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ZONING BOARD OF APPEALS

TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.



Meeting Minutes
June 12, 2018

The members present were: Chairman Cannistra, Ms. D'Ippolito, Mr. Newman and Mr. Santaroni.

Mr. Carpaneto, Mr. Guyot and Mr. Harden were absent.

Chairman Cannistra opened the meeting at 7:30 p.m. with the Pledge of Allegiance.

APPLICANTS

Chairman Cannistra announced that the application for Placido and Katherine Sgroi, item number 2 on the agenda has been adjourned to the July 17th meeting at the request of the applicant, and the application for Anthony and Catherine Porco, item number 4 on the agenda, has been adjourned until at least the July 17, 2018 meeting because a Stay was issued by the NYS Supreme Court.

DENNIS PERSICO AND CORIN MELITO – BZ15/18 – 4.19-2-13

An application for the renewal of a Special Exception Use Permit for an existing accessory apartment above a detached garage, located in an R-40 Residential District at 266 Mahopac Avenue, Yorktown Heights. The property is shown on the Town Tax Map as Section: 4.19, Block: 2, Lot: 13. RE: Section Schedule 170-70.

Mr. Persico addressed the Board. There is a single tenant living in the apartment. Building Inspector Mr. Citarella inspected the apartment and there have been no changes. It meets all code requirements, and there have been no complaints or violations.

Mr. Santaroni made a motion for a Type II action. Ms. D'Ippolito seconded the motion.

A vote was then taken by the Board as follows...

POLL OF THE BOARD

Ms. D'Ippolito	Aye
Mr. Newman	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

Mr. Santaroni made a motion to grant the Special Exception Use Permit for the accessory apartment for 7 years. Mr. Newman seconded the motion.

A vote was then taken by the Board as follows...

POLL OF THE BOARD

Ms. D'Ippolito	Aye
Mr. Newman	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

The Special Exception Use Permit was approved.

HRE PROPERTIES – BZ17/18 – 17.11-10-20

An application for an Area Variance for a sign which exceeds the maximum height by 6", located in the Business Historic Preservation District at 249 Route 202, Somers. The property is shown on the Town Tax Map as Section: 17.11, Block: 10, Lot: 20. RE: Section Schedule 170-126.

Craig Bernardi, owner of Bobo's Café addressed the Board. In May, they met with the Architectural Review Board to discuss a new sign proposal for their business. They were given permission by the property owners HRE Properties to remove their pin lettering sign and have a custom sign painted in an existing half-moon accent on the building façade over the entrance to their store. The center of the sign is 30" high. Although the Board did not object to the design and colors of the sign, it couldn't be approved as it is 6" higher than the 24" allowed by the Code. This is quite a unique sign and nothing else like it is in Town. A letter in support of the application was issued by the Architectural Review Board.

Mr. Santaroni made a motion for a Type II action. Ms. D'Ippolito seconded the motion.

A vote was then taken by the Board as follows...

POLL OF THE BOARD

Ms. D'Ippolito	Aye
Mr. Newman	Aye

Mr. Santaroni	Aye
Chairman Cannistra	Aye

Ms. D'Ippolito made a motion to grant the 6" Area Variance for the height of the sign.
Mr. Santaroni seconded the motion.

A vote was then taken by the Board as follows...

POLL OF THE BOARD

Ms. D'Ippolito	Aye
Mr. Newman	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

The Area Variance was approved.

OTHER BUSINESS:

A motion was made by the Chairman to approve the minutes of the May 15, 2018 meeting. All were in favor.

The next monthly meeting of the Zoning Board of Appeals is scheduled to be held on July 17, 2018 at 7:30 p.m. A meeting will not take place in August due to vacation conflicts. There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Denise Schirmer, Secretary
Zoning Board of Appeals

cc: Town Board
Town Clerk
Planning and Engineering
Planning Board