

(914) 277-5582

ZONING BOARD OF APPEALS

TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589

Victor Cannistra
Chairman

Town of Somers

WESTCHESTER COUNTY, N.Y.



Meeting Minutes

January 17, 2023

The meeting was called to order by Chairman Cannistra at 7:30 p.m. with the Pledge of Allegiance.

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

Mr. Guyot, Mr. Lansky and Mr. Padovani were absent.

Building Inspector Tom Tooma and interested residents were also present.

APPLICANTS

CARMEN AND SILVANA HULBERT - 2023:ZB01 – 38.13-2-25

An application to renew a Special Exception Use Permit as a new owner for an existing accessory apartment in a detached structure (cottage) of an existing one family dwelling in an R-80 Residential District at 17 Frances Drive, Katonah. The property is on the Town Tax Map as Section: 38.13, Block: 2, Lot: 25. RE: Section Schedule 170-70.

Carmen Hulbert addressed the Board. She and her daughter Silvana Hulbert purchased the property at the end of October 2022. Ms. Carmen Hulbert lives in the two-bedroom cottage and her daughter and family live in the one family dwelling. Building Inspector Tom Tooma inspected the apartment on January 4th, no changes have been made, it is identical to when it was previously approved and is compliant. There have been no complaints or issues.

Mr. Newman 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

Ms. D’Ippolito Aye
Mr. Harden Aye
Mr. Newman Aye
Chairman Cannistra Aye

Mr. Newman made a motion to approve the Special Exception Use Permit for an accessory apartment in a detached structure (cottage) of an existing one family dwelling for the next 7 years. Ms. D’Ippolito seconded the motion.

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

POLL OF THE BOARD

Ms. D’Ippolito Aye
Mr. Harden Aye
Mr. Newman Aye
Chairman Cannistra Aye

UB Somers, Inc. - 2023:ZB02 – 4.20-1-11.5

An application for a height variance for a new business sign for AT&T in a Neighborhood Shopping District at 80 Route 6, Baldwin Place. The property is on the Town Tax Map as Section: 4.20, Block: 1, Lot: 11.5. RE: Section Schedule 170-126.

There was no one in attendance to present the application.

Minutes – The minutes of the December, 2022 meeting were approved as submitted.

The next monthly meeting of the Zoning Board of Appeals will be held on February 21, 2023 at 7:30 p.m. With 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