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ZONING BOARD OF APPEALS

Town of Somers

WESTCHESTER COUNTY, N.Y.

TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589



Meeting Minutes
March 19, 2019

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

Mr. Guyot was absent.

Building Inspector Tom Tooma and interested residents were also present.

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

APPLICANTS

GEOFFREY AND KIRSTIN GRANT – 2019:ZB08 – 26.08-2-21

A renewal of an application for a Special Exception Use Permit for an existing accessory apartment above a garage attached to an existing one family dwelling, located in an R-40 Residential District at 131 Bonnie Brae Court, Granite Springs. The property is shown on the Town Tax Map as Section: 26.08, Block: 2, Lot: 21. RE: Section Schedule 170-70.

Mrs. Grant addressed the Board. There is a single tenant living in the apartment. Building Inspector Tom Tooma 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 in April 2018 and a copy of the receipt was given to Mrs. Schirmer.

Mr. Harden 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. Harden	Aye
Mr. Newman	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

Mr. Harden 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

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

The Special Exception Use Permit was approved.

F. ROBERT MEIXNER – 2019:ZB09 – 28.17-1-9

A renewal of an application for a Special Exception Use Permit for an existing accessory apartment in an addition attached to an existing one family dwelling, located in an R-80 Residential District at 2 Otha Drive, Katonah. The property is shown on the Town Tax Map as Section: 28.17, Block: 1, Lot: 9. RE: Section Schedule 170-70.

Mr. Meixner addressed the Board. Two of his family members live in the apartment. Building Inspector Tom Tooma 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 in August 2018 and a copy of the receipt was given to Mrs. Schirmer.

Mr. Santaroni made a motion for a Type II action. Mr. Harden 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. Harden	Aye

Mr. Newman	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

Ms. D'Ippolito 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

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

The Special Exception Use Permit was approved.

PETER ZAMBORY AND BLANKA ZAMBORY – 2019:ZB10 – 37.17-1-3

A renewal of an application for a Special Exception Use Permit for an existing accessory apartment in the basement of an existing one family dwelling, located in an R-80 Residential District at 43 Bedell Road, Katonah. The property is shown on the Town Tax Map as Section: 37.17, Block: 1, Lot: 3. RE: Section Schedule 170-70.

Mr. Zambory addressed the Board. His mother and co-owner lives in the apartment. Building Inspector Tom Tooma 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 in May 2017 and a copy of the receipt was given to Mrs. Schirmer.

Mr. Harden 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. Harden	Aye
Mr. Newman	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

Mr. Harden 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

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

The Special Exception Use Permit was approved.

OTHER BUSINESS:

The minutes of the February 19, 2019 meeting were approved as submitted.

The next monthly meeting of the Zoning Board of Appeals will be held on April 16, 2019 at 7:30 p.m. There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Denise Schirmer, Secretary
Zoning Board of Appeals

cc: Town Board
Town Clerk
Planning and Engineering
Planning Board