



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
John + Carmen Carway

B Z NUMBER 2021-2602
DATE: 1/22/21

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

1. John and Carmen Carway
(Name of appellant)

whose post office address is 8 Old Crater Falls Road, Somers, NY 10589
(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
(Name of officer)

made on
(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 the renewal of
a Special Exception Use Permit for an
existing accessory apartment
attached to a one-family dwelling
in an R-40 Residential Zone.

3. The property which is the subject of the appeal is located at or known as
8 Old Crater Falls Road and is shown on the
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 17.08 Block: 2 Lot: 1

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

8 Old Croton Falls Road

(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 required for an accessory apartment

and such may be granted pursuant to 170-70

(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 22nd DAY January 2021

Denise Schinner
NOTARY SIGNATURE

Carmen Carway
OWNER SIGNATURE

Denise Schinner
Notary Public
NOTARY SIGNATURE
Commission Expires 2/22

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
Debra Sarfati

B Z NUMBER 2021:ZB04
DATE: 2/10/2021

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

1. Debra Sarfati
(Name of appellant)

whose post office address is 7 Rock 118, Malabar Heights, NY 10588
(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. Toomey Jr.
(Name of officer)

Building Inspector made on January 25, 2021
(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 a side yard variance
as well as a maximum lot coverage to
add a one story addition to an existing
one family dwelling in an R-10 zone

3. The property which is the subject of the appeal is located at or known as
7 Rock 118

and is shown on the
(Street and number or dist. nor from and names of nearest intersecting streets)

Town Tax Map as Section: 36.08 Block: 1 Lot: 44

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

7 Route 118
.....
.....
.....

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

15' is required for a side yard setback,
Only 19.28' exists, variance needed 5.1'
Maximum lot coverage needed is 18%, 29.1%
exists, variance needed 11.1%.

and such may be granted pursuant to 170: AL 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 February 2021

[Signature]
NOTARY SIGNATURE

[Signature]
OWNER SIGNATURE

[Signature]
NOTARY SIGNATURE

[Signature]
APPLICANT SIGNATURE

Dawn M. DellaCamera
Notary Public, State of New York
Registration #01DE4966390
Qualified in Westchester County
My Commission Expires May 07, 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
February 16, 2021

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

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

Mr. Carpaneto was absent.

Building Inspector Tom Tooma and interested residents were also present.

The meeting was held remotely via Zoom.

APPLICANTS

DOUGLAS MANZELLA – 2021:ZB03 – 27.16-1-26

An application for the renewal of a Special Exception Use Permit for an existing accessory apartment attached to an existing one family dwelling in an R-80 Residential District at 5 Primrose Drive, Katonah. The property is shown on the Town Tax Map as Section: 27.16, Block: 1, Lot: 26. RE: Section Schedule 170-70.

Douglas Manzella addressed the Board. The apartment is currently occupied by a couple. Building Inspector Tom Tooma inspected the apartment on January 25th 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 2021 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

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

Mr. Guyot made a motion to approve the renewal of the Special Exception Use Permit for an existing accessory apartment attached to an existing one family dwelling, to be renewed in 7 years. Mr. Harden seconded the motion.

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

POLL OF THE BOARD

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

The Special Exception Use Permit was approved.

JOHN AND CARMEN CARWAY – 2021:ZB02 – 17.08-2-1

An application for the renewal of a Special Exception Use Permit for an existing accessory apartment attached to an existing one family dwelling in an R-40 Residential District at 8 Old Croton Falls Road, Somers. The property is shown on the Town Tax Map as Section: 17.08, Block: 2, Lot: 1. RE: Section Schedule 170-170.

Carmen Carway addressed the Board. The accessory apartment is currently occupied, but her tenants will be moving shortly. Building Inspector Tooma inspected the accessory apartment on January 26th and it was determined that since the last inspection 7 years ago, an archway opening was made in a wall of the apartment leading to a 3-season room without securing a Building Permit. Not only is Mr. Tooma concerned about the structural integrity of that opening, but it now increases the size of the apartment. Mrs. Carway had no idea that a permit was required for that type of work. She is in the process of securing architectural plans for the alteration from the architect who did the plans for the 3-season room. She would like to keep the archway opening. A minimal amount of electrical work was done as well. In the meantime, arrangements will be made with the contractor who did the work to open up the ceiling so Mr. Tooma can conduct an inspection. Hopefully legalizing this work can be done in

time for the March meeting, but if not, Mr. Tooma will give an update on the progress being made. The Board members would like to see the new plans. This application will be carried over to the March 16th meeting.

Minutes – The minutes of the January 19, 2021 meeting were approved as submitted.

The next monthly meeting of the Zoning Board of Appeals will be held on March 16, 2021 at 7:30 p.m. There being no further business, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Denise Schirmer, Secretary
Zoning Board of Appeals

cc: Town Board
Town Clerk
Planning and Engineering
Planning Board

DRAFT