



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, August 11th, 2022, 7:30 p.m.

CALL TO ORDER:

ANNOUNCEMENTS:

SET NEXT MEETING DATE: September 8, 2022

ACCEPTANCE OF MINUTES: July 14, 2022

PUBLIC HEARINGS:

1. **BA22-29** Jake Schwarzbaum and Allison Fithian, (46 June Road) – **Area Variance** – for installation of a hot tub in an R-2 zoning district, per Article V, Section 250-15. A rear yard setback variance of 32 ft, (50 ft. required; 18 ft. proposed) is requested. Also, an area variance to allow installation of a 6-ft. stockade fence within the required side and rear yards (5 ft. permitted), per Article VI, Section 250-22 of the Zoning Ordinance of the Town of North Salem.
2. **BA22-30** Thomas and Eileen McGrath, (854 Peach Lake Road) – **Area Variance** – for installation of a 20 kW generator within the required side yard in an R-4 zoning district consisting of approximately 2.00 acres, per Article V, Section 250-15 of the Zoning Ordinance. A side yard setback variance of 23 ft, (75 ft. required; 56.2 ft. existing; 52 ft. proposed) is requested.
3. **BA22-31** Folkways Croton Falls, LLC, (3 Front Street) – **Area Variance** – to permit installation of two additional retail signs, a third and fourth, in a GB zoning district which does not permit such “accessory uses as of right” and permit an increase from 2ft. (the maximum vertical dimension allowed) to 3ft.-9in. for sign three on the facade and to 5ft.-3in. for sign four on the glass, per Article IX, Section 250-40.1 of the Zoning Ordinance.
4. To discuss the amendments to the Zoning Code per the referral from the Planning Board to the Town Board.
 - Landscaping and Lighting (NS Lighting DRAFT 072022 PB Revisions)
 - Sign Regulations (Signs DRAFT_PB EDITS from TB 072022)

Join Zoom Meeting

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

* Meeting ID: 755 882 8866

* Dial in: +1 929 205-6099