Telephone (914) 277-5582

ZONING BOARD OF APPEALS

TOWN HOUSE ANNEX 337 ROUTE 202 SOMERS, NY 10589

FAX (914) 277-3790

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 Christopher Columbus TO THE ZONING BOARD OF APPEALS OF THE TOWN OF SOMERS, N. Y.: whose post office address is. (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 ... I have (Office held) which ruling was filed on and notice of such ruling was first received by appellant on; such ruling (Give summary of ruling) 3. The property which is the subject of the appeal is located at or known as....., and is shown on the (Street and number or distance from and names of nearest intersecting streets) Town Tax Map as Section: Q 6 . O 8 ... Block: _____ Lot:

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.)

(Owner, tenant, etc.)

(OVER)

if they are different persons.

Papers Submitted Herewith Are True.

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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

Michael + Donna Scorrano

BZNUMBER 202012B15

DATE: 6/10/2020

, , , , ,	DATE: May 1
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF SOMERS, N. Y.:	
1. Michael Scorrano	
(Name of appellant)	
whose post office address is I e trances Dy	rie, Katomal, NY 10536
through	
(Name of attorney or representative	e if any)
whose post office address is(Post office address)	
does hereby appeal to the Zoning Board of Appeals at the To	wn of Somers.
2. Such appeal is taken from a ruling of	(Name of officer)
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variance, permit or special permit. (Strike out wording not applicable.)

(OVER)

(a) The property which is the subject of the appeal is located at or known as		5.	(Fill out (a) or (b) or both if applicable)
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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 BZ NUMBER 2020: 2816 OF OWSON - LANSKY DATE: 6/20/20 20 TIME LANSKY TO THE ZONING BOARD OF APPEALS OF THE TOWN OF SOMERS, N. Y.: whose post office address is...... 28 2106 WAY PURDYS, 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. THOWAS 3. TOOMA (Name of officer) INSPECTOR made on 6/12/60 (Give summary of ruling) non-conforming use 3. The property which is the subject of the appeal is located at or known as..... 28 RIGGE WAY PURDYS, NY 10878 and is shown on the (Street and number or distance from and names of nearest intersecting streets) Town Tax Map as Section: 15.17 Block: Lot: 7.2 The interest of the appellant is that of Owner

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.)

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DENISE SCHIRMER
Notary Public State of New York
No. 01SC6298242
Qualified in Dutchess County
Commission Expires March 10, 20

(914) 277-5582 Telephone

(914) 277-3790 Facsimile

Victor Cannistra Chairman

ZONING BOARD OF APPEALS

TOWN HOUSE ANNEX 337 ROUTE 202 SOMERS, NY 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.



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 2nd 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 2nd 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