

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, February 28, 2024, 7:30 P.M.

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

- I. Review and adoption of the Minutes of January 24, 2024.**
- II. PUBLIC HEARING**

CAL. NO. 36-23-BZ Amended

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.

CAL. NO. 01-24-SP

Application of Elizabeth Jones [Jones, Elizabeth, owner of record], 157 Spring Street, South Salem, NY 10590 for 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 north side of (# 157) Spring Street, designated on the Tax Map as Sheet 0038, Block 10808, Lot 015, in a 2-AC, Two-Acre Residential District consisting of approximately 2.00 acres.

CAL. NO. 01-24-BZ

Application of Darren Mercer, Architect, PLLC [Morrissey, Susan, owner of record], 10 Hoyt Street, South Salem, NY 10590 for the following variance of the proposed New Generator to an existing residence has a 19.60' front yard setback whereas 25' are required in a R-1/4 zone 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 5.40'

The property is located on the south side of (# 10) Hoyt Street, designated on the Tax Map as Sheet 036C, Block 11172, Lot 005, in a 2-AC, Two-Acre Residential District consisting of approximately 2.00 acres.

CAL. NO. 02-24-SP

Application of Beverley Wilson, 57 Bouton Road, South Salem, NY 10590 for the renewal of a Special Permit pursuant to Article IV, Section 220-23A (9) and Article V, Section 220-38 of the Zoning Ordinance to allow the Storage of Contractor’s Equipment.

The property is located on the southern side of Bouton Road, designated on the Tax Map as Sheet 31, Block 10805, Lots 56 and 66, in an SCR-2A, Special Character Two-Acre Residential District consisting of approximately 21.30 acres.

III. CORRESPONDENCE & GENERAL BUSINESS

IV. NEXT MEETING

March 27, 2024

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 – February, 2024

ZONING BOARD OF APPEALS – February, 2024		
<u>APPLICANT</u>	<u>CAL #</u>	<u>PAGE(S)</u>
Sirignano/Tomfohr	36-23-BZ	4 to 14
Jones	01-24-SP	15 to 16
Mercer/Morrissey	01-24-BZ	17 to 24
Wilson	02-24-SP	24 to 29

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 1/4/24
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 building permit application to replace an in-ground pool and other accessory structures and equipment shown on Drawing A1.01 dated 06/06/2023 by Thomas W. Kundict, R.A. #030549 and the Site Plans dated 07/17/23 by Site Design Consultants (Joseph Carlo Riina, P.E. #64431) and as listed on attached Addendum is denied because (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.

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, January 24, 2024, at 7:30 p.m., 79 Bouton Road, South Salem, New York, Justice Court.

CAL. NO. 36-23-BZ Amended

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.

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 8th day of January 2024
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-00	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	



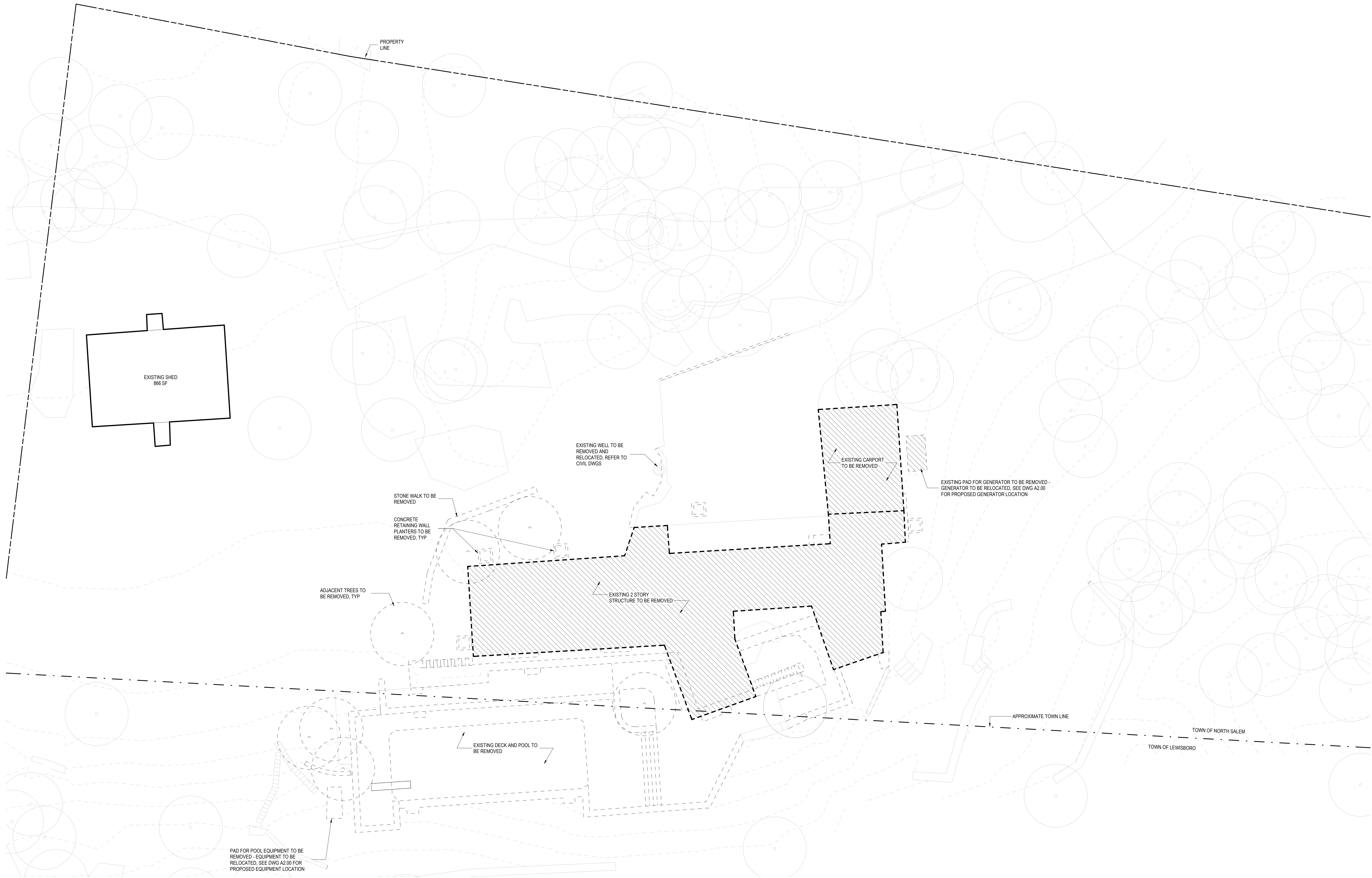
Olson Kundig

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

WESTCHESTER RESIDENCE

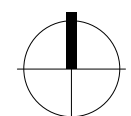
264 HAWLEY ROAD
NORTH SALEM, NY 10560

PERMIT SET
06/06/2023



1 SITE PLAN
SCALE: 1" = 10'-0"

0' 5' 10' 20'



