



TOWN OF NORTH SALEM

BOARD OF APPEALS

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PUBLIC HEARING AGENDA

Town Meeting Hall, 66 June Road
Thursday, May 11th, 2023, 7:30 p.m.

CALL TO ORDER:

ANNOUNCEMENTS:

SET NEXT MEETING DATE: June, 2023 – *Date TBD at Hearing*

ACCEPTANCE OF MINUTES: April 13, 2023

HEARINGS HELD OVER:

1. **BA23-14** T-Mobile Northeast, LLC/Bloomerside Cooperative, (101 Bloomer Road) – **Area Variance** –to permit an increase in the maximum allowed height of the existing tower and decrease the required front yard setback in an R-1 Zoning District consisting of approximately 100.18 acres, per Article XIII Section 250-77.5E(2a)&(4) of the Zoning Ordinance to allow the co-location of T-Mobile’s proposed wireless communication antennae and faux branches for concealment. A height of 139 feet (to be measured from the top of the tower base foundation to the top of the faux branches) is requested where a tower height of 119 feet exists and a maximum tower height of 120 feet is allowed. A height variance of 19 feet is requested. A front yard setback variance of 16 feet is requested where 239 feet is required, 223 feet exists, and 223 feet is proposed.

PUBLIC HEARINGS:

2. **BA23-15** Nancy Baker, (10 Warner Drive) – **Area Variance** – to permit construction of a second story addition (family room w/ rear deck) above the existing attached garage of a non-conforming single-family residence on a non-conforming lot in an R-1/2 zoning district consisting of approximately 0.27 acres, per Article V, Section 250-15 of the Zoning Ordinance. The request is for a building coverage variance of 5% where 10% is permitted, 14% exists, and 15% is proposed; development coverage variance of 7% where 25% is permitted, 31% exists, and 32% is proposed; and FAR variance of 0.06 where 0.20 is permitted, 0.18 exists, and 0.26 is proposed.
3. **BA23-16** Mary Manfredi, (306 Hardscrabble Road) – **Special Permit Amendment** – to amend Special Permit BA22-07 (for the keeping of up to twenty five (25) horses and maintenance of a commercial boarding operation) per Article XIII, Section 250-72 of the Zoning Ordinance, to construct a new 24’x178’ enclosed shedrow style addition to an existing 80’x178’ indoor riding ring which will include ten(10) 12’x12’ horse stalls, three(3) 9’x12’ grooming stalls, one(1) 20’x12’ tack room, and a feed storage area; to relocate existing stables, and increase the number of horses to the keeping of up to thirty-five(35) in an R-4 zoning district consisting of approximately 25.69 acres.
4. **BA23-17** Nicholas Sainz-Xatzis (8 Lost Pond Lane) – **Area Variance** – to allow a riding ring structure (approved by BA20-34) within the side and rear yard setbacks in an R-4 zoning district consisting of approximately 9.06 acres, per Article V, Section 250-15 of the Zoning Ordinance. A side yard setback variance of 50 ft. is requested where 75 ft. is required, 25 ft. is existing, and 25 ft. is proposed. A rear yard setback variance of 56 ft. is requested where 100 ft. is required, 44 ft. is existing, and 44 ft. is proposed.
5. **BA23-18** Nicholas Sainz-Xatzis (8 Lost Pond Lane) – **Special Permit Amendment** – to amend Special Permit BA19-29 (for the keeping of up to five (5) horses for personal use; subsequently amended by Special Permit BA20-34) per Article XIII Section 250-72 of the Zoning Ordinance. The request is for a change in the surface material of the riding ring from grass (approved by SP BA20-34) to dust-free arena footing in an R-4 zoning district consisting of approximately 9.06 acres.

Join Zoom Meeting:

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

* Meeting ID: 755 882 8866

* Dial in: +1 929 205-6099

Participants joining via ZOOM must display their full name and must have their video on.