

**BOARD of APPEALS**  
**Public Hearing**  
**November 8, 2012**  
7:30 p.m., The Annex

**MEMBERS PRESENT:** Richard O'Leary  
William Monti  
Cynthia McKean  
Brian Ivanhoe, Chairman

**MEMBER ABSENT:** James Murphy

**OTHERS PRESENT:** Gerald Reilly, Counsel  
Bruce Thompson, Building Inspector  
Janice Will, Recording Secretary  
Members of the Public

*Chairman Brian Ivanhoe called the November 8, 2012 Town of North Salem Zoning Board of Appeals meeting to order.*

The Chairman set the next meeting for Thursday, December 13, 2012.

The minutes of the October 11, 2012 hearing were unanimously approved.

HEARINGS CONTINUED:

**BA12-09** Titicus Road Commons LLC (104 Titicus Road) – **Area Variance** – To allow continued use of an existing non-conforming driveway for a non-residential use (12 ft. required; 9 ft.-existing/proposed), per Article VIII Section 250-30A.

The Chairman announced that this application would be held over again.

**BA12-42** Courtney/Nathaniel Morse (585 Grant Road) – **Special Permit** – For the keeping of up to 6 horses for personal use, including construction of a 6-stall barn, outdoor riding ring and paddock fencing and installation of a manure dumpster, per Article XIII Section 250-72.

This application was also held over.

PUBLIC HEARINGS:

**BA12-46** Helene Grimaud (104 Delancey Road) – **Special Permit** – To amend existing special permit, BA11-42 (for the keeping of up to 4 horses for personal use) to include development of an additional pasture area, per Article XIII Section 250-72.

Rebecca Bose was present for the applicant, and she explained that Ms. Grimaud wishes to have more paddock space in order to reduce stress on the existing paddocks. She further stated that there is evidence of a former paddock in the area where Ms. Grimaud proposes to have the new paddock.

The Building Inspector stated that he received a very nice e-mail from Lynn Edens of the Auburn Group, owner of neighboring property to the north and west of the subject property, expressing her support for the application.

There were no questions or comments, and Chairman Ivanhoe closed the public hearing.

Gerald Reilly read a draft resolution.

**Motion by:** *William Monti*  
**Seconded by:** *Cynthia McKean*

**Mr. O’Leary:** *Aye*  
**Ms. McKean:** *Aye*  
**Mr. Monti:** *Aye*  
**Chairman:** *Aye*

***Special permit amendment granted, as requested.***

**BA12-47** Lawrence Laurenzano (202 Vail Lane) – **Area Variance-** For the legalization of an as-built shed, pool with deck, and enclosed porch, per 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). The following variances are requested:

- Decrease the side yard setback from 15 ft. required to 2 ft. existing, a variance of 13 ft.
- Decrease the front yard setback from 56.4 ft. required to 38 ft. existing, a variance of 19 ft.
- Increase the maximum building coverage from 10% permitted to 11.8% existing, a variance of 1.8%

Mr. O’Leary stated that he has been working on the subject project for the Laurenzanos. He offered to explain the situation to the Board, adding that Mr. and Mrs. Laurenzano were also present. Mr. O’Leary said the applicant has owned the property since 1994, and some improvements have been made. When Mr. Laurenzano recently applied for building permits for work already done without permits, he found out that he would need area variances for an above-ground pool with deck, a shed, and an enclosed porch all of which are existing/no additional work or changes are proposed. Mr. O’Leary explained that Mr.

Laurenzano is retiring from the police department, and he is selling the house and plans to move upstate.

The Chairman said he had no questions.

Bruce Thompson stated that he spent a lot of time going over the existing conditions on the subject property in an attempt to get things straightened out as accurately as possible, and he believes the variance application reflects this.

Noting there were no further questions or comments, the Chairman closed the public hearing.

Mr. Reilly read a draft resolution, noting that the variance is for existing improvements and no construction is proposed.

**Motion by:**            **Cynthia McKean**  
**Seconded by:**      **William Monti**

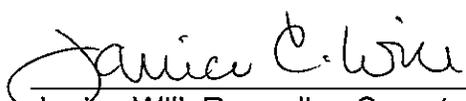
**Mr. O'Leary:**        **Aye**  
**Ms. McKean:**       **Aye**  
**Mr. Monti:**         **Aye**  
**Chairman:**          **Aye**

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**Area variance granted, as requested.**

The Chairman closed the meeting at approximately 7:45.

Respectfully submitted,

  
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Janice Will, Recording Secretary