189 South Jackson St. Suite 800
Seattle, Washington 98104 USA
+1 206 824 5870 olsonkundig.com

Olson Kundig

project:
WESTCHESTER RESIDENCE
264 HAWLEY ROAD NORTH SALEM, NY 10560

stamp/seal:



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

revisions:

no.: date: description:

PERMIT SET

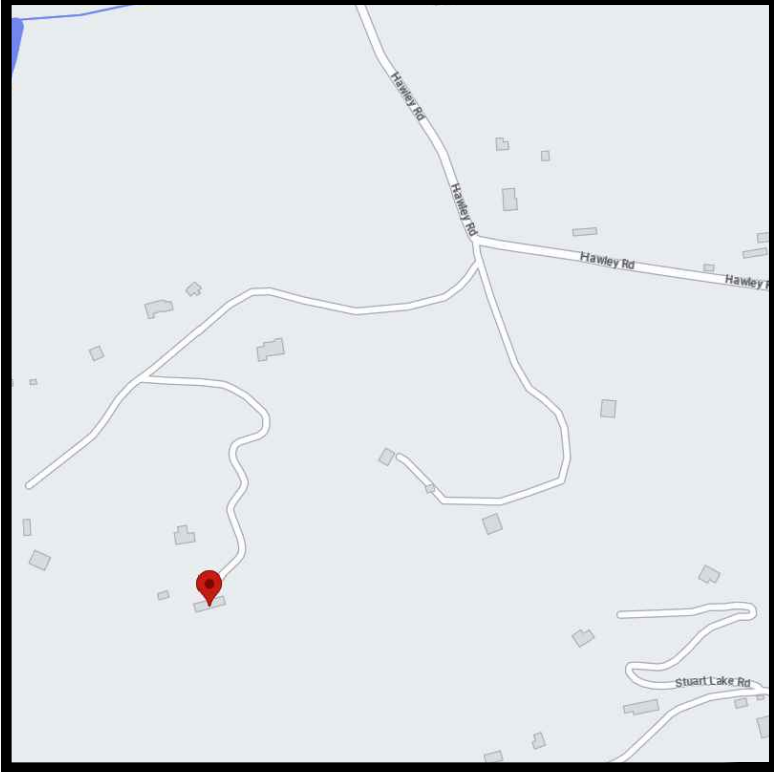
06/06/2023

title:

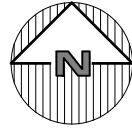
DEMOLITION SITE PLAN

sheet:

A1.00



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.

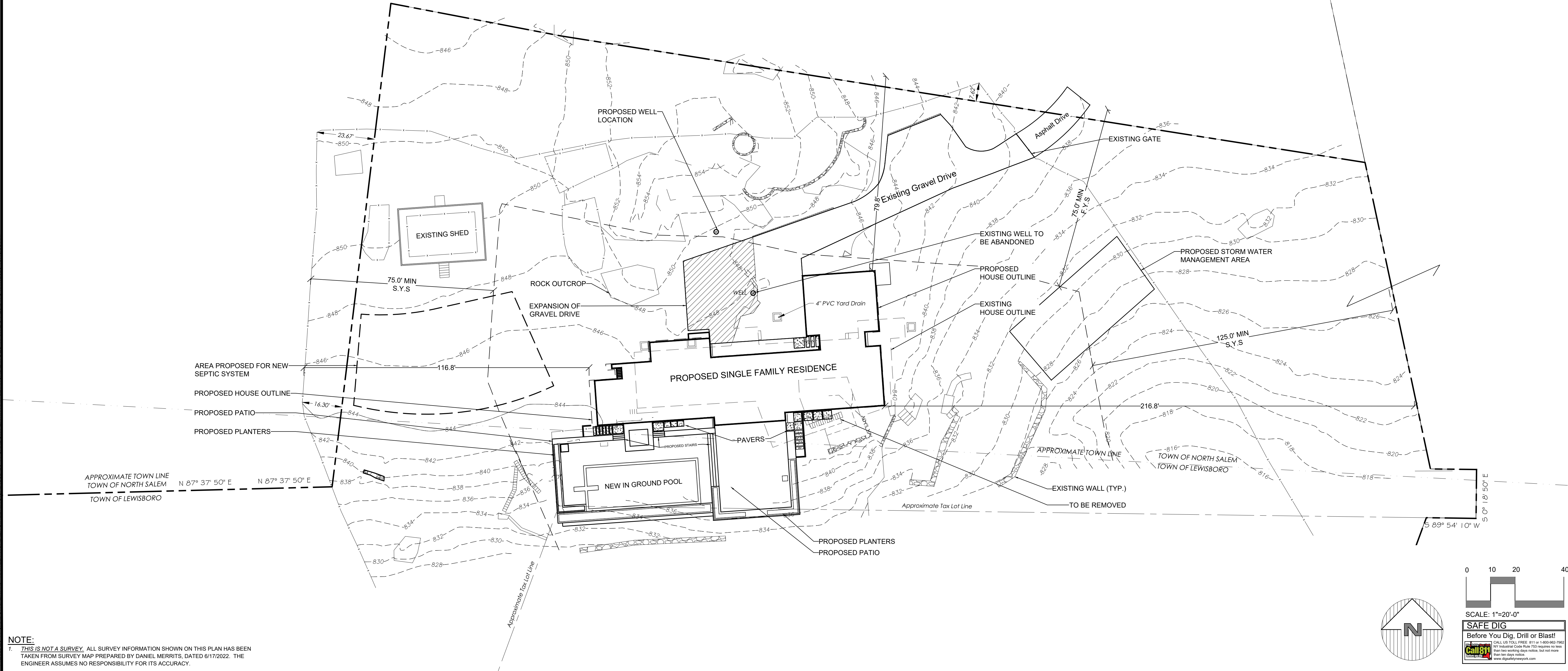
SITE DATA:

