the Zoning Ordinance.
- ☐ A Special Permit pursuant to Article _____ Section _____ of the Zoning Ordinance.
- ☐ An Interpretation of the Zoning Ordinance or Zoning Map.
- ☐ A Variation of Section 280 (a) of the Town Law.
- ☐ An appeal from an Order of the Building Inspector to correct a Violation of the Housing Code
Section _____

☒ (Other) Variance for above ground propane tank & generator within setback boundaries

AND FURTHER DESCRIBED AS FOLLOWS: generator within setback boundaries
* The proposed LP tanks will have a side yard setback of 11' whereas 30' are required and the proposed generator will have a side yard setback of 26' whereas 30' are required per 220-23(E).

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 11 Birch Lane 161 Main St 50 Salem

Tax Map: Sheet 37 Block 10809 Lot(s) 4

Zoning District: R1A Lot Area: _____ Acres

IV. ADDITIONAL INFORMATION

Have previous appeals/special permits been filed in regard to these premises? _____
(If yes, please give calendar number & date)

Cal. No. _____ Date _____ Cal. No. _____ Date _____

Cal. No. _____ Date _____ Cal. No. _____ Date _____

Has a court summons been served relative to this matter? _____

Have you inquired of the Clerk of the Town of Lewisboro whether there is any petition pending to change the use district regulations affecting the block on which these premises are located? _____

Attached hereto and made a part of this application, I submit the following:

- A copy of the ground and floor plans with all necessary measurements.
- A property survey.
- A signed consent by the owner of the property if the applicant is not the owner.

V. APPROVED FOR SUBMISSION:

Applicant's Signature: Janet Faso Date: 05-08-2018

VI. RECEIPT:

Date Received by Clerk: 5/24/18 Fee Received \$: 250.-

Check #: 27890 Receipt #: 27890

* EXPIRATION: (§ 220-74E(5)) "A variance shall be deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with their decision, shall expire if work is not initiated pursuant thereto within one (1) year, or if said use or uses shall cease for more than one (1) year."

**Storage of Contractor's Equipment requires an additional fee for each required off-street parking space.

*** Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

(over)

AFFIDAVIT OF OWNERSHIP

State of New York,

County of

and says that she resides at Janet Label Fusco being duly sworn, deposes

in the County of Westchester in the Town of South Salem (Lewisboro)

she is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the

Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number

4 in Block 10809 on Sheet 37 and that she hereby authorizes

I Power Company to make the annexed application in his behalf

and that the statements of fact contained in said application including the statements contained in all

of the exhibits transmitted herewith are true.

Sworn to before me, this 25TH

day of May, 2018

[Signature]

(sign here)

(over)

