

Telephone  
(914) 277-5582

ZONING BOARD OF APPEALS

TOWN HOUSE  
ANNEX  
337 ROUTE 202  
SOMERS, NY 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.



AGENDA

October 17, 2023  
MEETING AT 7:30 PM

Gleneida Realty, Inc.

1. **DAVID AND MAUREEN VALVANO**      **2023:ZB23 (CARRYOVER)**  
An application to renew a Special Exception Use Permit as a new owner for an existing accessory apartment in the basement of an existing one family dwelling in an R-40 Residential District at **3 Gwynne Drive, Yorktown Heights**. The property is shown on the Town Tax Map as **Section: 27.05, Block: 2, Lot: 25**. RE: Section Schedule: 170-70.
  
2. **ELIZABETH LUPPINO**      **2023:ZB24 (CARRYOVER)**  
An application for two variances for an existing above ground swimming pool and existing deck to an existing one family dwelling in an R-10 Residential District at **10 Central Way, Purdys**. The property is shown on the Town Tax Map as **Section: 17.16, Block: 1, Lot: 17**. RE: Section Schedule: 170:A1 Zoning Schedule Part 1.
  
3. **GLENEIDA REALTY, INC.**      **2023:ZB25**  
An application for two side yard buffer variances for a new commercial building in an OLI District at **295 Route 100, Somers**.

The property is shown on the Town Tax  
Map as **Section: 28.06, Block: 1, Lot: 15.**  
RE: Section Schedule: 170-25.5.

4. **OTHER BUSINESS**

August 15, 2023 Meeting Minutes

Next Meeting – November 21, 2023



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  
*David and Maureen Valvano*

B Z NUMBER *2023:ZB 23*  
DATE: *8/31/23*

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

1. *David and Maureen Valvano,*  
(Name of appellant)  
whose post office address is *3 Gwynne Drive, Yorktown Heights, NY*  
(Post office address) *10598*  
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)

*A renewal of an existing Special Exception  
Use Permit as a new owner for an  
accessory apartment in the basement  
of an existing one family dwelling  
in an R-40 zone*

3. The property which is the subject of the appeal is located at or known as .....  
*3 Gwynne Drive* ..... and is shown on the  
(Street and number or distance from and names of nearest intersecting streets)  
Town Tax Map as Section: *27.05* Block: *2* Lot: *25*  
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 .....

3 Gwynn Drive

(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 in order to have 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 30th DAY August 2023

**Linda E. Hansen**  
Notary Public, State of New York  
No. 01HA4785024  
Qualified in Westchester County  
Commission Expires August 31, 2025

Linda E. Hansen  
NOTARY SIGNATURE

Maureen Valvano, J.K.  
OWNER SIGNATURE

Maureen Valvano, J.K.  
APPLICANT SIGNATURE

**Linda E. Hansen**  
Notary Public, State of New York  
No. 01HA4785024  
Qualified in Westchester County  
Commission Expires August 31, 2025



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  
*Elizabeth Luppino*

B Z NUMBER *2023:ZB04*  
DATE: *July 14, 2023*

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

1. *Elizabeth Luppino*  
(Name of appellant)

whose post office address is *10 Central 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 *Thomas J. Toome, Jr.*  
(Name of officer)

*Building Inspector* made on *January 18, 2023*  
(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 two variances  
one for an existing above ground  
swimming pool and the other for an  
existing deck in an R-10 Residential  
Zone*

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

*10 Central Way* ..... and is shown on the  
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: *17.16* Block: ..... Lot: *17*

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 .....

10 Central Way

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

25' is required for the deck - 20.9' exists  
relief sought = 4.1' rear yard  
25' is required for the above ground swimming pool - 24.7' exists - relief sought = .3' rear yard  
and such may be granted pursuant to 170:11 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 14th DAY July 20 23  
Denise Schirmer NOTARY SIGNATURE  
Eugene Luppino OWNER SIGNATURE X

DENISE SCHIRMER  
Notary Public State of New York  
No. 01SC6298242  
Qualified in Dutchess County  
Commission Expires March 10, 2023  
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  
Gleneida Realty, Inc.  
339 Route 202  
Somers, NY 10589