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

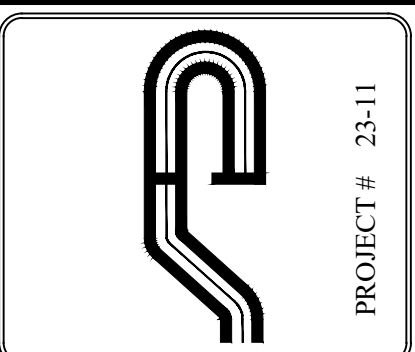
ZONING SCHEDULE:

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

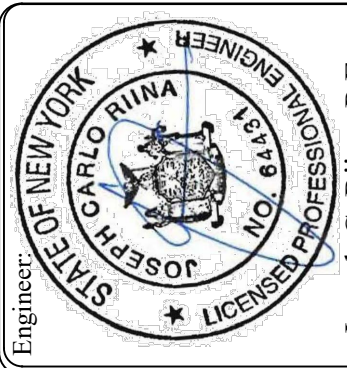


NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DANIEL MERRITS, DATED 6/17/2022. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



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

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

SITE PLAN

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



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

[illegible]

6-12-23

CONDITIONS PLAN

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

10



NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW





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, February 28, 2024, at 7:30 P.M., at the Town Lewisboro Offices, 79 Bouton Road, South Salem, New York regarding the following:

CAL. NO. 01-24-SP

Application of Elizabeth Jones [Jones, Elizabeth, owner of record], 157 Spring Street, South Salem, NY 10590 for 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 north side of (# 157) Spring Street, designated on the Tax Map as Sheet 0038, Block 10808, Lot 015, in a 2-AC, Two-Acre Residential District consisting of approximately 2.00 acres.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at the Town of Lewisboro Offices, 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 12th day of January, 2024
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.

Paul's Outdoor Service

Freightliner dump truck, 2006

Chevy dump truck, 2005

E350 box truck, 2000

Freightliner bucket truck, 2018

Brush bandit chipper

Excavator

Skid steer

RECEIVED
FEB 06 2024
FEB 06 2024

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 1/30/24
Zoning Denial App. # 2023-0819

Susan Morrissey
10 Hoyt Street, South Salem, NY 10590
36G-11172-005

The proposed New Generator to an existing residence has a 19.60' front yard setback whereas 25' are required in a R1/4 zone 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 5.40'

Kevin J. Kelly

Building Inspector

ZONING BOARD OF APPEALS
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CAL. NO. 01-24-BZ

Application of Darren P. Mercer, Architect, PLLC, [Morrissey, Susen, owner of record], 10 Hoyt Street, South Salem, NY for the following variance of the proposed New Generator to an existing residence has a 19.60' front yard setback whereas 25' are required in a R-1/4 zone 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 5.40'

The property is located on the south side of (#10) Hoyt Street, South Salem, NY designated on the Tax Map as Sheet 036G, Block 11172, Lot 005, in an R-1/4AC, One Quarter-Acre Residential District consisting of approximately 0.270 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 31st day of January 2024
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.

Darren P. Mercer, Architect, PLLC
Architecture & Interior Design
32 Flintlock Ridge Road
Katonah, New York 10536
914.391.4490
darrenpmcercer@gmail.com

Alterations & Additions To:
Existing Residence
10 Hoyt Street
South Salem, New York

