Telephone
(914) 277-5582

FAX
(914) 277-3790

ZONING BOARD OF APPEALS

Town of Somers

WESTCHESTER COUNTY, N.Y.

TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589

Victor Cannistra,
Chairman
Ronald Carpaneto
Bill Harden
Arnold Guyot
Bruce Prince
Umberto Santaroni
Robert Scorrano

AGENDA

January 19, 2016
7:30 PM
SOMERS TOWN HOUSE

1. **PETER AND REGINA GRECO**	**BZ01/16** An application for a side yard Area Variance, located in an R-80 Residential Zoning District at **4 Revere Court, Somers**. The property is shown on the Town Tax Map as **Section: 28.05, Block: 1, Lot: 36.** RE: Section Schedule 170:A.1 of the Zoning Schedule.
3. **OTHER BUSINESS**	Approval of December 15, 2015 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
OF
Peter F. + Regina Greco

B Z NUMBER BZ01/16
DATE: 12/8/15

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

1. Peter F. Greco
(Name of appellant)

whose post office address is 4 Revere Court, Somers
(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 Efrem Citarella
(Name of officer)
Building Inspector, made on October 6, 2015
(Office held)

which ruling was filed on ....., and notice of such ruling was first received by appellant on .....; such ruling

.....
(Give summary of ruling)

10 foot side yard area variance for a shed

3. The property which is the subject of the appeal is located at or known as
4 Revere Court, and is shown on the
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 28.05, Block: 1 Lot: 36

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 .....

