

Telephone
(914) 277-5582

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(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
Robert Scorrano

AGENDA

April 19, 2016
7:30 PM

RECREATION CENTER IN VAN TASSELL PARK

**1. DAVID & CHRISTINE
BROOKS**

BZ03/16

A new owner application for a Special Exception Use Permit for an existing accessory apartment above a detached garage, located in an R-80 Residential Zoning District at **30 Lake Road, Katonah**. The property is shown on the Town Tax Map as **Section: 27.17, Block: 2, Lot: 1**. RE: Section Schedule 170-70.

2. CAROL MEENAGH

BZ04/16

A renewal application for a Special Exception Use Permit for an existing accessory apartment in a one family dwelling, located in an R-10 Residential Zoning District at **23 Lakeview Terrace, Amawalk**. The property is shown on the Town Tax Map as **Section: 36.07, Block: 1, Lot: 33**. RE: Section Schedule 170-70.

**3. WILLIAM & MARIANNA
BREGLIO**

BZ05/16

A new owner application for a Special Exception Use Permit for an existing accessory apartment in a one family dwelling, located in an R-40 Residential Zoning District at **11 Franklin Drive, Mahopac**. The property is shown on the Town Tax Map as **Section: 5.16, Block: 2, Lot: 10**. RE: Section Schedule 170-70.

4. LOUIS EKAIREB

BZ06/16

A new owner application for a Special Exception Use Permit for an existing accessory apartment above a detached garage, located in an R-120 Residential Zoning District at **99 Moseman Avenue, Katonah**. The property is shown on the Town Tax Map as **Section: 48.14, Block: 1, Lot: 3**. RE: Section Schedule 170-70.

5. OTHER BUSINESS

Approval of February 16, 2016 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
David + Christine Brooks

B Z NUMBER B203/16
DATE: 2/22/16

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

1. David Brooks
(Name of appellant)

whose post office address is 30 Lake Road, Katonah
(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
(Office held)

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

(Give summary of ruling)

application for Special Exception
Use Permit for an existing accessory
apartment above a detached
garage in an R-80 Residential
Zone - new owner

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

30 Lake Road
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 27.17 Block: 2 Lot: 1

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

30 Lake Road

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

application for Special Exception Use Permit for an existing accessory apartment above a detached garage

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 23rd DAY February 20 16

Denise E. Schirmer
NOTARY SIGNATURE

[Signature]
OWNER SIGNATURE

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

NOTARY SIGNATURE

[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
Carol Meenagh

B Z NUMBER BZ04/16
DATE: 2/22/16

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

1. Carol Meenagh
(Name of appellant)

whose post office address is 23 Lakeview Terrace, Arawalk
(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
(Office held)

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

(Give summary of ruling)
application for Special Exception
Use Permit for an existing
accessory apartment in an
existing one family dwelling in
an R-10 Residential zone - renewal

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

Town Tax Map as Section: 36.07 Block: 1 Lot: 33

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

23 Lakeview Terrace

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

application for a Special Exception Use Permit for an existing accessory apartment in an existing one family dwelling in an R-10 Residential zone 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 29th DAY February 20 16

Denise E. Schirmer NOTARY SIGNATURE

Paul Meenagh OWNER SIGNATURE

DENISE SCHIRMER Notary Public State of New York No. 01SC6298242 Qualified in Dutchess County Commission Expires March 10, 20 16

NOTARY SIGNATURE

Paul Meenagh 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

William + Marianna Breglio

B Z NUMBER B205/116
DATE: 2/29/16

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

1.
(Name of appellant)

whose post office address is 11 Franklin Drive, Mahopac
(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)

Burdny Inspector, made on
(Office held)

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

.....
(Give summary of ruling)

application for a 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 Residential
Zone

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

11 Franklin Drive and is shown on the
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 5.16, Block: 2, Lot: 10

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

11 Franklin Drive

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

application for a Special Exception Use Permit as a new owner for an accessory apartment in the basement of an existing one family dwelling

and such may be granted pursuant to 170 - 70 in an R-40 Residential Zone

(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 4th DAY March 20 16

[Signature of Denise Schirmer]

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

[Signature of Owner]

OWNER SIGNATURE

NOTARY SIGNATURE

[Signature of Applicant]

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
Louis Ekairab

B Z NUMBER B206/16
DATE: 3/4/16

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

1. Louis Ekairab
(Name of appellant)

whose post office address is 99 Mosenan Avenue, Katonah
(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
(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 Use
Exception Permit for an accessory
apartment above a detached
garage in an R-120 Residential
Zone - new owner

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

Town Tax Map as Section: 48.14 Block: 1 Lot: 3

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

99 Moseman Avenue

(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 above a detached garage in an R-120 Residential Zone - new owner

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.

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

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 4th DAY March 20 16
Denise Schirmer NOTARY SIGNATURE
L. E. U. 3/4/16 OWNER SIGNATURE

NOTARY SIGNATURE
APPLICANT SIGNATURE