Revisions:		
△	Date:	Description:
	1-5-24	Generator Variance

Drawing Title:
FIRST FLOOR PLAN

Date: 1-10-22 10 Hoyt Street
Scale: AS NOTED
Drawn: RCS
Rev:
Job#: 1405

A.1



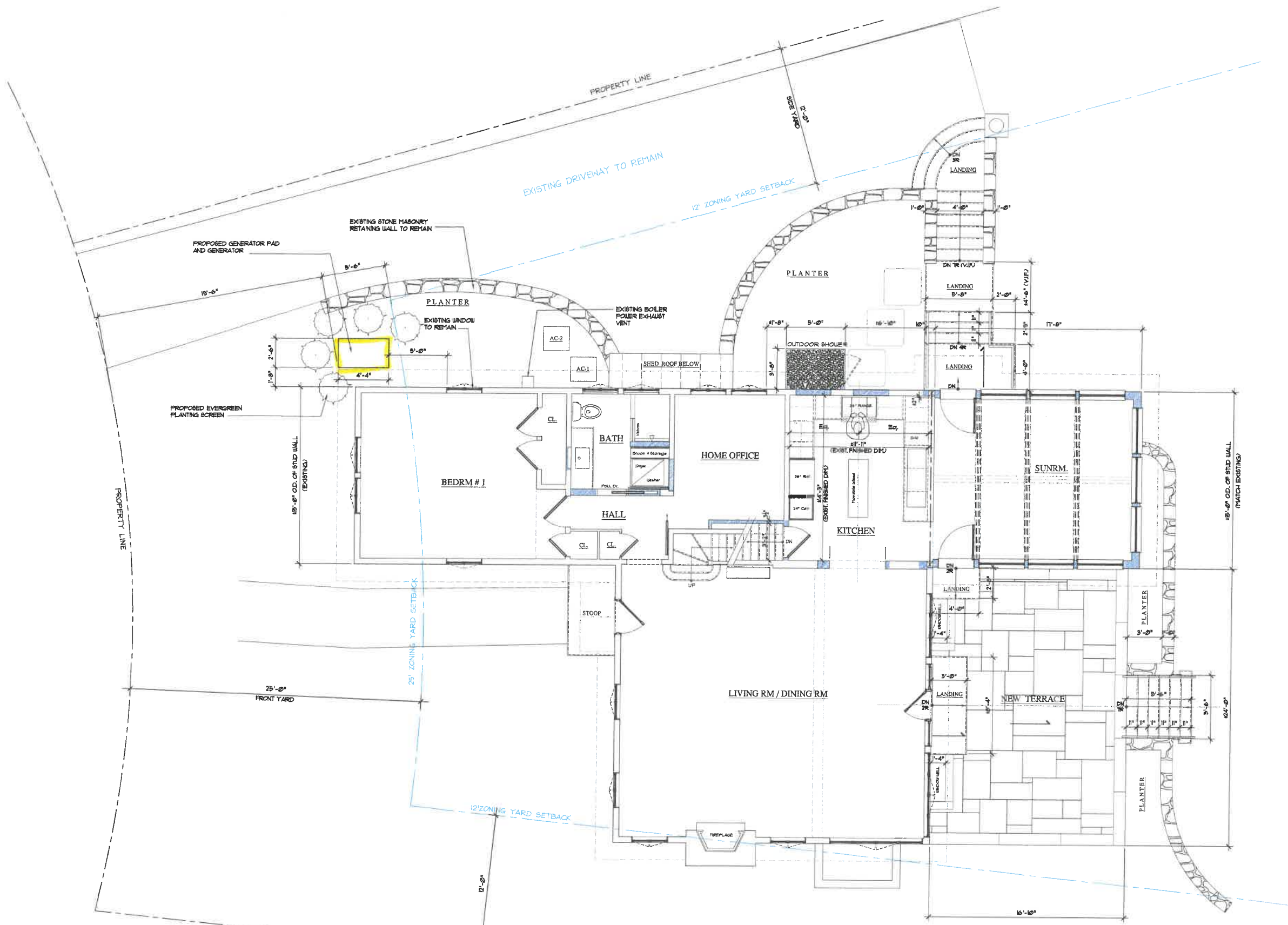
1 FIRST FLOOR PLAN

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

PLAN KEY:

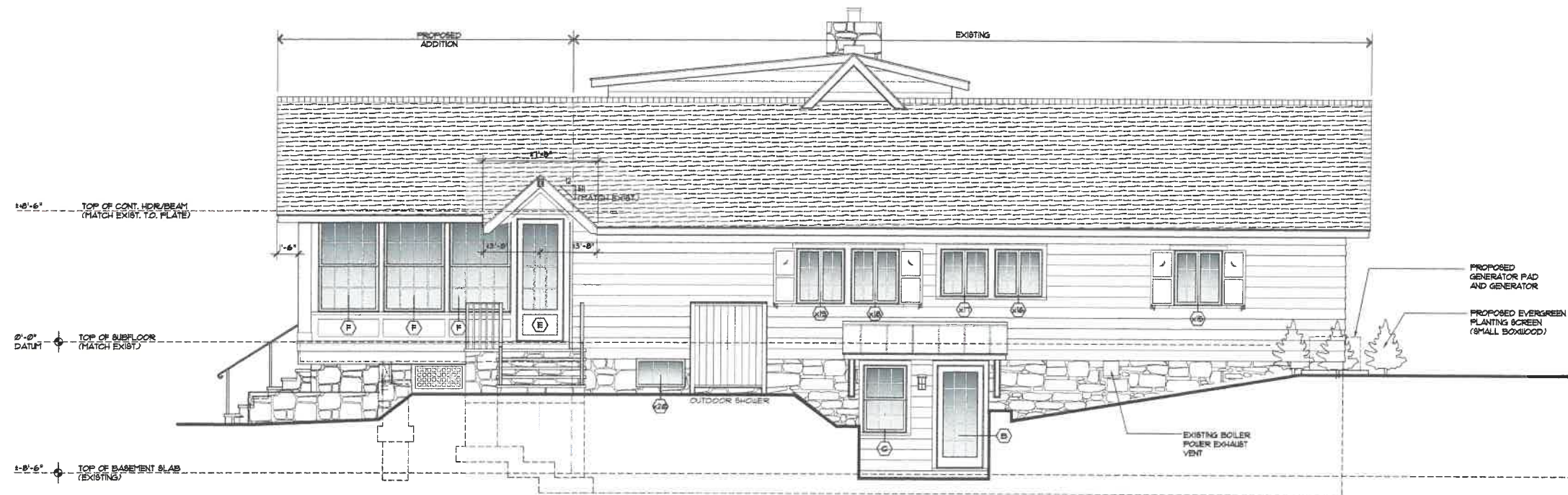
— EXISTING CONSTRUCTION TO REMAIN

— NEW CONSTRUCTION





1 SITE PHOTOS
SCALE: NA



2 LEFT SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

Darren P. Mercer,
Architect, PLLC

NYS Lic. No. 020910 NJ Lic. No. 11952
CT Lic. No. 9243 MA Lic. No. 31909

Darren P. Mercer, Architect, PLLC
Architecture & Interior Design
32 Flintlock Ridge Road
Katonah, New York 10536
914.391.4490
darenpmcercer@gmail.com

Alterations & Additions To:
Existing Residence
10 Hoyt Street
South Salem, New York

Revisions:		
△	Date:	Description:
	1-5-24	Generator Variance

Drawing Title:
EAST ELEVATION

Date: 1-10-22 10 Hoyt Street
Scale: AS NOTED
Drawn: RCS
Rev: A.2
Job#: 1405



Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified.
Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating.
Additional underground utilities are not shown or certified.
Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Premises hereon being Lot 5 as shown on a certain map entitled, "Map of Section No. 4 of Truesdale Lake Property South Salem, Town of Lewisboro, Westchester County, New York," Said map filed in the Westchester County Clerk's Office, Division of Land Records on April 18, 1927 as map number 3128.

Surveyed in accordance with Deed Control Number 431990220.

Premises shown hereon designated on the Town of Lewisboro Tax Maps as: Section 43.7, Block 5, Lot 5.

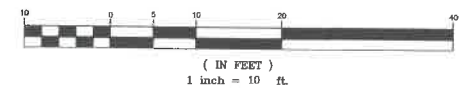
Property Address:
10 Hoyt Street
South Salem, NY 10590

ZONING TABLE - R-1/4A ZONE		
	REQUIRED	EXISTING
MIN. LOT AREA	1/4 ACRES	0.270 ACRES
MIN. PRINCIPAL BUILDING SETBACKS		
FRONT - FROM STREET CENTER LINE	50'	44.15'
FRONT - FROM FRONT LOT LINE	25'	19.15'
SIDE YARD	12'	18.42'
REAR YARD	25'	58.69'
MAX. HEIGHT (PRINCIPAL) (FEET/STORIES)	2 1/2 STORY / 35'	1 1/2 STORY
MAX. BUILDING COVERAGE	25%	12.116%

TOPOGRAPHIC SURVEY
PREPARED FOR
SUSAN MORRISSEY
SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 10'

GRAPHIC SCALE



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TC MERRITTS LAND SURVEYORS
ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR
ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION
IS A VIOLATION OF APPLICABLE LAWS.



TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • survey@tcmeritts.com



Surveyed: February 9, 2022
Map Prepared: February 10, 2022

By: *Daniel T. Merritt*
New York State Licensed Land Surveyor No. 050604

Project: 20-097	Field Survey By:
Job: 21-601	AN/SH
Drawn By:	Checked By:
CMP	DA/CP

February 28, 2024

Cal. 02-24-SP Wilson, 57 Bouton Road, South Salem, NY

1 Brush Bandit Chipper

1 Chevy Pick up 2500 (2011)

2 Landscape trailers

1 Chevy Pick up 2500 (2009)

1 Kubota L45

1 Chevy 3500 Rack/Dump (2010)

1 Chevy 3500 Rack Dump (2019)



SITE LOCATION MAP

TABLE OF LOT COVERAGE REGULATIONS

ZONING: R-1/4A DISTRICT ZONE
SITE AREA: 11,739.58 SQ. FEET
SBL: 036C-11172-005

	PERMITTED OR REQUIRED	EXISTING	PROPOSED/ PROVIDED	CHANGE FROM EXISTING
Minimum Lot Area	1/4 acre min.	11,739.58 s.f. (0.269 acres)	11,739.58 s.f.	No Change
Maximum Bldg Coverage	25%	12.1%	14.42%	2.32%
Setbacks				
Principal Building				
from Front Lot Line	25' minimum	19.15'	19.15'	No Change
from Street Center Line	50' minimum	44.15'	44.15'	No Change
Side	12' minimum	10.78'	10.78'	No Change
Rear	25' minimum	58.69'	41.49'	-17.2'
Accessory Building				
Setback	5' min (if <12' ht.)	not applicable	5.1'	not applicable
Maximum Building Height				
Stories	2 STORIES	2 STORIES	1 STORIES	No change
Feet	30'	12'	12'	No change

NOTES:

1. WETLAND BUFFER IMPACTS ARE CALCULATED TO BE 1,139 SQUARE FEET.
2. FOR MITIGATION OF THESE IMPACTS, IT IS PROPOSED TO REMOVE EXISTING LAWN AND PLANT THESE AREAS WITH NATIVE TREES, SHRUBS AND HERBACEOUS SPECIES. THE AREA OF THE PROPOSED MITIGATION COVERS 1,345 SQUARE FEET, FOR A RATIO OF MITIGATION TO WETLAND BUFFER IMPACTS OF 1.18 TO 1.
3. IT IS PROPOSED TO DRAIN THE OUTDOOR SHOWER INTO THE SITE SEPTIC SYSTEM. SEE ARCHITECTURAL PLANS FOR THE DETAILS.
4. STORM PIPE SHALL BE AS FOLLOWS: FOR 8-INCH & 12-INCH DIAMETERS, USE CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP), WHICH SHALL CONFORM TO THE REQUIREMENTS OF AASHTO DESIGNATION M-252 AND AS MANUFACTURED BY ADS, OR APPROVED EQUAL. FOR 4" AND 6" PIPE, SCHEDULE 35 PVC PIPE. PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D-3034 FOR SDR-35 EXTRA STRENGTH PIPE AND FITTINGS. PIPE SHALL HAVE INTERNAL WALL BELL AND SPOOT JOINTS. ASSEMBLY SHALL BE BY MEANS OF PUSH-ON JOINTS USING FLEXIBLE ELASTOMERIC SEALS CONFORMING TO ASTM DESIGNATION D-3212.

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- WATER VALVE
- FENCE
- CHAIN LINK FENCE
- EXISTING STONE WALL
- WETLAND BUFFER
- MITIGATION PLANTING AREA

PROPERTY OWNER:
Susan Morrissey
8A 239 Central Park West
New York, NY 10024

CONSULTANTS:

ARCHITECT:
Darren P. Mercer, Architect, PLLC
32 Flintlock Ridge Road
Katonah, NY 10538
Tel: (914) 391-4490

SURVEYOR:
TC Morrissey Land Surveyors
394 Bedford Road
Pleasantville, NY 10570
Tel: (914) 769-8003

ISSUED:

Submission to Planning Board	11/18/2022
Rev. as per Planning Board & Town Consultant comments	12/26/2022
Submission of plan to WCDH	01/22/2023
Rev. as per Planning Board & Town Consultant comments	02/03/2023
Rev. as per Planning Board & Town Consultant comments	03/12/2023
Added notes regarding drain from outdoor shower	03/24/2023

OWNERSHIP AND USE OF DOCUMENTS

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No part of these drawings shall be copied, disclosed to others or used in connection with any work or project other than for which they have been prepared without the express written consent of the licensed professional who prepared the document.

SEAL:



PROJECT NAME:
MORRISSEY RESIDENCE
10 Hoyt Street
South Salem, New York 10590

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

P.O. Box 843, Ridgefield, CT 06877
Direct Tel: (475) 215-5343 Cell: (203) 710-0507

Drawing Title:

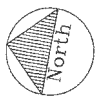
Site Plan

Date: October 12, 2022

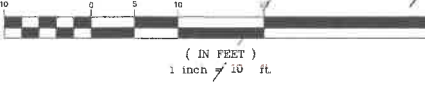
Dwn. by: alp

ID: 10 Hoyt St Site_03-03-2023

C-101



GRAPHIC SCALE



Alan L. Pini
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
P: (475) 215-5343
C: (475) 215-5343
Tel: (475) 215-5343

STORM PIPE TABLE

STRUCTURE		Q-FLOW (CFS)		PIPE PARAMETERS										Invert	Invert	Top/Rm
		Design	Capacity	Manning's	Size	Actual	Velocity	Slope	Length	Fall						
Upper	Lower	q	Q	n	(in.)	Vel f/s	Vel f/s	%	(ft)	(ft)				Upper	Lower	Elev.
RDL-1	CB-2	7.6	0.03	0.27	0.012	4	1.8	3.0	1.67	25	0.42	520.75	520.33	522.25		
RDL-2	CB-2	7.6	0.03	0.44	0.012	4	2.3	5.1	4.63	9	0.42	520.75	520.33	522.58		
RDL-3	CB-2	7.6	0.03	0.26	0.012	4	1.8	3.0	1.60	26	0.42	520.75	520.33	523.00		
RDL-4	PIPE	7.6	0.03	0.58	0.012	4	2.6	6.8	8.33	5	0.42	520.75	520.33	522.17		
RDL-5	PIPE	7.6	0.04	0.52	0.012	4	3.1	5.9	8.25	4	0.25	519.25	519.00	520.39		
RDL-6	SWMP	7.6	0.03	0.45	0.012	4	2.3	6.2	4.85	36	1.75	520.25	516.50	523.25		
RDL-7	EMITTER	7.6	0.03	0.85	0.012	4	2.8	7.5	9.99	60	6.00	519.00	513.00	522.00		
CB-2	SWMP	7.6	0.11	0.99	0.012	6	3.0	5.0	2.64	72	1.90	520.00	516.10	522.60		
SWMP	OCS	7.6	0.18	1.36	0.012	6	4.4	6.3	5.30	4	0.20	518.10	517.30	520.30		
OCS	EMITTER	7.6	0.18	1.87	0.012	6	5.1	9.6	9.52	42	4.00	516.00	512.00	519.75		