4 Revere Court

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

front side
10 yard area variance for a shed

and such may be granted pursuant to 170:A.1 of the Zoning Schedule

(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 8th DAY December 20 15

NOTARY SIGNATURE

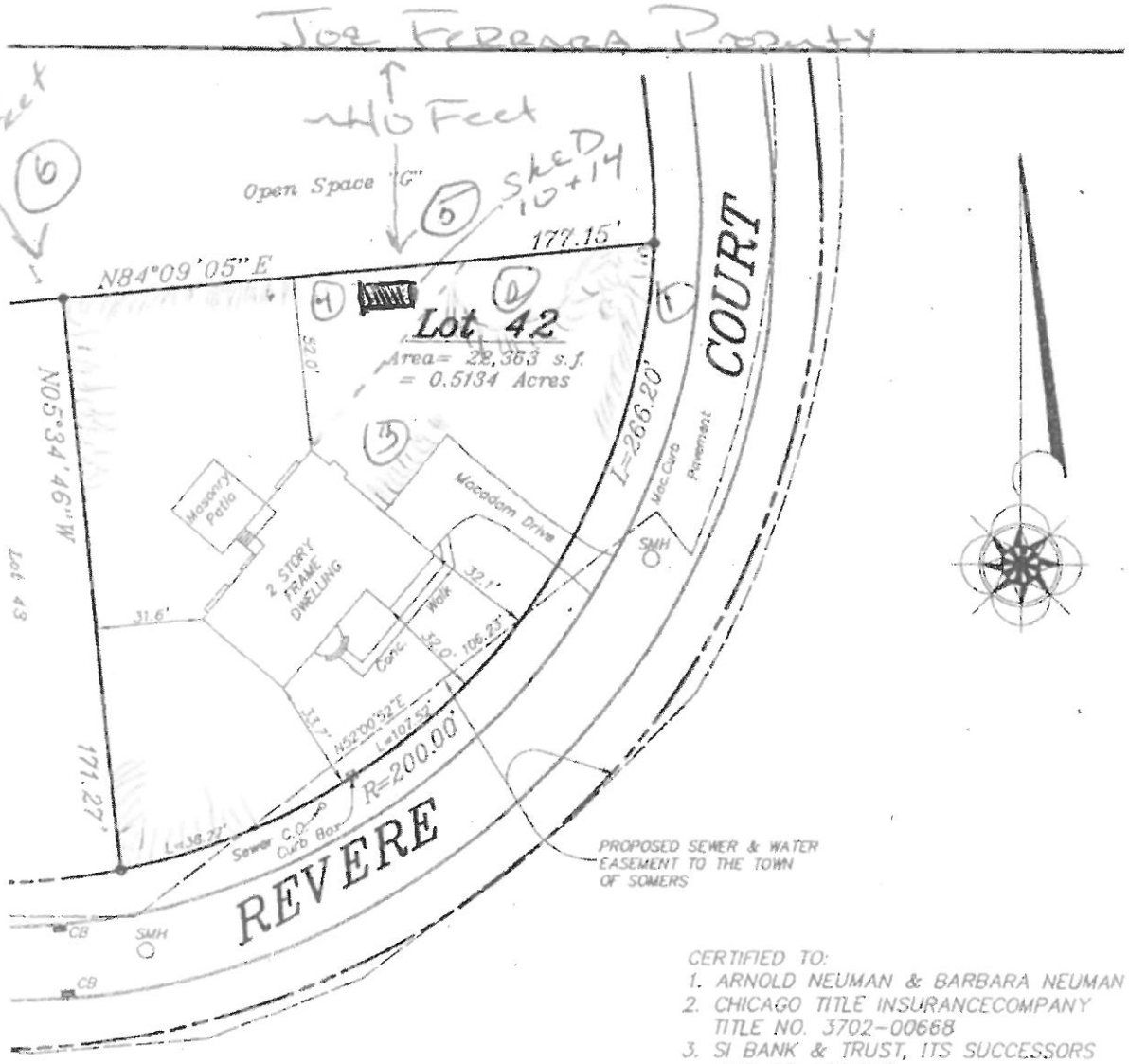
OWNER SIGNATURE

Denise E. Schirmer

NOTARY SIGNATURE

APPLICANT SIGNATURE

DENISE SCHIRMER
Notary Public State of New York
No. 01SC6298242
Qualified in Dutchess County
Commission Expires March 10, 2018



CERTIFIED TO:
1. ARNOLD NEUMAN & BARBARA NEUMAN
2. CHICAGO TITLE INSURANCECOMPANY TITLE NO. 3702-00668
3. SI BANK & TRUST, ITS SUCCESSORS AND OR ASSIGNS.

SURVEY OF PROPERTY BEING

Lot No. 42

Located In

"SECTION TWO KENILWORTH"

AS SHOWN ON A MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, ON March 31, 1998 AS MAP NO. 26123.