B Z NUMBER 2023:ZB25  
DATE: 9/15/23

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

1. Gleneida Realty, Inc.  
(Name of appellant)

whose post office address is 339 Route 202, Suite 275, Somers, NY 10589  
(Post office address)

through McCullough, Goldberger & Staudt, LLP  
(Name of attorney or representative if any)

whose post office address is 1311 Mamaroneck Ave., Suite 340, White Plains, NY 10605  
(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 Tooma  
(Name of officer)

Building Inspector, made on September 6, 2023  
(Office held)

which ruling was filed on September 6, 2023 and notice of such ruling was  
first received by appellant on September 6, 2023;

such ruling that proposed side yard buffers for the subject property are insufficient.  
(Give summary of ruling)

3. The property which is the subject of the appeal is located at or known as 259 Route 100  
approximately 45' north of the intersection with Highview Terrace  
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 28.06, Block: 1, Lot: 15

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 .....  
259 Route 100, Somers, NY

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

See analysis in covering letter.

and such may be granted pursuant to See analysis in covering letter.

(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.

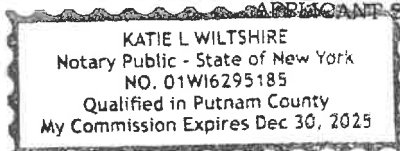
SWORN TO ME BEFORE THIS 14<sup>th</sup> DAY September 20 23

*Katie Wiltshire*  
NOTARY SIGNATURE

*[Signature]*  
OWNER SIGNATURE

*Katie Wiltshire*  
NOTARY SIGNATURE

*[Signature]*  
APPLICANT SIGNATURE





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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**  
August 15, 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. Guyot, Mr. Harden, Mr. Lansky, and Mr. Newman.

Mr. Padovani was absent with prior notice.

Interested residents were also present.

**APPLICANTS**

**NICHOLAS FOSTER - 2023:ZB19 – 48.13-1-9 (CARRYOVER)**

An application for a Special Exception Use Permit to alter an existing recreation area above a detached 3-car garage to an existing one family dwelling to create an accessory apartment in an R-80 Residential District at 4 North Lane, Katonah. The property is on the Town Tax Map as Section: 48.13, Block: 1, Lot: 9. RE: Section Schedule 170-70.

Last month, Mr. Foster met the Board. His house was built in 1980, and the 3-car, two story detached garage was built 1987. In 2008, a recreation area was created on the second floor of the garage. He would like to alter the recreation area to create a one-bedroom accessory apartment. The plan submitted with the application shows the apartment as being over the 800 square feet maximum, which concerned the members, as they didn't feel comfortable approving a submission that didn't have accurate square footage. Mr. Tooma will speak to Mr. Foster's architect regarding habitable space to aid in recalculating.

Mr. Foster returned this evening and addressed the Board. His architect Robert Eberts was also in attendance. Mr. Eberts of Cross River Architects created plans for the existing recreation area. Although the dimensions have not changed, Mr. Eberts and Mr. Foster met with Building Inspector Tom Tooma at the location. Using the definition of habitable space, which does not include closets and bathrooms, a calculation of 759 square feet was determined. In his absence, Mr. Tooma sent a memo to the Zoning Board supporting this determination. Mr. Lansky in particular did not agree with using that definition. The Code refers to floor area as describing the square footage permissible in an accessory apartment. There is a definition in the Code for livable floor area, which all agreed was more applicable. In using that definition, the total square footage of the existing space is 863 square feet. All agreed that they would be more comfortable in approving a 63' variance, rather than using the definition of habitable space.

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. Lansky made a motion to approve a 70' area variance for an accessory apartment over an existing 3-car garage to an existing one family dwelling. 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. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

The Variance was approved.

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. Newman made a motion to approve a Special Exception Use Permit to alter an existing recreation area over an existing 3-car garage to an existing one family dwelling to create an accessory apartment for 7 years. 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

The Special Exception Use Permit to be renewed in 7 years was approved.

**RICHARD AND DIANE BOURQUE - 2022:ZB20 – 18.13-2-32.5**

An application for two front yard area variances for an addition and carport to an existing one family dwelling in an R-10 Residential District at 14 Overlook Way, Purdys. The property is on the Town Tax Map as Section: 18.13, Block: 2, Lot: 32.5. RE: Section Schedule 170:A1 Zoning Schedule Part 1.