EROSION & SEDIMENT CONTROL PLAN LEGEND

- SF Silt Fence
- CF Construction/Tree Protection Fence
- SS Soil Stockpile
- CW Concrete Washout
- CM Construction Materials Storage
- LD Limit of Disturbance Line
- SP Steel Plate
- IP Inlet Protection
- CA Construction Access Route
- SCE Stabilized Construction Entrance

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- +502.0 PROPOSED SPOT GRADE
- WATER VALVE
- FENCE
- CHAIN LINK FENCE
- EXISTING STONE WALL
- WETLAND BUFFER

NOTES

- TOTAL DISTURBANCE AREA INCLUDING FOR TEMPORARY EROSION AND SEDIMENT CONTROLS IS CALCULATED TO BE 5,640 SQUARE FEET (0.129 ACRES).
- TWO AREAS OF PLANTED MITIGATION ARE PROPOSED. AREA #1 IS 915 SQUARE FEET IN SIZE. AREA #2 IS 430 SQUARE FEET IN SIZE FOR A TOTAL AREA OF 1,345 SQUARE FEET. THE RATIO OF PLANTED MITIGATION TO GRADING DISTURBANCE AREA IN THE WETLAND BUFFER IS 1:18 TO 1.
- DISTURBANCE LIMITS SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION BY A QUALIFIED PROFESSIONAL.
- SEPTIC TANK AND ABSORPTION TRENCHES WERE LOCATED IN THE FIELD BY WILLIAM STAVRO OF CASSESE CONSTRUCTION (LICENSE NO. 662) ON MAY 26, 2023.

PROPERTY OWNER:
Susan Morrissey
8A 239 Central Park West
New York, NY 10024

CONSULTANTS:

ARCHITECT:
Darren P. Mercer, Architect, PLLC
32 Flintrock Ridge Road
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Tel: (914) 391-4480

SURVEYOR:
TC Merritt Land Surveyors
394 Bedford Road
Pleasantville, NY 10570
Tel: (914) 769-8003

ISSUED:

Submission to Planning Board	11/18/2022
Rev. as per Planning Board & Town Consultant comments	12/28/2022
Submission of plan to WCDOH	01/22/2023
Rev. as per Planning Board & Town Consultant comments	02/03/2023
Rev. as per Planning Board & Town Consultant comments	03/12/2023

OWNERSHIP AND USE OF DOCUMENTS

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SEAL:



PROJECT NAME:
MORRISSEY RESIDENCE
10 Hoyt Street
South Salem, New York 10590

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

P.O. Box 943 Ridgefield, CT 06877
Direct Tel: (475) 215-5343 Cell: (203) 710-6587

Drawing Title:

Erosion and Sediment Control Plan

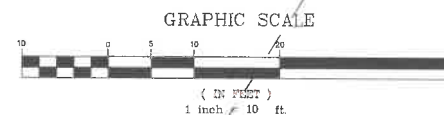
Date: October 12, 2022

Dwn. by: alp

ID: 10 Hoyt St Site_03-03-2023

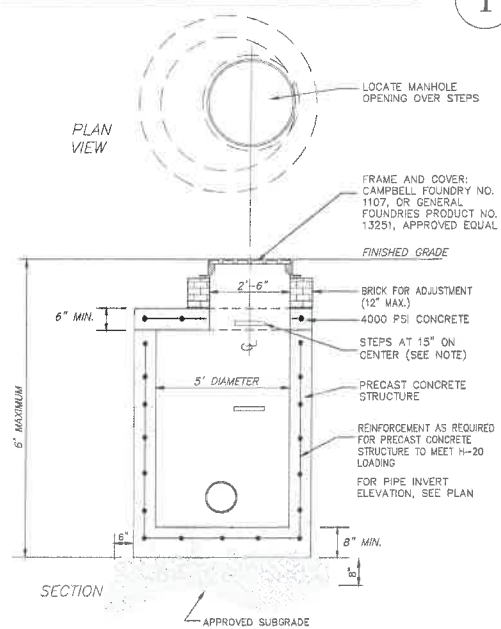
C-102

Alp L. Plot
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 943, Ridgefield, CT 06877
P.E. #90102
C of A #0216251
Tel: (475) 215-5343



Stormwater Management Facility

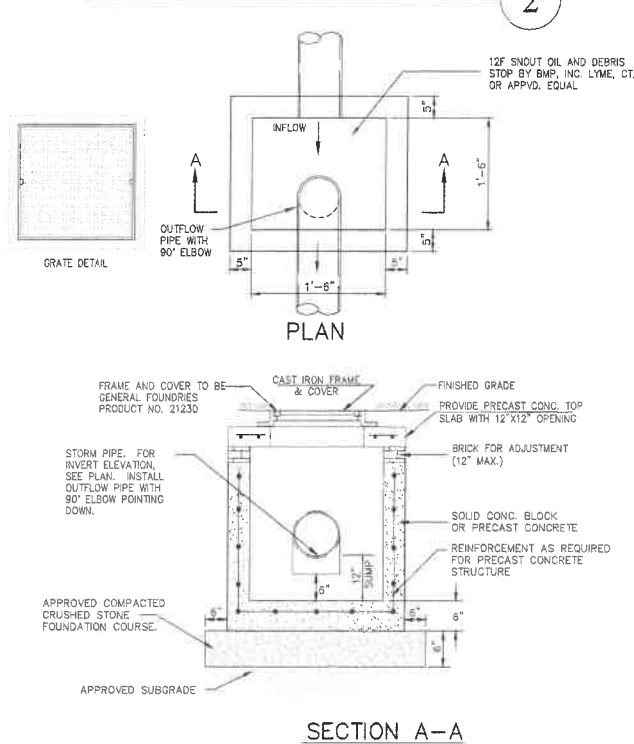
1



- NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EACH STRUCTURE.
 2. STRUCTURE SHALL BE CERTIFIED AS CONFORMING TO ASTM-C813.
 3. STRUCTURE SHALL BE DESIGNED FOR AASHTO H-20 LOADING.
 4. STEPS NOT REQUIRED FOR STRUCTURES LESS THAN 4 FEET FROM FINISHED GRADE TO BOTTOM OF STRUCTURE.