Situate in the

TOWN OF SOMERS

COUNTY OF WESTCHESTER, NY

Scale: 1"=40' Sept. 12, 2002

gnation: Sheet 28.05 Block 1 Lot 36

ORS CERTIFICATION

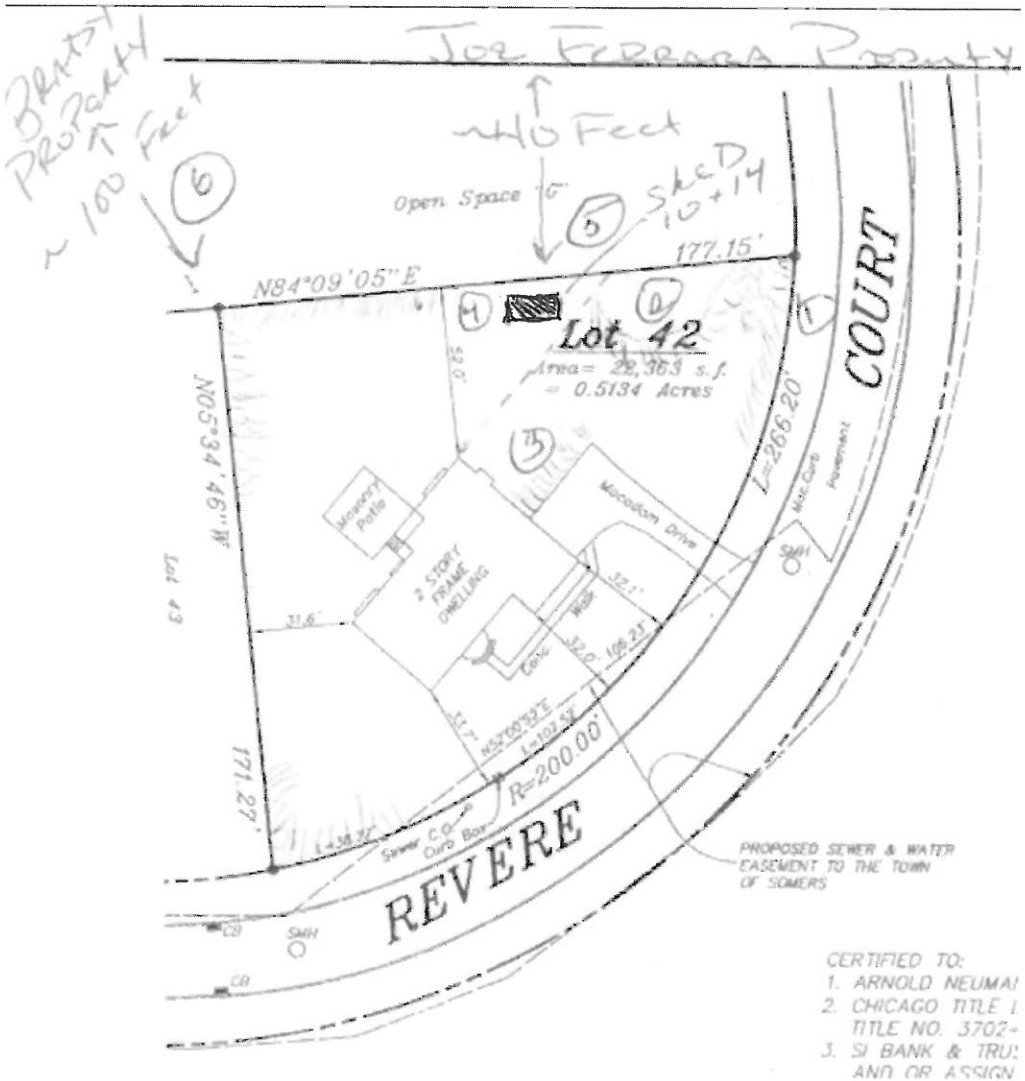
COPYRIGHT © 2002 DONNELLY LAND SURVEYING, P.C., ALL RIGHTS RESERVED

INDICATED HEREON SIGNIFY THIS
REPARED IN ACCORDANCE WITH THE
OF PRACTICE FOR LAND SURVEYS

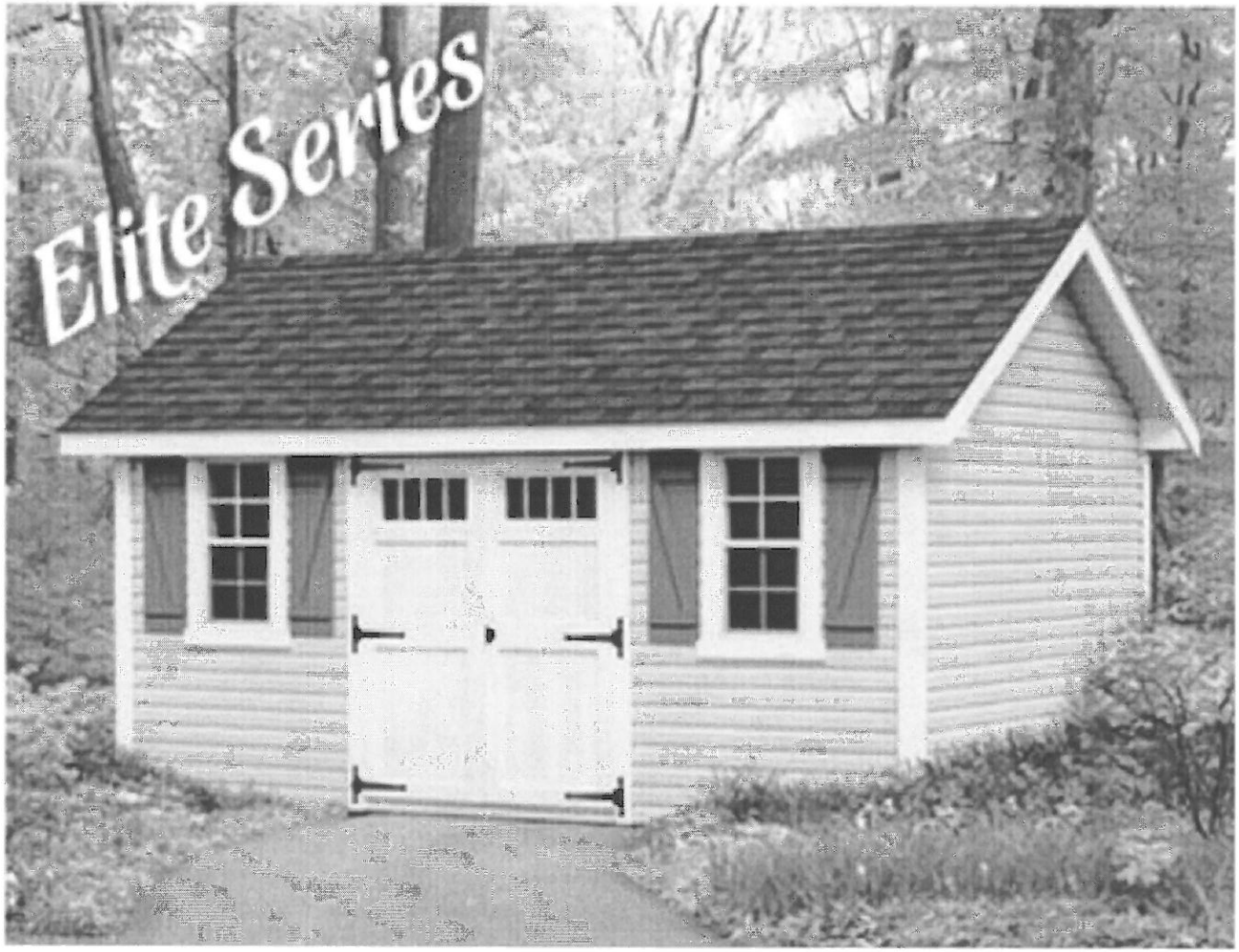
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF N.Y.S. EDUC. LAW SECTION NO. 7209.

