

(914)-277-5582
Telephone

(914)-277-3790
Facsimile

ZONING BOARD OF APPEALS

TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.



Meeting Minutes
February 18, 2020

The members present were: Chairman Cannistra, Mr. Guyot, Mr. Harden, and Mr. Newman.

Mr. Carpaneto, Ms. D'Ippolito and Mr. Lansky were 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

MARIANN CROSS – 2020:ZB03 – 48.06-1-6.1

An application to renew a Special Exception Use Permit for an existing accessory apartment in a detached accessory structure to an existing one family dwelling in an R-80 Residential District at 7 Seward Lane, Katonah. The property is shown on the Town Tax Map as Section: 48.06, Block: 1, Lot: 6.1. RE: Section Schedule 170-70.

Marian Cross addressed the Board. Two people live in the apartment. Assistant Building Inspector Mike Dunbar inspected the apartment and there have been no changes. It meets all code requirements, and there have been no complaints or violations. The septic tank was cleaned in March 2019 and a copy of the receipt was given to the Board Secretary.

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

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

POLL OF THE BOARD

Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

The Special Exception Use Permit was approved.

SUSAN LOVEQUIST – 2020:ZB05 – 38.10-1-17

An application to renew a Special Exception Use Permit for an existing accessory apartment in the basement of an existing one family dwelling in an R-80 Residential District at 24 Frances Drive, Katonah. The property is shown on the Town Tax Map as Section: 38.10, Block: 1, Lot: 17. RE: Section Schedule 170-70.

Susan Lovequist addressed the Board. There are two people 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 tank was cleaned in January 2020 and a copy of the receipt was given to the Board Secretary.

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

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

POLL OF THE BOARD

Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

Mr. Harden made a motion to grant the Special Exception Use Permit for an existing accessory apartment in the basement of an existing one family dwelling. Mr. Guyot seconded the motion.

POLL OF THE BOARD

Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

The Special Exception Use Permit was approved.

PATRICK AND DEBORAH SPATAFORE – 2020:ZB06 – 16.13-1-21

An application to renew a Special Exception Use Permit for an existing accessory apartment attached to an existing one family dwelling in an R-40 Residential District at 7 Little Bear Drive, Yorktown Heights. The property is shown on the Town Tax Map as Section: 16.13, Block: 1, Lot: 21. RE: Section Schedule 170-70.

Patrick Spatafore addressed the Board. The apartment is currently unoccupied. 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 tank was cleaned in January 2020 and a copy of the receipt was given to the Board Secretary.

Mr. Guyot 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. Guyot	Aye
Mr. Harden	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

Mr. Guyot made a motion to grant the Special Exception Use Permit for an existing accessory apartment attached to an existing one family dwelling. Mr. Newman seconded the motion.

POLL OF THE BOARD

Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

The Special Exception Use Permit was approved.

OTHER BUSINESS:

The minutes of the January 21, 2020 meeting were approved as submitted.

The next monthly meeting of the Zoning Board of Appeals will be held on March 17, 2020 at 7:30 p.m. 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