

TOWN OF LEWISBORO
Westchester County, New York

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



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AGENDA

Wednesday, March 27, 2024, 7:30 P.M.

79 Bouton Road, South Salem,
Justice Court

- I. Review and adoption of the Minutes of February 28, 2024.**
- II. PUBLIC HEARING**

CAL. NO. 02-24-BZ

Application of The Wolf Conservation Center, Inc., [Wolf Conservation Center, Inc., owner of record], 7 Buck Run, South Salem, NY for the following variance Under Section 220-12(E)(1) of the Zoning Code of the Town of Lewisboro (the “Zoning Code”), fences within the required yard area are not permitted to exceed six (6) feet in height. The wolf enclosure fencing varies in height from approximately eight (8) feet to approximately eleven (11) feet. Portions of the wolf enclosure fencing which encroach into the required yard as identified on the Area Variance Exhibit I, in the Zoning Office require area variances from Section 220-12(E)(1) of the Zoning Code to permit an increase in the permitted height of the fences within a required yard from six (6) feet (permitted) to eleven (11) feet (existing and proposed) from the Zoning Board of Appeals.

The property is located on the north side of (#7) Buck Run, South Salem, NY designated on the Tax Map as Sheet 21, Block 10803, Lot(s) p/o 3, 65, 67, 81, 82, 83, 84, 86, and 88, in an R-2A/4A, Two-Acre Residential District (Lots 65, 67, & 81), plus roadbed (Lots p/o 81, 84, 86, & 88) and Four-Acre Residential District (Lots p/o 3, 82, & 83) consisting of approximately 33.1 acres.

CAL. NO. 03-24-BZ

Application of Pamela Weinzapfel, [Weinzapfel-Demartino Revocable Trust, owner of record], 40 Hunt Farm Road, Waccabuc, NY for the following variance of the proposed kitchen addition to an existing residence has a 26.78’ rear yard setback whereas 30’ are required in a R-1 AC-Conservation 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 rear yard variance of 3.22’.

The property is located on the north side of (#40) Hunt Farm Road, Waccabuc, NY designated on the Tax Map as Sheet 020A, Block 10801, Lot 140, in an R1CON, Residential One-Acre Conservation District consisting of approximately 0.480 acres.

- III. CORRESPONDENCE & GENERAL BUSINESS**
- IV. NEXT MEETING**
April 24, 2024
- V. ADJOURN MEETING**