Landscape Plan

- Joe Ferrara Property Line (5) – Plant Norways to conceal the rear panel facing Joe's backyard. Should it be necessary, at Joe's discretion, we will install additional Norways on Joe's property.
- Shed Landscaping (4) – install much beds, landscape side and rear panels.
- Baker Line of Site (6) – existing landscaping conceals any view of shed.
- Front of Home Line of Site (1, 2, 3) – existing landscaping (1 & 2), along with new landscaping (5) will conceal South bound line of site. I will extend Arbor Vitae wall (3) and Arbor Vitae wall (2) as appropriate to conceal North bound line of site.



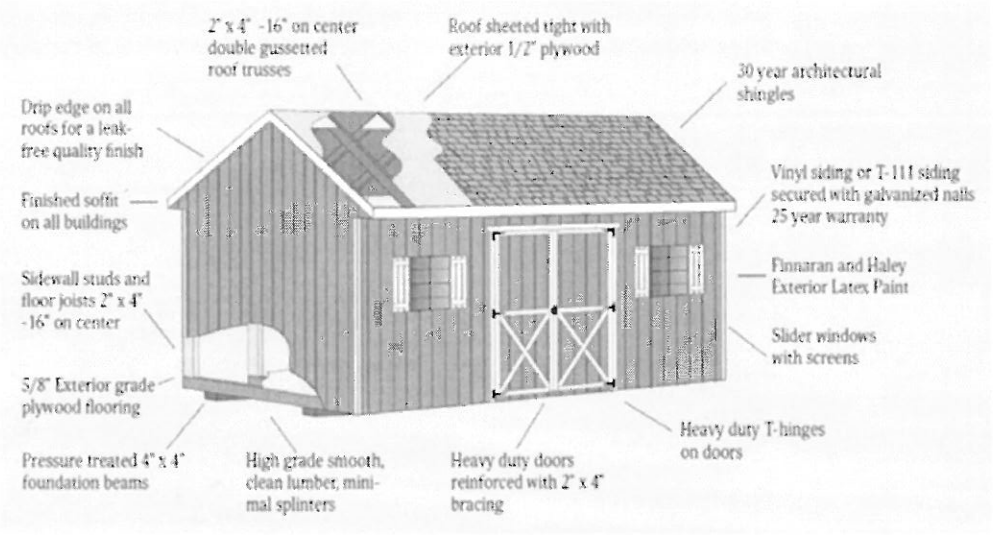
Sample Shed Picture



Shed Specifications

- 10' wide x 14' length
- Visually harmonious with house
- Vinyl - closely match siding color of house
- Drip edge on roofs
- Windows with shutters
- Panels/walls facing neighbors will be landscaped
- Concrete foundation
- Pressure-treated floors & joist
- Floor joists are at least 12 on center for more support for heavier items
- Two top plates between the roof line & walls
- Double the rafter fastener for more roof support
- 30-Yr. Architectural Shingles (black) – closely matching roof
- 10" Hinges; 1" x 4" MiraTec Corner Trim
- 1" x 6" MiraTec Fascia; 7 1/2" Gable Overhang
- Pitched Roof; Gable End Events
- Shed doors with lock

- Hurricane rated:
  - Snow load is 30lbs per sq. ft.
  - Wind shear is 120 mph
  - Anchors are 1300 lbs. for pull out



