

Telephone  
(914) 277-5582

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ZONING BOARD OF APPEALS

TOWN HOUSE  
ANNEX  
337 ROUTE 202  
SOMERS, NY 10589

**Town of Somers**

WESTCHESTER COUNTY, N.Y.



AGENDA

July 21, 2020  
7:30 PM

SOMERS TOWN HOUSE  
MEETING ROOM

1. **CHRISTOPHER COLUMBUS SOCIETY OF YORKTOWN, INC.**      **2019:ZB33 (CARRYOVER)**  
An application for an Area Variance for an existing deck and wood steps to an existing one-story frame building in an R-40 Residential District at **118 Mahopac Avenue, Granite Springs**. The property is shown on the Town Tax Map as **Section: 26.08, Block: 2, Lot: 16**. RE: Section Schedule 170:A1 Zoning Schedule Part 1.
  
2. **MICHAEL AND DONNA SCORRANO**      **2020:ZB15**  
An application for a side yard Area Variance for a new two-car attached garage of an existing one family dwelling in an R-80 Residential District at **16 Frances Drive, Katonah**. The property is shown on the Town Tax Map as **Section: 38.13, Block: 2, Lot: 27**. RE: Section Schedule 170:A1 Zoning Schedule Part 1.
  
3. **BART LANSKY AND JENNY OLSON-LANSKY**      **2020:ZB16**  
A denied application request to legalize a pre-existing non-conforming use of an existing one family dwelling in an R-10 Residential District at **28 Ridge Way**,

**Purdys.** The property is shown on the  
Town Tax Map as **Section: 18.17, Block: 1,**  
**Lot: 7.** RE: Section Schedule 170-11.

**4. OTHER BUSINESS**

Approval of June 9, 2020 Meeting Minutes.



ZONING BOARD OF APPEALS

Town of Somers

WESTCHESTER COUNTY, N. Y.

TOWN HOUSE  
SOMERS, NEW YORK 10589

(914) 277-5582

IN THE MATTER OF THE APPEAL  
OF  
Christopher Columbus  
Society of Yorktown, Inc.

B Z NUMBER: 2019: ZB33  
DATE: 11/19/19

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF SOMERS, N. Y.:

1. Ron D'Alessandro - Treasurer  
(Name of appellant)

whose post office address is PO Box 202, Yorktown Heights, NY 10598  
(Post office address)

through  
(Name of attorney or representative if any)

whose post office address is  
(Post office address)

does hereby appeal to the Zoning Board of Appeals at the Town of Somers.

2. Such appeal is taken from a ruling of Thomas J. Toona, Jr.  
(Name of officer)

Building Inspector made on August 30, 2019  
(Office held)

which ruling was filed on ..... and notice of such ruling was  
first received by appellant on .....; such ruling

.....  
(Give summary of ruling)

An application for an Area Variance  
for an existing deck and an  
Area Variance for wood steps and platform  
that are existing in an R-40  
Residential Zone

3. The property which is the subject of the appeal is located at or known as

118 Mahopac Avenue  
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 26.08, Block: 2, Lot: 16

The interest of the appellant is that of owner  
(Owner, tenant, etc.)

4. The appeal is taken (on the ground that the ruling or decision was erroneous) to obtain  
variance, permit or special permit. (Strike out wording not applicable.)

(OVER)

5.

(Fill out (a) or (b) or both if applicable)

(a) The property which is the subject of the appeal is located at or known as .....

118 Mahopac Avenue

(b) A variance, permit or special permit is sought because of practical difficulties or unnecessary hardship to the property as indicated below:

50' in the rear yard is needed for the deck, 8.8' exists and 41.2' is the variance amount. In addition a side yard variance of 24.8' is being requested. 30' is needed and 5.2' exists. A 15' variance is being requested for the wood steps\* and such may be granted pursuant to 170: A1 Zoning Schedule Part 1

(Refer to applicable Provisions of the Zoning Ordinance of the Town of Somers)

\* and platform. 15' exists and 30' is needed.