Richard Bourque addressed the Board. He, his wife and son have been living in their house since 2008. They have outgrown the space, but love their home and neighborhood. In an effort to remain in their home, they would like to add a small addition as well as a carport.

Architect Jason LaRocca addressed the Board. The applicant's property is on a road with a dead end and paper cul-de-sac. The Town actually owns a portion of their property. It is an odd site with slopes and septic, therefore finding two flat areas for the addition and carport is a difficult task. The proposed carport would be built at the end of the driveway and the addition to the southside of the existing house. Two front yard area variances, in the amount of 12' 4" are being requested to see these projects to fruition. Mr. Lansky is very familiar with this property as he lives around the corner. It is

a front stoop neighborhood and since the roads were built in the 1920's and there are only 5 houses on the road, it is highly unlikely that the Town would ever build a cul-de-sac. The justification for the two front yard variances is cited in Section 170-48 (A)3 of the Code of the Town of Somers.

Resident Aidrian O'Connor of 76 Entrance Way addressed the Board. He has been a member of the Lake Purdys Property Association for the past 12 years, of which 8 were spent being the President. Currently he serves as the Lake Chairman. He knows the property as well as the owners well and, in his opinion, the addition and carport would enhance the property and increase the value of the property.

Resident Abbey Polito of 40 Lake Way sent an email to the Board Secretary. She too is a member of the Lake Purdys Property Association and supports this project. In her opinion, the proposed addition and carport will not only add value to the Bourque's property, but the neighborhood as well.

Mr. Guyot 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. Guyot	Aye
Mr. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

Mr. Lansky made a motion to approve a 12' 4" area variance for an addition in accordance with Section 170-48 (A)3 of the Code of the Town of Somers. 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. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

The Variance was approved.

Mr. Guyot 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. Guyot	Aye
Mr. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

Mr. Lansky made a motion to approve a 12' 4" area variance for a carport in accordance with Section 170-48 (A)3 of the Code of the Town of Somers. 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. Guyot	Aye
Mr. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

The Variance was approved.

**VINCENT COTRONA – 2023:ZB21 – 16.10-3-22**

An application for a front, rear and side yard area variance, as well as building coverage for a proposed addition to an existing one family dwelling in an R-10 Residential District at 5 Aery Road, Yorktown Heights. The property is on the Town Tax Map as Section: 16.10, Block: 3, Lot: 22. RE: Section Schedule:170:A1 Zoning Schedule Part 1.

Mr. Cotrona addressed the Board. His dwelling is 1,200 square feet and his kitchen is only 6' by 6'. He would like to expand his kitchen and add a family room. The house would remain as a one story and is on a dead end. The location of the septic limits where the addition can be. It will follow the line of the house and is actually further away from the property line. As a result of this proposal, a request is being made for a front, rear and side yard area variance, as well as building coverage.

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. Harden made a motion to approve a 1.1' front yard area variance; 4.5' rear yard area variance; 8' side yard area variance and 6.09% building coverage. 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. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

The Variances and Building Coverage were approved.

**ELMER AND SYLVIA GUDIEL – 2023:ZB22 – 4.19-2-12.2**

An application for a side yard area variance for a proposed deck addition to an existing one family dwelling in an R-40 Residential District at 218 North View Lane, Mahopac. The property is on the Town Tax Map as Section:4.19, Block: 2, Lot: 12.2. RE: Section Schedule:170:A1 Zoning Schedule Part 1.

Mr. Gudiel addressed the Board. He would like to expand his existing deck and in doing so the stairs will have to be relocated, resulting in the request for a 1' side yard area variance.

Mr. Guyot 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. Guyot	Aye
Mr. Harden	Aye

Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

Ms. D'Ippolito made a motion to approve a 1' side yard area variance to add on to an existing deck. 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 Variance was approved.

**Minutes** – The minutes of the July 18, 2023 meeting were approved as submitted.

The next monthly meeting of the Zoning Board of Appeals will be held on September 19, 2023 at 7:30 p.m. With there being no further business, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Denise Schirmer, Secretary  
Zoning Board of Appeals

cc: Town Board  
Town Clerk  
Planning and Engineering  
Planning Board