Somers Chase HOA
Rules and Regulations

Shed Policy

- No shed permitted on front or sides yards; sheds are not to be located forward of the rear corner of the house
- Rear yard setbacks for all sheds will be fifteen (15) feet from homeowner's property line. It does not include infringing on common area or wetlands buffer zones. If you receive a variance from the Town of Somers the shortest setback with a variance that will be allowed is five (5) feet from your property line. No variance will be accepted if shed location is near a neighboring homeowners property.
- In the event of an elevated grade, location of Shed should be such to conceal line-of-site from street
- Maximum height for sloped roof is 12 feet to midpoint of average grade
- Sheds cannot be smaller than 80 sq. ft.
- Shed cannot be larger than 150 sq. ft.
- Shed cannot be at the end or connected to driveway
- Shed cannot be attached to the house
- Shed cannot be used as a garage to store cars
- One shed per property
- Shed cannot have anything hung, roped, and/or stored outside. All contents must be stored inside shed. (e.g. ladders, hoses, etc.)
- Shed shall have single or double doors not to exceed five (5) feet wide by six and a half (6 ½) feet high – no roll-up doors are permitted
- Visually harmonious with the house
- Sheds must be Vinyl – no wood or metal
- Shed panel/wall cannot exceed fifteen (15) ft. in length
- Closely match siding color of house
- Drip edge on roofs
- Shed panel/wall wider than 10 ft. should have windows with shutters
- Panels/walls facing neighbors or street must be landscaped – landscape design must accompany shed application
- Concrete foundation only
- Pressure-treated floors & joist
- Floor joists are 12 on center for more support for heavier items
- Two top plates between the roof line & walls
- Double the rafter fastener for more roof support
- No cupola or weather vane or other structure or object mounted on the roof
- 20-Yr. Architectural Shingles
- Shed can have electrical power – limited to electrical outlets and light fixtures, both should be shown on plan
- Shed can have plumbing – limited to an outside water spigot
- Shed and foundation must be hurricane rated – for example:
  - Snow load is 30lbs per sq. ft.
  - Wind shear is 120 mph
  - Anchors are 1300 lbs. for pull out
  - Diamond Plate Door Sill
  - 10" Hinges; 1" x 4" MiraTec Corner Trim
  - 1" x 6" MiraTec Fascia; 7 1/2" Gable Overhang
  - Pitched Roof; Gable End Events
  - Shed doors must have lock

11/3/2015
H Rogers Ct.

Process:

- Homeowner notifies SCHOA of intent to erect shed – notification to include a plot plan that shows shed location in relation to house, neighbor property, and common area.
- Homeowner contacts neighbors, documents any neighbor concerns, and uses reasonable measures (e.g. modify shed location, modify landscaping etc.) to accommodate reasonable neighbor concerns. The resolution of any discrepancies will follow normal protocol as defined by the Board of Directors.
- Homeowner submits Request for Approval to SCHOA and includes neighbor notifications along with plot plan details, landscape proposal, shed specifications, signed SCHOA guideline/restriction acknowledgement document, and Contractor Information:
    - Name
    - Email
    - Phone Number
    - Westchester County Home Improvement License
    - Certificate of Insurance
- Homeowner obtains permit from Town of Somers that requires SCHOA Approval Letter*
- Erect Shed
- Homeowner obtains all required Town Inspection Approval*
- Homeowner submits all Town inspection approvals to SCHOA Board
- Homeowner obtains SCHOA Inspection Approval on aesthetics
- Homeowner obtains Town Certificate of Occupancy (CO) - requires SCHOA Inspection
- Approval Letter*

** Town Permit, Inspection, and CO not required for Structures smaller than 120 square*

It should be noted that the Town of Somers will require a letter of approval from the HOA as part of the Town's approval process.

All Rules of Homeownership as outlined in the HOA governing documents apply.

If submitting plans for approval please sign below and include with your application for approval.

I have read and acknowledge that all of the above specifications will be met (where applicable.)
I understand that any violation of these specifications may result in fines being assessed and or the removal of the auxiliary structure.

Homeowner signature

11/3/2015

Date

SEQUOIA
Property Management
Corporation

December 4, 2015

Regina & Frank Greco
4 Revere Court
Somers NY 10589

RE: Somers Chase HOA – Auxiliary Structure Installation

Dear Mr. & Mrs. Greco:

Please consider this Somers Chase HOA's written preliminary approval for the installation of your auxiliary structure as represented on the diagram you submitted to the Board of Directors for approval and as stipulated according to the HOA policy for such installations (attached).

