

**BOARD of APPEALS**  
**Public Hearing**  
**August 8, 2013**  
7:30 p.m., The Annex

**MEMBERS PRESENT:**    **Richard O’Leary**  
                                  **William Monti**  
                                  **James Murphy**  
                                  **Brian Ivanhoe, Chairman**

**MEMBER ABSENT:**     **Cynthia McKean**

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

***Chairman Brian Ivanhoe called the August 8, 2013 Town of North Salem Zoning Board of Appeals meeting to order.***

The Chairman set the next meeting date for Thursday, September 12, 2013.

The minutes of the July 11, 2013 meeting were unanimously approved.

**PUBLIC HEARING:**

**BA13-38** Elaine Bowden/Anthony Picciano (7 Lakeside Drive) – **Area Variance** - For construction of an addition to an existing, non-conforming single-family residence in an R-1 zoning district per Article V Section 250-15 and Article XIV Section 250-79 (A) (because the non-conforming lot is subject to R-1/2 bulk requirements). The following variances are requested:

1. Decrease the front yard setback from 27.4 ft. existing/required to 26.31 ft. proposed, a variance of 1 ft.
2. Decrease the combined side yard setbacks from 15 ft./40 ft. required to 13 ft./26 ft. proposed (13 ft./27 ft. existing), a variance of 14 ft.
3. Increase the maximum development coverage from 25% permitted to 30.4% proposed (26.2% existing), a variance of 6%.
4. Increase the maximum building coverage from 10% permitted to 22.8% proposed (18.6% existing), a variance of 13%.
5. Increase the F.A.R. from .200 permitted to .225 proposed (.186 existing), a variance of .025.

Both applicants were present. Mr. Picciano explained that they had a lot of work done to their house in 2009; they would have liked to do more but were limited at the time by the

septic system. Now that the sewer district has been created for the Peach Lake area, they would like to build an addition. Mr. Picciano explained that the 330 sq. ft. addition will be for a bedroom and a laundry/storage room, adding that there will be no increase in the height of the house. He said his house (on a low-lying lot) does not obstruct others' view of the lake, and he thinks he and his wife have been good neighbors. There have been no objections to or comments about their application. Mr. Picciano stated that the subject property is to be a retirement home for him and his wife, which is why they have never added a second floor.

Chairman Ivanhoe noted that there are no notes about exterior lighting on the addition. He explained that if exterior light fixtures are installed, the lights must not be visible at their source.

William Monti asked about 2 previous area variances granted for the subject property.

Ms. Bowden stated that one was for the 2009 additions to the house; the other was for a retaining wall to create a parking area.

Dr. Picciano added that the retaining wall was also needed to help control run-off.

Mr. Monti asked if the application included a letter of approval from the Bloomerside Co-op, and the secretary replied that it did.

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

Gerald Reilly read a draft resolution.

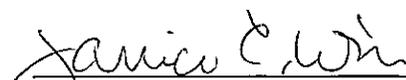
**Motion by:** James Murphy  
**Seconded by:** William Monti

**Mr. O'Leary:** Aye  
**Mr. Monti:** Aye  
**Mr. Murphy:** Aye  
**Chairman:** Aye

**Area variance granted, as requested.**

The meeting was adjourned at 7:40 pm.

Respectfully submitted,

  
Janice Will, Recording Secretary