

Telephone  
(914) 277-5582

FAX  
(914) 277-3790

ZONING BOARD OF APPEALS

TOWN HOUSE  
ANNEX  
337 ROUTE 202  
SOMERS, NY 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.

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



AGENDA

October 20, 2015  
7:30 PM  
SOMERS TOWN HOUSE

1. ROBERT AND SALLY  
KRAUSS

**BZ20/15 (CARRYOVER)**

An application for an Area Variance for lot coverage, located in an R-40 Residential Zoning District at **233 Route 202, Somers**. The property is shown on the Town Tax Map as **Section: 17.10, Block: 1, Lot: 14**. RE: Section Schedule 170-40A.

2. ROSELLEN GONZALES

**BZ23/15**

An application for a side yard Area Variance, located in an R-40 Residential Zoning District at **4 Walker Lane, Yorktown Heights**. The property is shown on the Town Tax Map as **Section: 16.09, Block: 2, Lot: 23**. RE: Section Schedule 170:A.1 of the Zoning Schedule.

3. JENNIFER LUPOSELLO

**BZ24/15**

An application for a height Area Variance, located in an R-10 Residential Zoning District at **2 Greene Road, Shenorock**. The property is shown on the Town Tax Map as **Section: 16.14, Block: 2, Lot: 31**. RE: Section Schedule 170:A.1 of the Zoning Schedule.

**4. JAMIE MANDEL**

**BZ25/15**

An application for a side yard Area Variance, located in an R-40 Residential Zoning District at **117 Mahopac Avenue, Granite Springs**. The property is shown on the Town Tax Map as **Section: 26.12, Block: 1, Lot: 4**. RE: Section Schedule 170:A.1 of the Zoning Schedule.

**5. STEPHEN WILKINSON AND  
BRENDA JONES**

**BZ26/15**

An application for a Special Exception Use Permit for an Accessory Apartment in an existing accessory structure and a Variance for additional square footage, located in an R-80 Residential Zoning District at **16 Annarock Drive, Somers**. The property is shown on the Town Tax Map as **Section: 28.05, Block: 1, Lot: 7**. RE: Section Schedule 170-70B and E.

**6. JOANIE KLAR AND  
DAVID BRUCE**

**BZ27/15**

An application for a side yard Area Variance and a Variance for an existing shed in the front yard, located in an R-40 Residential Zoning District at **12 Butler Hill Road, Somers**. The property is shown on the Town Tax Map as **Section: 6.16, Block: 2, Lot: 2**. RE: Section Schedule 170:A.1 of the Zoning Schedule.

**7. OTHER BUSINESS**

Approval of September 15, 2015 Meeting Minutes.



ZONING BOARD OF APPEALS

Town of Somers

WESTCHESTER COUNTY, N. Y.

TOWN HOUSE  
SOMERS, NEW YORK 10589

(914) 277-5562

IN THE MATTER OF THE APPEAL  
OF

Robert + Sally Krauss

B Z NUMBER B220/15  
DATE: 8/27/15

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

1. Robert Krauss  
(Name of appellant)

whose post office address is 233 Route 202, 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 July 7, 2015  
(Office held)

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

(Give summary of ruling)

Area Variance for Lot Coverage

3. The property which is the subject of the appeal is located at or known as 233  
Route 202, Somers and is shown on the  
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 17-10 Block: 1 Lot: 14

The interest of the appellant is that of Robert Krauss  
(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 233

Roude 202, Somers

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

Area Variance for Lot Coverage

and such may be granted pursuant to Zoning Schedule

Part 1 - Sections 170 - 40A

(Refer to applicable Provisions of the Zoning Ordinance of the Town of Somers)

**DENISE SCHIRMER**  
Notary Public State of New York  
No. 01SC6298242  
Qualified in Dutchess County  
Commission Expires March 10, 2015

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 7<sup>th</sup> DAY July 20 15

Denise E. Schirmer  
NOTARY SIGNATURE

[Signature]  
OWNER SIGNATURE

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  
Rosellen Gonzales

B Z NUMBER BZ 23/15  
DATE: 10/5/15

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

1. Rosellen Gonzales  
(Name of appellant)

whose post office address is 4 Walker Lane, Yorktown Heights  
(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 Efron Citarella  
(Name of officer)

Building Inspector, made on August 10, 2015  
(Office held)

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

.....  
(Give summary of ruling)

2.8' side yard variance in  
an R-40 zone

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

4 Walker Lane ..... and is shown on the  
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 16.09 Block: 2 Lot: 23

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 Walker Lane

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

side yard set-back  
2.8' ~~rear~~ variance in an R-10 zone.

and such may be granted pursuant to.....