As your shed exceeds 120 square feet, final approval will be submitted to you upon completion of the following requirements:

- Submittal to our office copies of all required Town inspection approvals
- Submittal to our office a copy of the revised Certificate of Occupancy (CO) for your property
- You obtain HOA inspection approval on aesthetics

Once the above items are satisfactory completed we will issue you a final approval letter for your records.

Thank you.

Kris Waters
As Agent for Somers Chase HOA

Cc: Board of Directors

Please mail all correspondence to:
❑ 666 Lexington Avenue, suite 207, Mount Kisco, NY 10549; 914-666-6860
NYC: 212-725-8424
CT: 203-849-9429
www.SequoiaProperty.com Info@SequoiaProperty.com

(914)-277-5582
Telephone
(914)-277-3790
Facsimile

ZONING BOARD OF APPEALS

Town of Somers

WESTCHESTER COUNTY, N.Y.

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ANNEX
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SOMERS, NY 10589

Victor Cannistra,
Chairman
Ronald Carpaneto
Arnold Guyot
Bill Harden
Bruce Prince
Umberto Santaroni
Robert Scorrano

Meeting Minutes
December 15, 2015

The members present were: Chairman Cannistra, Mr. Carpaneto, Mr. Guyot, Mr. Harden, Mr. Santaroni and Mr. Scorrano. Mr. Prince was absent.

Building Inspector Efrem Citarella, the applicants and interested residents were also present.

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

APPLICANT:

UB SOMERS, INC. – BZ28/15 – 4.20-1-11
An application for an Area Variance for a sign which exceeds the maximum size, located in a Community Shopping District at **80 Route 6, Baldwin Place**. The property is shown on the Town Tax Map as **Section: 4.20, Block: 1, Lot: 11.** RE: Section Schedule 170-126.

Karin Knobel of Graphik Identities addressed the Board. Her clients, Physician One Urgent Care want to place a sign on the parapet over their main entrance, but it exceeds the 24" maximum height requirement. They are seeking a 12" height variance. The top line reads "Physician One" in 20" high channel letters that are internally lit and the second, "Urgent Care", that are 16" high. A memo was submitted by the Architectural Review Board. Although their members had no objection to the sign when they met with the applicant on November 18, it could not be approved as it exceeds the maximum height requirement.

Mr. Santaroni made a motion for a Type II Action. Mr. Carpaneto seconded the motion.

A vote was then taken by the Board as follows…

POLL OF THE BOARD

Mr. Carpaneto	Aye
Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Santaroni	Aye
Mr. Scorrano	Aye
Chairman Cannistra	Aye

Mr. Guyot made a motion to grant the 12" height Area Variance, in accordance with the Architectural Review Board's recommendation. Mr. Carpaneto seconded the motion.

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

POLL OF THE BOARD

Mr. Carpaneto	Aye
Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Santaroni	Aye
Mr. Scorrano	Aye
Chairman Cannistra	Aye

The Area Variance was granted.

DAVID MEGLAUGHLIN – BZ29/15 – 5.15-2-49

An application for a rear yard Area Variance, located in an R-10 Residential Zoning District at **19 Hemlock Drive, Lincolndale**. The property is shown on the Town Tax Map as **Section: 5.15, Block: 2, Lot: 49.** RE: Section Schedule 170:A.1 of the Zoning Schedule.

Mr. Meglaughlin addressed the Board. He would like to add a 12' by 15' deck to a recent new addition to the back of his house and is seeking a 7' rear yard area variance. The deck will be at grade level. There are woods behind his house, which is on a slope and the nearest neighbor is a couple hundred feet away.

Mr. Santaroni made a motion for a Type II Action. Mr. Carpaneto seconded the motion.

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

POLL OF THE BOARD

Mr. Carpaneto	Aye
Mr. Guyot	Aye
Mr. Harden	Aye

Mr. Santaroni	Aye
Mr. Scorrano	Aye
Chairman Cannistra	Aye

Mr. Guyot made a motion to grant the rear yard Area Variance of 7'. Mr. Carpaneto seconded the motion.

A vote was then taken by the Board as follows…

POLL OF THE BOARD

Mr. Carpaneto	Aye
Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Santaroni	Aye
Mr. Scorrano	Aye
Chairman Cannistra	Aye

The Area Variance was granted.

OTHER BUSINESS:
A motion was made by the Chairman to approve the minutes of the November 17, 2015 meeting. All were in favor.

The next monthly meeting of the Zoning Board of Appeals is scheduled to be held on January 19, 2016 at 7:30 p.m. 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

DRAFT