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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
Bill Harden
Bruce Prince
Umberto Santaroni
Robert Scorrano

Meeting Minutes

July 18, 2016

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

APPLICANTS:

TIMOTHY HART AND CATHERINE GALLAGHER – BZ15/16 – 48.17-1-2

An application for an Area Variance for less than the required side yard set-back, located in an R-80 Residential Zoning District at **8 South Lane, Katonah**. The property is shown on the Town Tax Map as **Section: 48.17, Block: 1, Lot: 2**. RE: Section Schedule 170:A1 of the zoning schedule.

Architect Heike Schneider addressed the Board. She is seeking a 9.7' side yard Area Variance to enlarge the 2nd story of the existing dwelling which is legal non-conforming. The footprint will not be increasing. There are three bedrooms and that count will not change. The nearest house to the south side of their property is between 100 and 150' and the house to the north is quite a distance as well. There is at least a 30' buffer of trees along the south side property line. Most of the houses in the neighborhood have a 2nd story.

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. Prince	Aye
Mr. Santaroni	Aye
Mr. Scorrano	Aye
Chairman Cannistra	Aye

All were in favor.

Mr. Santaroni made a motion to approve the 9.7' side yard Area Variance to enlarge the 2nd story of the existing dwelling. 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. Prince	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 June 21, 2016 meeting. All were in favor.

Mr. Prince suggested that moving forward the Secretary provide maps in the Board member's packets showing the location of the neighboring homes so that when the application is for an Area Variance, it can be referred to.

The next monthly meeting of the Zoning Board of Appeals is scheduled to be held on September 20, 2016 at 7:30 p.m. A meeting will not be held in August. 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