



TOWN OF NORTH SALEM

BOARD OF APPEALS

274 Titicus Road
North Salem, NY 10560

Telephone: (914) 669-0245

Fax: (914) 485-1920

E-mail: jsantis@northsalemny.org

PUBLIC HEARING AGENDA

Town Meeting Hall, 66 June Road
Thursday, July 14th, 2022, 7:30 p.m.

CALL TO ORDER:

ANNOUNCEMENTS:

SET NEXT MEETING DATE: August 11, 2022

ACCEPTANCE OF MINUTES: June 9, 2022

HEARINGS HELD OVER:

1. **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:

2. **BA22-23** Michele Ferrall and Harold Petri, (276 Hardscrabble Road) – **Area Variance** – for construction of an accessory building/poolhouse in an R-4 zoning district, per Article V, Section 250-15. The following variance is requested:
 - 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).
3. **BA22-24** Michele Ferrall and Harold Petri, (276 Hardscrabble Road) – **Special Permit** – for the construction and maintenance of an accessory apartment in an R-4 zoning district consisting of approximately 2.37 acres, per Article XIII, Section 250-68 of the Zoning Ordinance.
4. **BA22-25** S&L Stables, Inc., (1 Lost Pond Lane) – **Special Permit** – for the keeping of up to eight (8) horses for personal use per Article XIII, Section 250-72 of the Zoning Ordinance.
5. **BA22-26** Lydia Hatch, (686 Titicus Road) – **Area Variance** – for construction of a wood pergola in an R-4 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 bulk requirements). A side yard setback variance of 6 ft, (20 ft. required; 14 ft. proposed) is requested.
6. **BA22-27** John and Joan McCaffrey, (12 Deveau Road) – **Area Variance** – for replacing and expanding an existing deck in an R-4 zoning district, per Article V, Section 250-15. A rear yard setback variance of 59.3 ft, (100 ft. required; 40.7 ft. proposed) is requested.
7. **BA22-28** Sally and Donald Jordan, (73 Cove Road) – **Area Variance** – for complete demolition of an existing residence and construction of a new single-family residence with deck in an R-1 zoning district, per Article V, Section 250-15 of the Zoning Ordinance. The following is requested:
 - house and ancillary equipment combined side yard setback variance of 33.8 ft, (20 ft./50 ft. required; 8.1 ft./17.3 ft. existing; 6.7 ft/16.2 ft proposed).
 - building coverage variance of 0.6% (10% permitted; 9.2% existing; 10.6% proposed).
 - development coverage variance of 16% (20% permitted; 10.7% existing; 36% proposed).
 - F.A.R. variance of .105 (.2 permitted; .14 existing; .305 proposed).

Join Zoom Meeting

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

* Meeting ID: 755 882 8866

* Dial in: +1 929 205-6099