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

May 18, 2021 7:30 PM

1. JOHN AND CARMEN **CARWAY**

2021:ZB02 (CARRYOVER)

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 170-70.

2. RAMANAND AND ANDREA 2021:ZB06 LUKEE

An application for the renewal of a Special Exception Use Permit as new owners for an existing accessory apartment in a detached structure to an existing one family dwelling in an R-80 Residential District at 20 South Lane, Katonah. The property is shown on the Town Tax Map as Section: 48.17, Block: 1, Lot: 16. RE: Section Schedule

170-70.

3. CHRISTINE **CRUISIUS-SMITH**

2021:ZB07

An application for an Area Variance for lot coverage for both the principal building additions and accessory improvements to an existing one family dwelling 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. OTHER BUSINESS

April 20, 2021 Meeting Minutes

Next Meeting, June 15, 2021



ZONING BOARD OF APPEALS

Cown of Somers

WESTCHESTER COUNTY, N. Y.

TOWN HOUSE SOMERS, NEW YORK 10589

(914) 277-5582

(OVER)

IN THE MATTER OF THE APPEAL OF	BZNUMBER 2021; 76
John + Carmen Carway	DATE: 1/22/21
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF SOMERS, N. Y.:	
1. John and Cauxer (a pollant)	
whose post office address is X Old Ove try Fe	Us Boad, Soniers
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)
(Office hold)	
torace neigh	
which ruling was filed on	, and notice of such ruling was
first received by appellant on	; such ruling
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(Give summary of ruling)	
to the olication to the	venewal of
a Special Except muse fe	unut for an
12 13 11 19 UU CSSOYY (LOC	dwelling
in an 1-40 Residential	Z04.
3. The property which is the subject of the appeal is locate	arl art and landaria
(Street and number or thist nee from and names of nearest intersection	ng streets) and is shown on the
Town Tax Map as Section: 17.08 Block:	Lot:
The interest of the appellant is that of	
	wner, tenant, etc.]
4. The appeal is taken (on the ground that the ruling of	
variance, permit or special permit. (Strike out wording not app	plicable.)

5.	(Fill out la) or (b) or both if applicable	e)
(a)	The property which is the subject of the appeal is located a	at or known as
*******	Cld Croten Falls Road	

(b) A hardship	A variance, permit or special permit is sought because of pra- ip to the property as indicated below:	ctical difficulties or unnecessary
A. S	Special Exception Use	Permitis
.V. 2. 0	Special Exception Use quired for an accessory	apartnest
· ········		
and such	h may be granted pursuant to $170-70$	
************	(Refer to applicable Provisions of the Zoning Ordinance of the T	own of Somers
		,
		*
¥		
Both application if they are d	cant and owner must sign different persons.	
I Hereby Dis Papers Subr	ispose And Say That All The Above Statements And The Stat mitted Herewith Are True.	ements Contained In The
SWORN TO	ME BEFORE THIS 22 Nd DAY Jan	May 2021
NOTARY SIG	GNATURE OWNER SIGNATURE	a Carway
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	DENISE SCI	
NOTARY SIGN	APPLICANT SIGNATU	RE



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

Andria + Ramanand Lukee

BZNUMBER 2621: 2806 DATE: 4/12/21

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF SOMERS, N. Y.:	
1. Andrea aid Ramanand 1	Lukee
whose post office address is 20 South Land (Post office address)	, Katoral, 114 10536
through	re if any)
whose post office address is(Post office address)	
does hereby appeal to the Zoning Board of Appeals at the To	own of Somers.
2. Such appeal is taken from a ruling of	(Name of officer)
(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 to venewa Use Permit for a detache	Spenial Exception
apariement of a one family exi	still dwelling
apariment of a one family exi i.a. an R-80 Residential Zu of the property	
3. The property which is the subject of the appeal is located a subject of the appeal is located and number or distance from and names of nearest intersect	and to all
own Tax Map as Section: 48.17. Block:	
A 1/14 0 d	
	Owner, tenant, etc.)
4. The appeal is taken (on the ground that the ruling of	or decision was erroneously to obtain

variance, permit or special permit. (Strike out wording not applicable.)