Catch Basin

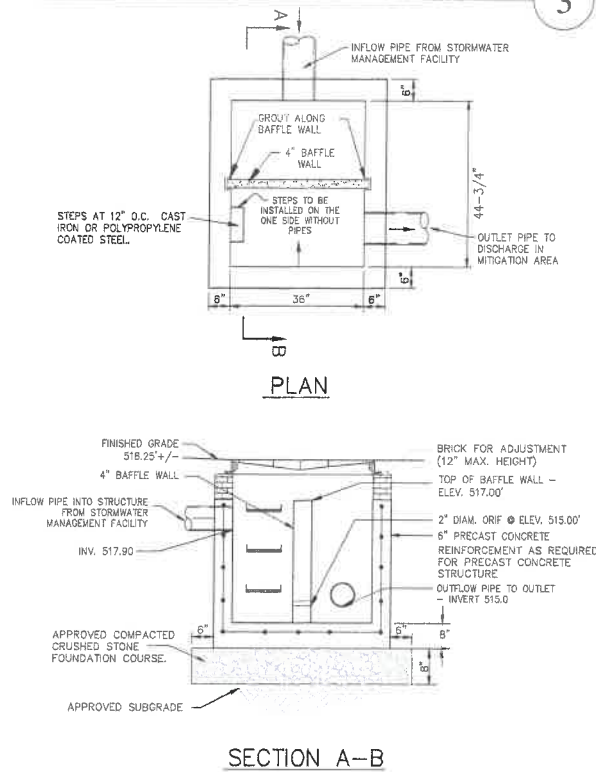
2



- NOTES:
1. CONCRETE: 4000 PSI @ 28 DAYS.
 2. REINFORCING: AS PER ASTM A-185 6"X6" W4/W4 W.W.M.

