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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
Arnold Guyot
Dennis McNamara
Bruce Prince
Umberto Santaroni

Meeting Minutes

July 15, 2014

The members present were: Chairman Cannistra, Mr. Carpaneto, Mr. Guyot, Mr. McNamara, Mr. Prince, and Mr. Santaroni.

Building Inspector Efreem Citarella was also present, as well as the applicant and interested residents.

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

New member Dennis McNamara was welcomed.

APPLICANTS:

CARMEN & JOHN CARWAY – BZ08/14 – 17.08-2-1

A new ownership application for a Special Exception Use Permit for an existing accessory apartment within a single family dwelling, located in an R-40 Residential Zoning District at **8 Old Croton Falls Road, Somers**. The property is shown on the Town Tax Map as **Section: 17.08, Block: 2, Lot: 1**. RE: Section Schedule 170-70.

The accessory apartment is next to the house. Mr. Carway became the new owner in January 2014. He and his wife live in the accessory apartment and his son and daughter-in-law live in the house. Mr. Citarella has inspected the apartment and it conforms to Town Codes. There have been no complaints and no one present was against approving the application.

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

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

POLL OF THE BOARD

Mr. Carpaneto	Aye
Mr. Guyot	Aye
Mr. McNamara	Aye
Mr. Prince	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

All were in favor.

Thereafter, the Chairman entertained a motion for the interpretation of the Zoning Variance previously granted.

Mr. Guyot made a motion to grant the variance for a new ownership application. Mr. Santaroni seconded the motion.

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

POLL OF THE BOARD

Mr. Carpaneto	Aye
Mr. Guyot	Aye
Mr. McNamara	Aye
Mr. Prince	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

All were in favor.

SARAH BAZZANO-NUGENT – BZ09/14 – 5.15-1-63

An application for a front yard Area Variance for a second story addition to an existing single family dwelling, located in an R-10 Residential Zoning District at **5 Narcissus Drive, Mahopac**. The property is shown on the Town Tax Map as **Section: 5.15, Block: 1, Lot: 63**. RE: Section Schedule 170-3.

Michael Piccirillo, AIA addressed the Board. The existing house is 1 ½ stories with three bedrooms, one on the first floor and two on the second. It resembles a cape in style. Since their family is growing, and additional room is needed, the plan is to expand the second story to square off the roof and add a new second story addition to the side of the house, but a 6 foot front yard variance is needed. The three bedrooms would be upstairs and the first floor would consist of a kitchen, dining and living rooms, bathroom, and playroom. The existing house is non-conforming with a front yard setback. Mr. Piccirillo is of the opinion that this addition would improve the character of the house and blend in nicely in the neighborhood. There is a 1 ½ story house to the

east and 2 story houses to the southeast. Since the house will remain a three bedroom, there are no Health Department concerns as the well head and septic will remain as is.

Photos of the existing house were shared. It is about 1,600 square feet and they have 1 ½ building lots. The front door is on the Juniper Drive side of the house, but the driveway is on the Narcissus Drive side. As part of the expansion, a door will be placed on the same side as the driveway.

The elevations presented were well done, but it appears that on the Juniper Drive side of the house it is 3 or 4 stories high. The property slopes almost an entire story from the front of the house to the back and there is a garage underneath.

There is an oil tank on one side of the house and a decision will be made as to whether or not to keep it or switch to propane.

None of the neighbors objected to the project and one, Bob Curtis was going to attend the meeting to show his support, but something came up. There was no one present who wanted to speak or comment.

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. McNamara	Aye
Mr. Prince	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

All were in favor.

Thereafter, Mr. Carpaneto made a motion to grant the front yard Area Variance. Mr. Santaroni seconded the motion.

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

POLL OF THE BOARD

Mr. Carpaneto	Aye
Mr. Guyot	Aye
Mr. McNamara	Aye
Mr. Prince	Aye
Mr. Santaroni	Aye

Chairman Cannistra

Aye

All were in favor.

Mr. Citarella requested a memo stating the project was approved.

OTHER BUSINESS:

A motion was made by the Chairman to approve the minutes of the May 20, 2014 monthly meeting. All were in favor, but the Chairman and Mr. McNamara as they were not present.

Mr. Guyot said it was very nice working with former Chairman Wohlberg and looks forward to working with Chairman Cannistra. He is also happy to help in any way he can.

Chairman Cannistra echoed Mr. Guyot's sentiments about former Chairman Wohlberg, thanked him for his service and wished him well.

The next monthly meeting of the Zoning Board of Appeals is scheduled to be held on September 16, 2014, as there are no applicants for August. There being no further business, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Denise Schirmer, Secretary
Zoning Board of Appeals

cc: Town Board
Town Clerk
Planning and Engineering
Planning Board