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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

July 17, 2018

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

Mr. Harden was absent.

Building Inspector Efreem Citarella and interested residents were also present.

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

APPLICANTS

Chairman Cannistra announced that the application for Anthony and Catherine Porco, item number 3 on the agenda, has been adjourned until at least the September 11, 2018 meeting because a Stay was issued by the NYS Supreme Court.

PLACIDO AND KATHERINE SGROI (CARRYOVER) – BZ16/18 – 5.17-1-4

An application for the renewal of a Special Exception Use Permit for an existing accessory apartment in the basement of a one family dwelling, located in an R-40 Residential District at 19 Meadow Park Road, Baldwin Place. The property is shown on the Town Tax Map as Section: 5.17, Block: 1, Lot: 4. RE: Section Schedule 170-70.

Mrs. Sgroi addressed the Board. There is a single tenant who is a family friend 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. The septic was cleaned a year ago.

Mr. Guyot made a motion for a Type II action. Mr. Santaroni seconded the motion.

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

POLL OF THE BOARD

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

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

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

POLL OF THE BOARD

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

The Special Exception Use Permit was approved.

JEFFREY AND TRUDY ZORN – BZ18/18 – 17.08-2-22

An application for a 5' 10" side yard Area Variance for an attached two car garage, located in an R-40 Residence District at 37 Deans Bridge Road, Somers. The property is shown on the Town Tax Map as Section: 17.08, Block: 2, Lot: 22. RE: Section 170:A1 of the Zoning Schedule.

Architect Kevin Molnar addressed the Board. He is seeking a 5' 10" side yard Area Variance so that the existing attached one car garage can be removed and replaced with an attached two car garage. It will be placed on a concrete slab and will be one story high with a minimal storage area above it. The only plumbing will consist of a hose bib and there will be electric. Photos of the existing house were shared and none of the existing trees will be removed. All agreed that the two car garage will enhance the overall look of the house.

Mr. Guyot made a motion for a Type II action. Mr. Santaroni seconded the motion.

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

POLL OF THE BOARD

Mr. Carpaneto	Aye
Ms. D’Ippolito	Aye
Mr. Guyot	Aye
Mr. Newman	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

Mr. Guyot made a motion to grant the 5’ 10” side yard Area Variance for an attached two car garage. Mr. Carpaneto seconded the motion.

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

POLL OF THE BOARD

Mr. Carpaneto	Aye
Ms. D’Ippolito	Aye
Mr. Guyot	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 June 12, 2018 meeting. All were in favor.

The next monthly meeting of the Zoning Board of Appeals is scheduled to be held on September 11, 2018 at 7:30 p.m., which is a week earlier due to the Yom Kippur holiday. A meeting will not take place in August due to vacation conflicts. There being no further business, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Denise Schirmer, Secretary
Zoning Board of Appeals

cc: Town Board
Town Clerk
Planning and Engineering
Planning Board