

**BOARD of APPEALS**  
**Public Hearing**  
**December 12, 2013**  
7:30 p.m., The Annex

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

**MEMBER ABSENT:** William Monti  
James Murphy

**OTHERS PRESEN** Gerald Reilly, Counselor  
Bruce Thompson, Building Inspector  
Janice Will, Recording Secretary  
Members of the Public

***Chairman Brian Ivanhoe called the December 12, 2013 Town of North Salem Zoning Board of Appeals meeting to order.***

The Board members and Gerald Reilly discussed the date of the January meeting, and decided to change it to January 16 from the scheduled date of January 9.

The minutes of the November 14, 2013 meeting were unanimously approved.

**PUBLIC HEARING**

**BA13-46** Lynn and Thomas Redzinski (14 Spring Hill Road) – **Area Variance** – For construction of a 10 ft. x 16 ft. storage shed in an R-2 zoning district, per Article V Section 250-15. A rear yard setback variance of 40 ft. is requested (50 ft. required; 10 ft. proposed).

Mr. and Mrs. Redzinski were present.

Richard O'Leary asked about a proposed pool indicated on the submitted survey.

Mr. Redzinski said the pool is present on the property.

Bruce Thompson, Building Inspector, explained that the Redzinskis submitted an older drawing from the time when they were applying for a permit for the pool.

Mr. O'Leary asked how the shed is to be oriented on the property, and Mr. Redzinski replied that the long side will be parallel to the property line.

Chairman Ivanhoe asked what the shed will be built of.

Mr. Redzinski answered that it is made of pressure-treated 2 x 4's to be painted barn red.

The Chairman asked if the shed is to have electricity.

Mr. Redzinski said there will be no electricity/the shed is to be used to store yard equipment and outdoor furniture.

Mr. O'Leary asked if there had been any comments from neighboring property-owners, and Mr Redzinski replied that there had not.

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

Gerald Reilly read a draft resolution, noting that the shed will be installed parallel to the property line, and there is to be no lighting employed.

**Motion:**                    **Richard O'Leary**  
**Second:**                   **Cynthia McKean**

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

**Area variance granted, as requested.**

The meeting was adjourned at approximately 7:40 pm.

Respectfully submitted,

  
Janice Will, Recording Secretary