Both applicant and owner must sign if they are different persons.

I Hereby Dispose And Say That All The Above Statements And The Statements Contained In The Papers Submitted Herewith Are True.

SWORN TO ME BEFORE THIS 20<sup>th</sup> DAY November 20 19

Denise Schirmer  
NOTARY SIGNATURE

OWNER SIGNATURE

DENISE SCHIRMER  
Notary Public State of New York  
No. 01SC6298242  
Qualified in Dutchess County  
NOTARY SIGNATURE Expires March 10, 2022

Ronald W. ...  
APPLICANT SIGNATURE  
TREASURER, CCSY



ZONING BOARD OF APPEALS  
**Town of Somers**  
WESTCHESTER COUNTY, N. Y.

TOWN HOUSE  
SOMERS, NEW YORK 10589  
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IN THE MATTER OF THE APPEAL  
OF  
*Michael + Donna Scorrano*

B Z NUMBER *2020:ZB15*  
DATE: *6/10/2020*

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF SOMERS, N. Y.:

1. *Michael Scorrano*

(Name of appellant)

whose post office address is *16 Frances Drive, Katonah, NY 10536*

(Post office address)

through .....

(Name of attorney or representative if any)

whose post office address is .....

(Post office address)

does hereby appeal to the Zoning Board of Appeals at the Town of Somers.

2. Such appeal is taken from a ruling of *Thomas J. Tooma, Jr.*

(Name of officer)

*Building Inspector* made on *Thursday, May 28, 2020*

(Office held)

which ruling was filed on ..... and notice of such ruling was  
first received by appellant on .....

(Give summary of ruling)

*An application for a side yard  
area variance for a new 2 car  
attached garage to an existing  
one family dwelling in an R-80  
Residential Zone.*

3. The property which is the subject of the appeal is located at or known as .....

*16 Frances Drive*

(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: *38.13* Block: *2* Lot: *27*

The interest of the appellant is that of *owner*

(Owner, tenant, etc.)

4. The appeal is taken (on the ground that the ruling or decision was erroneous) to obtain  
variance, permit or special permit. (Strike out wording not applicable.)

(OVER)

5.

(Fill out (a) or (b) or both if applicable)

(a) The property which is the subject of the appeal is located at or known as .....

16 Frances Drive

(b) A variance, permit or special permit is sought because of practical difficulties or unnecessary hardship to the property as indicated below:

40' is needed for the side yard setback and 16.9' exists therefore a 23.1' variance is needed

and such may be granted pursuant to Section Schedule 170: A1 Zoning Schedule Part 1.

[Refer to applicable Provisions of the Zoning Ordinance of the Town of Somers]

Both applicant and owner must sign if they are different persons.

I Hereby Dispose And Say That All The Above Statements And The Statements Contained In The Papers Submitted Herewith Are True.

SWORN TO ME BEFORE THIS 10th DAY June 20 20

Denise Schirmer NOTARY SIGNATURE

Paulino Domadoro OWNER SIGNATURE

DENISE SCHIRMER Notary Public State of New York No. 01SC6298242 Qualified in Dutchess County Commission Expires March 10, 2021

NOTARY SIGNATURE

APPLICANT SIGNATURE



ZONING BOARD OF APPEALS

Town of Somers

WESTCHESTER COUNTY, N. Y.

TOWN HOUSE  
SOMERS, NEW YORK 10589

(914) 277-5582

IN THE MATTER OF THE APPEAL  
OF  
JENNY OLSON - LANSKY &  
BART LANSKY

B Z NUMBER 2020:2B16  
DATE: 6/20/2020

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF SOMERS, N. Y.:

1. JENNY OLSON - LANSKY  
(Name of appellant)  
whose post office address is 28 RIDGE WAY, PURSYS, NY 10578  
(Post office address)  
through  
(Name of attorney or representative if any)  
whose post office address is  
(Post office address)

does hereby appeal to the Zoning Board of Appeals at the Town of Somers.

