



## TOWN OF NORTH SALEM

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### BOARD OF APPEALS

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### PUBLIC HEARING AGENDA

Town Meeting Hall, 66 June Road  
Thursday, April 14<sup>th</sup>, 2022, 7:30 p.m.

#### CALL TO ORDER:

#### ANNOUNCEMENTS:

SET NEXT MEETING DATE: May 12, 2022

ACCEPTANCE OF MINUTES: March 10, 2022

#### HEARINGS HELD OVER:

1. **BA22-12** Lisa D'Amico (611 Route 22) – **Special Permit** – For the maintenance of 2 accessory apartments in a single-family residence in an R-1/2 zoning district, per Article XIII Section 250-68.
2. **BA22-13** Lisa D'Amico (611 Route 22) – **Area Variance** – To permit 2 accessory apartments in a single-family dwelling in an R-1/2 zoning district, which did not have a Certificate of Occupancy for at least one year prior to construction of the second apartment, per Article XIII Section 250-68(D) and (E)(2).

#### PUBLIC HEARINGS:

3. **BA22-14** Jon Jacobsen (56 Lakeside Drive) – **Area Variance** – to replace an existing 8x10 shed (approved with BA09-40) with a new 12x14 shed in an R-1 zoning district, per Article V Section 250-15 and Article XIV Section 250-79(A) (because the non-conforming lot is subject to R-1/2 bulk requirements). A front yard setback variance of 19.7 ft. (30 ft. required; 10.3 ft. existing; 10.3 ft. proposed) and side yard setback variance of 10 ft. (15 ft. required; 9.6 ft. existing; 5 ft. proposed) are requested.
4. **BA22-15** Croton Falls Fire District (owner)/ T-Mobile Northeast LLC c/o Smartlink LLC (lessee), (40 Sun Valley Drive) – **Area Variance** – for installation of a generator in an R-1 zoning district, per Article V, Section 250-15 of the Zoning Ordinance. The property falls under Use Group "P" Bulk Requirements. A front yard setback variance of 50.17 ft. (100 ft. required; 48.08 ft. existing; 49.83 ft. proposed) and a combined side yard setback variance of 29.33 ft. (75 ft./200 ft. required; 6.58 ft./124 ft. existing; 30.08 ft./170.67 ft. proposed) are requested.
5. **BA22-16** Christopher Murphy (54 Lakeside Drive) – **Area Variance** – to extend a deck (approved with BA21-58) and move the location of the stairs from the original plan in an R-1 zoning district, per Article V Section 250-15 and Article XIV Section 250-79(A) (because the non-conforming lot is subject to R-1/2 bulk requirements). A rear yard setback variance of 24.86 ft. (35 ft. required; 15.25 ft. existing, 10.14 ft. proposed), a combined side yard setback variance of 22.53 ft. (15 ft./40 ft. required; 7.42 ft./18.40 ft. existing, 7.42 ft./17.47 ft. proposed), building coverage variance of 15.48% (10% permitted; 22.03% existing, 25.48% proposed), and development coverage variance of 22.66% (25% permitted; 44.2% existing, 47.66% proposed) are requested.

6. **BA22-17** 721 Titicus Road LLC (721 Titicus Road) – **Area Variance** – to install a 150 KW propane generator and pad, a utility pedestal with automatic transfer switch, a stockade fence enclosure, and buried water tank that is partially above ground in an R-4 zoning district, per Article V Section 250-15 and Article VI Section 250-22. A front yard setback variance of 32 ft. (75 ft. required; 64 ft. existing, 43 ft. proposed) and a combined side yard setback variance of 101 ft, (75 ft./150 ft. required; 10 ft/120 ft. existing, 10 ft/49 ft. proposed), are requested for the generator and pad. A front yard setback variance of 45 ft. (75 ft. required; 64 ft. existing, 30 ft. proposed) and a combined side yard setback variance of 92 ft, (75 ft./150 ft. required; 10 ft/120 ft. existing, 10 ft/58 ft. proposed), are requested for the utility pedestal. A front yard setback variance of 65 ft. (75 ft. required; 64 ft. existing, 10 ft. proposed) and a combined side yard setback variance of 92 ft, (75 ft./150 ft. required; 10 ft/120 ft. existing, 10 ft/58 ft. proposed), are requested for the water tank. A front yard fence height variance of 2 ft. (4 ft. required; 6 ft. proposed) and side yard fence height variance of 1 ft. (5 ft. required; 6 ft. proposed) are requested.

Join Zoom Meeting

<https://zoom.us/j/7558828866>

\* Meeting ID: 755 882 8866

\* Dial in: +1 929 205-6099