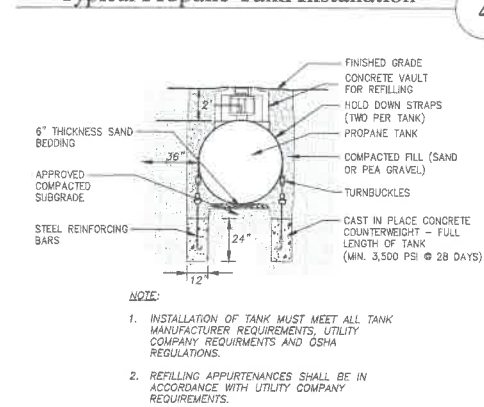
Outlet Control Structure

3



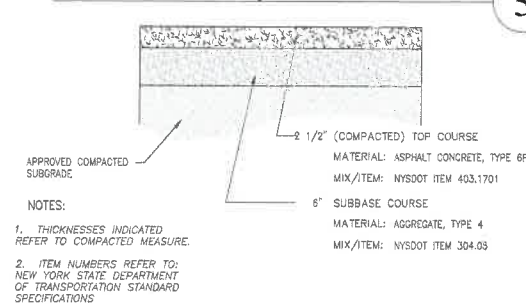
Typical Propane Tank Installation

4



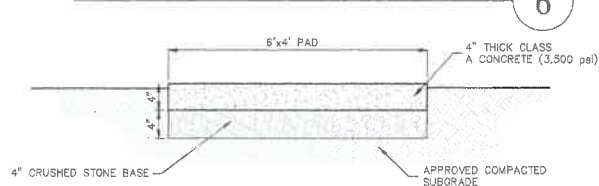
Driveway Pavement

5



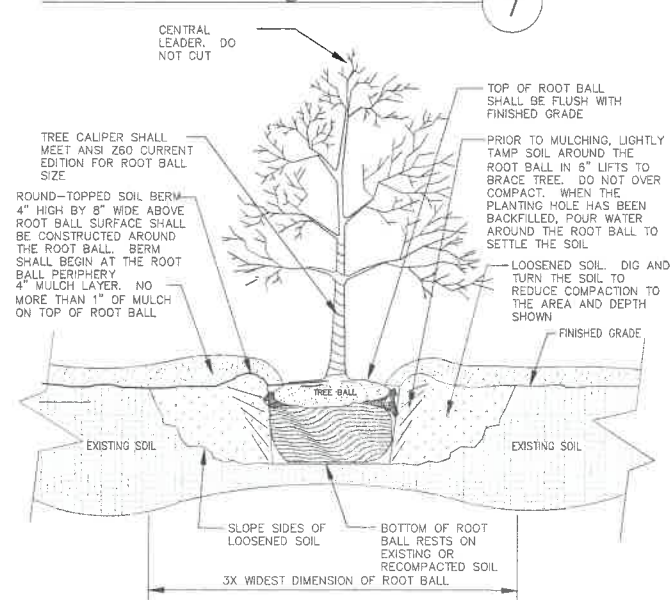
Concrete Pad for Generator

6



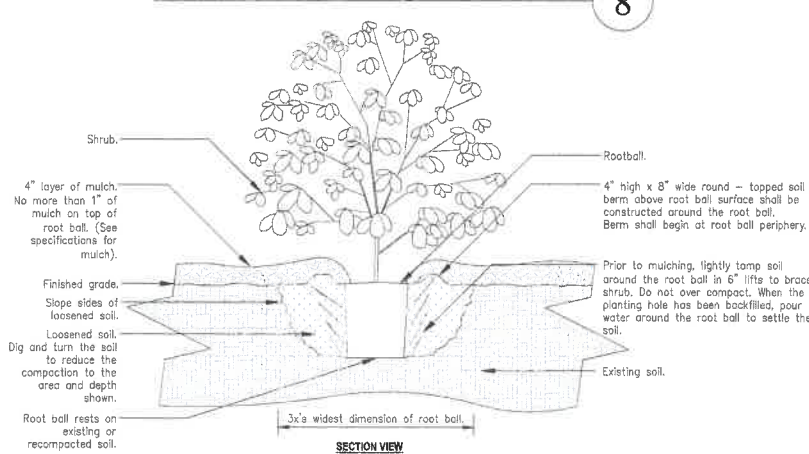
Tree Planting Detail

7



Shrub Planting Detail

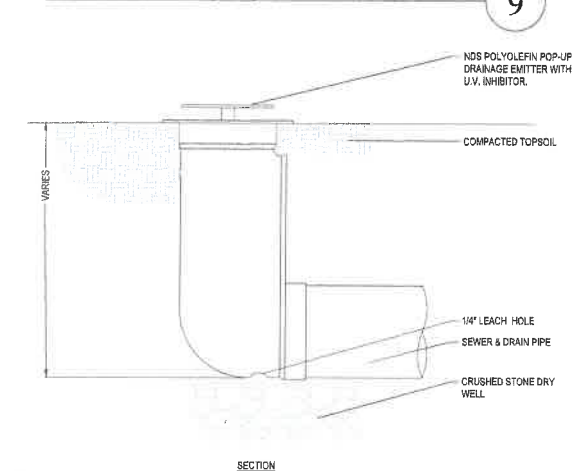
8



- Notes:
- 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 - 2- See specifications for further requirements related to this detail.

Pop-Up Emitter

9



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

DRAINAGE EMITTER
TYPICAL POP-UP DRAINAGE EMITTER

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com

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Alan L. Nick
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PROPERTY OWNER:
Susan Morrissey
8A 239 Central Park West
New York, NY 10024

CONSULTANTS:
ARCHITECT:
Darren P. Morner, Architect, PLLC
32 Flintrock Ridge Road
Katonah, NY 10539
Tel: (914) 391-4490

SURVEYOR:
TC Morrissey Land Surveyors
394 Bedford Road
Pleasantville, NY 10570
Tel: (914) 769-8003

ISSUED:

Submission to Planning Board	11/18/2022
Rev: as per Planning Board & Town Consultant comments	12/26/2022
Submission to Town	03/12/2023

OWNERSHIP AND USE OF DOCUMENTS
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SEAL:



PROJECT NAME:
MORRISSEY RESIDENCE
10 Hoyt Street
South Salem, New York 10590

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

P.O. Box 843, Ridgefield, CT 06877
Direct Tel: (203) 427-1231 Cell: (203) 710-0587

Drawing Title:

Construction Details

Date: October 12, 2022

Dwn. by: alp

ID: 10 Hoyt St Site_03-03-2023

C-112

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, February 28, 2024, at 7:30 P.M., at the Town of Lewisboro Offices, 79 Bouton Road, South Salem, New York 10590 regarding the following:

CAL. NO. 02-24-SP

Application of Beverley Wilson, 57 Bouton Road, South Salem, NY 10590 for the renewal of a Special Permit pursuant to Article IV, Section 220-23A (9) and Article V, Section 220-38 of the Zoning Ordinance to allow the Storage of Contractor's Equipment.

The property is located on the southern side of Bouton Road, designated on the Tax Map as Sheet 31, Block 10805, Lots 56 and 66, in an SCR-2A, Special Character Two-Acre Residential District consisting of approximately 21.30 acres.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at the Town 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 31st day of January 2024
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.

Fields

Woods

X X X X X X X
Vehicles parked Tent

stone wall

Existing driveway

Woods

Fields

Barn

House

Stone wall

Entrance

Exit

Fields

Existing driveway

Bouton Road

57 Bouton Road S. Salem

Tom Gabriel & Janine Prete
62 Bouton Road • South Salem, NY 10590
914-763-9398

February 13, 2024

Attn: Robin Price, Jr., Chairman
Zoning Board of Appeals
Town of Lewisboro
79 Bouton Road
South Salem, NY 10590

Dear Mr. Price:

We are writing this letter in reference to CAL. NO. 02-24-SP – i.e., Application of Beverly Wilson of 57 Bouton Road, South Salem for the renewal of a Special Permit pursuant to Article IV, Section 220-23A(9) of the Zoning Ordinance to allow the storage of Contractor's Equipment.

Unfortunately, we cannot be in attendance on February 28, 2024 at the Zoning Board of Appeals meeting. However, it is our sincere hope that Mrs. Wilson's application will be approved and that the Zoning Board will grant the renewal of the Special Permit she is seeking.

As Mrs. Wilson's neighbors directly across the street from her for the past twenty years, we have a vested interest in this Special Permit, especially as it relates to the storage of Contractor's Equipment so near to our property. Since Mrs. Wilson's first attempt to seek a Special Permit, it has been our fervent belief that all parties involved find a fair, equitable and neighborly solution to this request. We continue to echo this sentiment, and wholeheartedly believe for their part, Mrs. Wilson and the staff at Cutting Edge Landscaping -- the owners of the aforementioned Contractor's Equipment -- have shown themselves time and again to be fair and agreeable. Furthermore, Mrs. Wilson and the staff at Cutting Edge Landscaping have always sought to be "good neighbors" and have been amenable to every request made by those living at the adjacent properties.

Thus, we believe the current compromise as tied to the Special Permit granted in 2009 – i.e., that the installation of a number of trees for privacy, the 50/50 distribution of the truck traffic between Mrs. Wilson's two driveways, and the storage of the trucks in the back of the property – is still the most amiable solution for the greatest number of parties involved. As such, we support Mrs. Wilson's request for the renewal of the Special Permit without any additional changes or amendments.

If any member of the Zoning Board has any questions about our support for the renewal of the Special Permit application by Mrs. Wilson, or would like us to clarify our position, we would be delighted to do so. We can be reached at the number listed above.

Once again, we thank Mrs. Wilson and the staff at Cutting Edge Landscaping for being respectful neighbors and wish them success as they seek the renewal of their Special Permit.

Thank you for your consideration.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is a stylized, cursive signature, likely belonging to Tom Gabriel. The signature on the right is also cursive but more legible, likely belonging to Janine Prete. Both signatures are written in a fluid, connected style.

Tom Gabriel & Janine Prete

February 28, 2024

Cal. 02-24-SP Wilson, 57 Bouton Road, South Salem, NY

1 Brush Bandit Chipper

1 Chevy Pick up 2500 (2011)

2 Landscape trailers

1 Chevy Pick up 2500 (2009)

1 Kubota L45

1 Chevy 3500 Rack/Dump (2010)

1 Chevy 3500 Rack Dump (2019)