1-40E	(rin out (a) or (b) or both if applicable)
(a) The prope	erty which is the subject of the appeal is located at or known as

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,	······································

(b) A variance	, permit or special permit is sought because of practical difficulties or unnecessary
ardship to the pr	roperty as indicated below:
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an way sawala	The Code of the Town of Sorrers, al Exception Use Remoit is d to have an accessory apartner
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d such may be	granted pursuant to 175-70
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12	Refer to applicable Provisions of the Zoning Ordinance of the Town of Somers)
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ey are different	owner must sign
J we want care	pc150118.
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eby Dispose An	d Say That All The Above Statements And The Statements Contained In The
. O Dublimited H	erewith Are True.
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RY SIGNATURE	APPLICANT SIGNATURE

Notary Public, State of New York
No. 01MU6140229
Qualified in Westchester Governments on Expires Jan. 20, 2022



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

Christine Crusines - South

BZ NUMBER 2020: **28**07

DATE: 4/19/21

(OVER)

Christile Crusius - Singin DATE: 119121
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF SOMERS, N. Y.:
1. Christine Crusins-Sinith
whose post office address is 21 Lynnau have Somers, NY 1058
through David Tetro, Architect P. C. (Name of attorney or representative if any)
whose post office address is 302 hew 13 Avenue, Yor Vtoux Height (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 Themas S. Toema, Jr. (Name of officer)
Building Insperting, made on Aprille, 2021
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 lot
Cullan au Fre La Ha Ha a ray a soull a la Ha
Circlage for both the principal building
additions and accessory improvements in
an R-40 lesidential District
3. The property which is the subject of the appeal is located at or known as
(Street and number or distance from and names of nearest intersecting streets)
Town Tax Map as Section: 17.10 Block: Lot: 64
The interest of the appellant is that of(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.)

	5.	(Fill out (a	or (b) or both if applicable)
	(a) 7	The property which is the subject of t	he appeal is located at or known as
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F	0.10 a	a prepared by f	David Tetos, Architect

and	such	may be granted pursuant to. 17	0-40A
	•••••	[Refer to applicable Provisions of the	e Zoning Ordinance of the Town of Somers)
			g strande of the rown of sumers)
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I Here Paper	eby Di s Sub	spose And Say That All The Above St mitted Herewith Are True.	atcments And The Statements Contained In The
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NOTA	KY SIC	GNAT DRE	OWNER SIGNATURE
		DENISE SCHIRMER Notary Public State of New York	
NOTAF	RY SIC	NO. 019 SPERM2 ENATURE CONTY 22	APPLICANT SIGNATURE

(914) 277-5582 Telephone

(914) 277-3790 Facsimile

Victor Cannistra Chairman

ZONING BOARD OF APPEALS

Town of Somers

TOWN HOUSE

ANNEX 337 ROUTE 202

SOMERS, NY 10589

WESTCHESTER COUNTY, N.Y.



Meeting Minutes April 20, 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, and Mr. Newman.

Mr. Carpaneto, Mr. Harden and Mr. Lansky were absent.

Building Inspector Tom Tooma and interested residents were also present.

The meeting was held remotely via Zoom.

APPLICANTS

JOHN AND CARMEN CARWAY - 2021:ZB02 - 17.08-2-1 (CARRYOVER)

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.

There was no one in attendance to present the application. It will be placed on the May agenda.

JENNA DONNELLAN AND ANNMARIE MACCA - 2021:ZB05 - 48.13-1-28

An application for the renewal of a Special Exception Use Permit as a new owner for an existing accessory apartment in a detached structure to an existing one family dwelling in an R-80 Residential District at 74 Moseman Avenue, Katonah. The property is shown on the Town Tax Map as Section: 48.13, Block: 1, Lot: 28. RE: Section Schedule 170-70.

Jenna Donnellan addressed the Board. The apartment is currently occupied by her inlaws. Building Inspector Tom Tooma inspected the two-bedroom apartment on January 19th 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. Newman 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. Newman	Aye
Chairman Cannistra	Aye

Ms. D'Ippolito made a motion to approve the renewal of the Special Exception Use Permit for an existing two-bedroom accessory apartment in a detached structure to an existing one family dwelling, to be renewed in 7 years. Mr. Newman 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. Newman	Aye
Chairman Cannistra	Aye

The Special Exception Use Permit was approved.

Minutes - The minutes of the March 16, 2021 meeting were approved as submitted.

The next monthly meeting of the Zoning Board of Appeals will be held on May 18, 2021 at 7:30 p.m. There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Denise Schirmer, Secretary Zoning Board of Appeals

cc: Town Board Town Clerk Planning and Engineering Planning Board