



## 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, November 10<sup>th</sup>, 2022, 7:30 p.m.

#### CALL TO ORDER:

#### ANNOUNCEMENTS:

SET NEXT MEETING DATE: December 8, 2022

ACCEPTANCE OF MINUTES: October 13, 2022

#### HEARINGS HELD OVER:

1. **BA22-37** John Fitzsimons, (57 Lakeside Drive) – **Area Variance** – for construction of a 12-foot addition to the back of the house attached to all floors, a propane tank, a generator, a greenhouse, and a deck in an R-1 zoning district, per Zoning Ordinance 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 5 ft. is requested where 35 ft. is required; 42 ft. is existing; and 30 ft. is proposed. For the generator and propane tank, a combined side yard setback variance of 12.1ft. is requested where 15 ft./40 ft. is required; 15 ft./34.6 ft. is existing; and 15 ft./27.9 ft is proposed. Also requested is a variance of 6% in building coverage where 10% is permitted, 11.97% is existing, and 16% is proposed; a variance of 1% in development coverage where 25% is permitted, 20% is existing, and 26% is proposed; and a variance of .09 in F.A.R where .2 is permitted, .2 is existing, and .29 is proposed.

#### PUBLIC HEARINGS:

2. **BA22-40** Michael Willman, (752 Titicus Road) – **Area Variance** – for installation of a 24 kW generator within the required side yard in an R-4 zoning district, per Article V, Section 250-15 of the Zoning Ordinance. The request is for a side yard setback variance of 45 ft. where 75 ft. is required; 75 ft. is existing; and 30 ft. is proposed.
3. **BA22-41** Lisa D'Amico (611 Route 22) – **Special Permit** – For the maintenance of an accessory apartment in a single-family residence in an R-1/2 zoning district, per Article XIII Section 250-68.
4. **BA22-42** 371 MR Holdings, LLC (371-387 Mills Road) – **Special Permit** – For the keeping of up to 21 horses for personal use, including continued use of grooms quarters and other uses previously authorized by Special Permit BA18-02, per Article XIII Section 250-72.

Join Zoom Meeting  
<https://zoom.us/j/7558828866>

\* Meeting ID: 755 882 8866

\* Dial in: +1 929 205-6099