

Telephone
(914) 277-5582

FAX
(914) 277-3790

ZONING BOARD OF APPEALS

TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.



AGENDA

June 11, 2019
7:30 PM

SOMERS TOWN HOUSE MEETING ROOM

- 1. BERNADETTE CARNOW
DENNIS AND KATHLEEN
HALLIGAN**

2019:ZB16 (CARRYOVER)
An application to amend a Special Exception Use Permit of moving the existing 2-bedroom accessory apartment from the 2nd floor to the basement, as well as an Area Variance because the apartment exceeds the 800 square foot limitation, located in an R-80 Residential District at **149 Route 100, Katonah**. The property is shown on the Town Tax Map as **Section: 38.09, Block: 1, Lot: 6**. RE: Section Schedule 170-70.
- 2. ROBERT AND DONNA
FLES**

2019:ZB18
An application for an Area Variance for a portion of an existing stockade fence to exceed the height restriction by 2' in an R-80 Residential District at **1 Otha Drive, Katonah**. The property is shown on the Town Tax Map as **Section: 28.17, Block: 1, Lot: 4**. RE: Section Schedule 170-49.
- 3. CHRISTINE CRUISIUS-
SMITH**

2019:ZB19
An application for an Area Variance for lot coverage for both the principal building additions and accessory improvements in an

R-40 Residential District at **21 Lynway Lane, Somers**. The property is shown on the Town Tax Map as **Section: 17.10, Block: 1, Lot: 64**. RE: Section Schedule 170-40A.

4. ROBERT AND JENNIFER GAJDA

2019:ZB20

An application for a rear yard Area Variance for a deck addition in an R-10 Residential District at **3 Greenwood Drive, Mahopac**. The property is shown on the Town Tax Map as **Section: 5.15, Block: 3, Lot: 64**. RE: Section Schedule 170:A1 of the Zoning Schedule.

5. LORI ENSINGER AND WILLIAM KUEBLER

2019:ZB21

An application for a Special Exception Use Permit for a prospective buyer to purchase the property as a residence and conduct a home occupation of teaching tennis lessons inside a pre-existing non-conforming recreational building that houses 2 tennis courts of which a conservation easement doesn't allow for expansion. An Area Variance is needed because of the distance of the recreational building to the property line in an R-120 Residential District at **24 Orchard Hill Road, Katonah**. The property is shown on the Town Tax Map as **Section: 37.10, Block: 1, Lot: 13.1**. RE: Section Schedule 170-82D.

6. OTHER BUSINESS

Approval of May 21, 2019 Meeting Minutes.