



TOWN OF NORTH SALEM

BOARD OF APPEALS

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PUBLIC HEARING AGENDA

Town Meeting Hall, 66 June Road
Thursday, June 9th, 2022, 7:30 p.m.

CALL TO ORDER:

ANNOUNCEMENTS:

SET NEXT MEETING DATE: July 14, 2022

ACCEPTANCE OF MINUTES: May 12, 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).
3. **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.

PUBLIC HEARINGS:

4. **BA22-20** Michael and Talia Petronis, (47 Bloomer Road) – **Area Variance** – for construction of a deck in an R-1/2 zoning district, per Article V, Section 250-15. The following variances are requested:
 - combined side yard setback variance of 8.73 ft. (15 ft./40 ft. required; 15.6 ft./31.3 ft. existing; 15.57 ft./31.27 ft. proposed).
 - rear yard setback variance of 15.67 ft. (35 ft. required; 31.04 ft. existing; 19.33 ft. proposed).
 - building coverage variance of 8.7% (10% permitted; 14.7% existing; 18.7% proposed).
 - development coverage variance of 12.11% (25% permitted; 33.12% existing; 37.11% proposed).
5. **BA22-21** Daniel Barvels and Kaitlin Stanford, (8 Park Lane) – **Area Variance** – for installation of an above-ground pool in an R-1/2 zoning district, per Article V, Section 250-15. The following variances are requested:
 - rear yard setback variance of 17.5 ft. for the above ground pool (35 ft. required; 17.5 ft. proposed).
 - rear yard setback variance of 20 ft. for the pool filter (35 ft. required; 15 ft. proposed).
6. **BA22-22** Nick Figura (14 Hilltop Drive) – **Area Variance** – To increase the maximum height of a fence in a side yard, per Article VI Section 250-22. A side yard variance of 1 ft. (5 ft. permitted; 6 ft. proposed) is requested for installation of fencing along one side of the property.

Join Zoom Meeting

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

* Meeting ID: 755 882 8866

* Dial in: +1 929 205-6099