170: A.1 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 22nd DAY September 20 15  
Denise E. Schirmer NOTARY SIGNATURE  
Walker Jones OWNER SIGNATURE

DENISE SCHIRMER  
Notary Public State of New York  
No. 01SC6298242  
Qualified in Dutchess County  
Commission Expires March 10, 20 18

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

Jenniter Luposello

B Z NUMBER BZ224/15  
DATE: 10/15/15

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

1. Jenniter Luposello  
(Name of appellant)

whose post office address is P.O. Box 296, Shenorock  
(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 Efram Citarella  
(Name of officer)  
Building Inspector made on August 12, 2015  
(Office held)

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

(Give summary of ruling)

height variance for an existing  
2 car garage accessory to  
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  
2 Greene Road  
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 116.14, Block: 2, Lot: 31

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 .....

2 Greene Road

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

height variance for 2 car garage accessory to existing one-family dwelling

and such may be granted pursuant to 170:A.1 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 September 20 15

Denise E. Schirmer  
NOTARY SIGNATURE

Jennifer Luposello  
OWNER SIGNATURE

DENISE SCHIRMER  
Notary Public State of New York  
No. 01SC6298242  
Qualified in Dutchess County  
Commission Expires March 10, 20 18  
NOTARY SIGNATURE

Jennifer Luposello  
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  
Jamie Mandel

B Z NUMBER BZ25/15  
DATE: 10/5/15

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

1. Jamie Mandel  
(Name of appellant)

whose post office address is PO Box 98 Granite Springs  
(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 Efreem Citarella  
(Name of officer)  
Building Inspector, made on August 25, 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)

26.3' side yard variance for an  
addition in an R-40 zone.

3. The property which is the subject of the appeal is located at or known as  
117 Mahopac Avenue  
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 26.12, Block: 1, Lot: 4

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 .....

117 Mahopac Avenue

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

26.3' side yard variance for an addition

and such may be granted pursuant to 170:A.1 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 31<sup>st</sup> DAY August 20 15

Denise E. Schirmer  
NOTARY SIGNATURE

Jamie Mandel  
OWNER SIGNATURE

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

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  
Stephen Wilkinson +  
Brenda Jones

B Z NUMBER BZ 26/15  
DATE: 10/5/15

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

1. Stephen Wilkinson  
(Name of appellant)

whose post office address is 116 Annarock Drive, 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 September 2, 2015  
(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 a Special Exception  
Use Permit for an Accessory Apartment  
in an existing accessory structure  
and a variance for additional  
square footage (40 square feet)  
in an R-80 zone

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

16 Annarock Drive, Somers, 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: 7

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 .....

16 Annerock Drive, Somers

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

An application for a Special Exception Use Permit for an accessory apartment in a detached storage building that is existing and a 40 square foot variance for that building

and such may be granted pursuant to 170-70 and 170-70 E

(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 2nd DAY September 20 15

Denise E. Schirmer

NOTARY SIGNATURE

DENISE SCHIRMER Notary Public State of New York No. 01SC6298242 Qualified in Dutchess County Commission Expires March 10, 20 18

[Signature]

OWNER SIGNATURE

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

Joanie Klar + David  
Bruce

B Z NUMBER BZ2715  
DATE: 10/8/15

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

1. Joanie Klar

(Name of appellant)

whose post office address is 12 Butler Hill Road, 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 Efron Citarella  
(Name of officer)

Building Inspector made on May 28, 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)

an application for a side yard Area Variance and a Variance for an existing shed in the front yard 13.7'

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

12 Butler Hill Road, Somers  
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 6.116, Block: 2, Lot: 2

The interest of the appellant is that of Joanie Klar  
(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 .....

12 Butler Hill Road

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

front yard variance for an existing shed and 13.7' side yard Area Variance

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)

DENISE SCHIRMER
Notary Public, State of New York
No. 015302702
Qualified in Dutchess County
Commission Expires March 10, 2018

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 28th DAY May 20 15

Denise E. Schirmer
NOTARY SIGNATURE

Joanie Klar JOANIE KLAR
OWNER SIGNATURE rights reserved

Denise E. Schirmer
NOTARY SIGNATURE

Joanie Klar
APPLICANT SIGNATURE rights reserved