2. Such appeal is taken from a ruling of THOMAS J. TOOMIA  
(Name of officer)  
BUILDING INSPECTOR, made on 6/12/20  
(Office held)  
which ruling was filed on 6/12/20 and notice of such ruling was  
first received by appellant on 6/12/20; such ruling  
Denied applicant's request to legalize a  
(Give summary of ruling)  
pre-existing non-conforming use

3. The property which is the subject of the appeal is located at or known as  
28 RIDGE WAY, PURSYS, NY 10578  
(Street and number or distance from and names of nearest intersecting streets)  
Town Tax Map as Section: 18.17 Block: 1 Lot: 7.2  
The interest of the appellant is that of Owner  
(Owner, tenant, etc.)

4. The appeal is taken (on the ground that the ruling or decision was erroneous) to obtain  
~~variance, permit or special permit. (Strike out wording not applicable.)~~

(OVER)

5.

(Fill out (a) or (b) or both if applicable)

(a) The property which is the subject of the appeal is located at or known as .....

28 RIDGE WAY, PURDYS, NY 10578

(b) A variance, permit or special permit is sought because of practical difficulties or unnecessary hardship to the property as indicated below:

A special exception use permit is sought for an accessory apartment

and such may be granted pursuant to..... SECTION 170-11

(Refer to applicable Provisions of the Zoning Ordinance of the Town of Somers)

Both applicant and owner must sign if they are different persons.

I Hereby Dispose And Say That All The Above Statements And The Statements Contained In The Papers Submitted Herewith Are True.

SWORN TO ME BEFORE THIS 20<sup>th</sup> DAY June 20 20

Denise Schirmer  
NOTARY SIGNATURE

But [Signature]  
OWNER SIGNATURE

NOTARY SIGNATURE

But [Signature]  
APPLICANT SIGNATURE

DENISE SCHIRMER  
Notary Public State of New York  
No. 01SC6298242  
Qualified in Dutchess County  
Commission Expires March 10, 2022



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## ZONING BOARD OF APPEALS

# Town of Somers

WESTCHESTER COUNTY, N.Y.

TOWN HOUSE  
ANNEX  
337 ROUTE 202  
SOMERS, NY 10589

Victor Cannistra  
Chairman



### Meeting Minutes

June 9, 2020

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

Mr. Guyot was absent.

Building Inspector Tom Tooma and interested residents were also present.

Chairman Cannistra opened the meeting at 7:40 p.m. with the Pledge of Allegiance.

The meeting was held remotely via Zoom.

### APPLICANTS

#### **ALBERT AND ANN MARIE GOJCAJ – 2020:ZB09 – 4.19-2-1 (CARRYOVER)**

An application to renew a Special Exception Use Permit as a new owner for an existing accessory apartment on the 2<sup>nd</sup> floor of a detached garage to an existing one family dwelling in an R-80 Residential District at 5 County Line Drive, Mahopac. The property is shown on the Town Tax Map as Section: 4.19, Block: 2, Lot: 1. RE: Section Schedule 170-70.

New owner of the property Ann Marie Gojcaj addressed the Board. The apartment is currently vacant, but her mother-in-law will be moving in to it. 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 June 2019 and a copy of the receipt was given to the Board Secretary. There is off street parking and a five-car garage.

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

Ms. D'Ippolito made a motion to grant the Special Exception Use Permit for an existing two-bedroom accessory apartment on the 2<sup>nd</sup> floor of a detached garage of an existing one family dwelling for seven (7) years. Mr. Newman seconded the motion.

**POLL OF THE BOARD**

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

The Special Exception Use Permit was approved.

**OTHER BUSINESS:**

**Minutes** – The minutes of the May 19, 2020 meeting were approved as submitted.

The next monthly meeting of the Zoning Board of Appeals will be held on July 21, 2020 at 7:30 p.m. 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