



TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION

Number 2026-321

APPLICATION FOR SPECIAL PERMIT

Owner of Record: Michael S. Shuster & Deborah A. Morel
Address of Owner: 1220 Park Avenue, #9D, New York, NY 10128
Property Location: Tax Map # 11 Lot# 31 Land Records: Vol. 274 Page 1004
Property Address: 94 Salmon Kill Road, Lakeville, CT
Acreage: 27.344 Zone: RR 3
Bounded generally on the North by: "Kiefer, Alison TR & Mathias TR of
(Full name of owner of record. East by: Alison Blagden Kiefer Trust"
Attach additional pages if needed) South by: Lisa Lowell
List Attached West by: Salisbury Association, Inc.; Beth R. Essig, Jeffrey L. Braun
Special Permit Use Requested: PoolHouse / Accessory Apartment
Section 208 of the Salisbury Zoning Regulations.
Written statement of Proposed Use (4 copies): Attached
Site Plan - 4 copies (See attached sheet)
Soil Erosion and Sediment Control Plan: Attached
Approval from TAHD, WPCA, or BHC regarding sewer and water: Pending
Historic District Commission, if applicable: N/A
Conservation District Commission, if applicable: N/A
Preliminary Architectural Plans for Proposed structures & signs (2 copies) Attached
Estimated Site Improvement Costs (other than buildings): _____
Written Assurance of Bond or Letter of Credit: _____
Additional Remarks: _____
Owner's Signature: Michael S. Shuster Date: 5/12/26
Applicant's Signature and Title: _____
Applicant's Address and phone number: 1220 Park Avenue, #9D, New York, NY 10128
914/ 282-9555
Filed at the Planning and Zoning Commission Office this 14 day of May, 2026
Fee Paid: \$360 Received By: AMC
Title: LUD

NOTE: One copy of the written statement of proposed use SHALL be sent to all abutting landowners by certified mail. This is the responsibility of the owner/applicant. The signed return receipts shall be submitted with this application.

DOVETAIL

Design & Consulting
LLC

May 11, 2026

94 Salmon Kill Road, Lakeville – Pool House renovation / addition

P&Z Commission Special Permit Application for Accessory Apartment use

PROJECT DESCRIPTION

The existing 27+ acre property has a Main House, a Guest House (including a Bathroom and Kitchenette), Pool House (including a Bathroom and Kitchenette), Pool, Garage, and a other small outbuildings.

The Application for Special Permit is to re-build the Pool House with the Kitchenette and Bathroom, designate it an accessory apartment and eliminate, if necessary, the existing Kitchenette in the Guest House, so that there is only one accessory structure with both a Kitchen and a Bathroom.

The project is to demolish an existing pool house, upper terrace finish and walls, pool terrace finish and existing pool, then re-build the pool house within the existing footprint, but with a 195 s.f. Entry/Stair addition, expand and refinish the upper terrace, rebuild the pool, and surrounding pool terrace.

DOVETAIL

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Owners: SHUSTER, MICHAEL S., SURV.
MOREL, DEBORAH A., SURV.
1220 PARK AVE., #9D
NEW YORK, NY 10128

LIST OF ABUTTERS

116 Salmon Kill Road (UID: 98101231, MBL: 11 33) :
KIEFER ALISON TR & MATHIAS TR
ALISON BLAGDEN KIEFER TRUST
116 SALMON KILL ROAD
LAKEVILLE, CT 06039

85 Salmon Kill Road (UID: 98100947, MBL: 11 32) :
LOWELL LISA
85 SALMON KILL ROAD
LAKEVILLE, CT 06039

0 Farnum Road (UID: 02000016, MBL: 11 07) :
SALISBURY ASSOCIATION INC
24 MAIN STREET
SALISBURY, CT 06068-0533

0 Salmon Kill Road (UID: 98103058, MBL: 11 29 1) :
SALISBURY ASSOCIATION INC
PO BOX 553
SALISBURY, CT 06068

50 Salmon Kill Road (UID: 98100710, MBL: 11 29) :
ESSIG BETH R + BRAUN JEFFREY L
1165 FIFTH AVE #10 D
NEW YORK, NY 10029