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ZONING BOARD OF APPEALS

TOWN HOUSE  
ANNEX  
337 ROUTE 202  
SOMERS, NY 10589

*Town of Somers*

WESTCHESTER COUNTY, N.Y.



**Meeting Minutes**

July 21, 2015

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

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

Building Inspector Efreem 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:**

**SCOTT AND BAMBINA MEYERS – BZ11/15 – 26.08-2-19 (ADJOURNMENT)**

A new ownership application for a Special Exception Use Permit for an existing accessory apartment, located in an R-40 Residential Zoning District at **5 St. Leonard Avenue, Granite Springs**. The property is shown on the Town Tax Map as **Section: 26.08, Block: 2, Lot: 19**. RE: Section Schedule 170-70.

Bambina Meyers addressed the Board. Her mother lives in the accessory apartment. Mr. Citarella confirmed that he has inspected the apartment and there have been no changes. It meets all code requirements, and there have been no complaints or violations.

Mr. Santaroni made a motion for a Type II Action. Mr. Prince 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. Prince	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

Mr. Guyot made a motion to grant the new ownership application of the Special Exception Use Permit for a period of seven (7) years as per the Code. 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. Harden	Aye
Mr. Prince	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

The Special Exception Use Permit was granted.

### **82 MOSEMAN AVENUE LLC – BZ13/15 – 48.18-1-1 (CARRYOVER)**

An application for an Area Variance on the height of a fence for a tennis court, located in an R-80 Residential Zoning District at **84 Moseman Avenue, Katonah**. The property is shown on the Town Tax Map as **Section: 48.18, Block: 1, Lot: 1**. RE: Section Schedule 170-49.

Architect Steve Secon addressed the Board on behalf of the applicant. At the June meeting, neighbor at 86 Moseman Avenue Cheryl Jagow wanted some assurance that fast growing trees or tall shrubs will be planted to obscure some of the view she now has from the front of her house. Mr. Secon was more than happy to meet with Mrs. Jagow to discuss a landscaping plan that would satisfy her. The two met, walked the property, talked about plantings that would be applicable for screening and staked the areas where the shrubbery would be placed. Eleven 5' grey owl junipers will be planted in front of the tennis courts and six 8' arbor vitae, as well as four 10' spartan junipers will be planted to screen Mrs. Jagow's view of the property.

Mrs. Jagow told the Board she was very pleased with the responsiveness of this issue with her neighbors. She would like to know though when the trees will be planted, as well as when the project will be finished. Additionally she was curious about a walkway.

Mr. Secon readdressed the Board. The owners are working with a nursery to have the trees planted at the soonest possible date, as well as the contractor to complete the fence project. After the landscaping is done, it will be maintained. If one of the plantings were to die, it would be replaced. A 4' wide fieldstone walkway from the house to the tennis courts is being built.

Mr. Guyot is happy that the neighbors were able to work together to resolve this issue.

Mr. Santaroni made a motion for a Type II Action. Mr. Guyot 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. Prince	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

Mr. Harden made a motion to grant the 4' Variance on the height of a fence for a tennis court, with the understanding that as long as the fence is in place, the accompanying shrubbery will be maintained, including replacement. 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. Harden	Aye
Mr. Prince	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

The Variance was granted.

**OTHER BUSINESS:**

A motion was made by the Chairman to approve the minutes of the June 16, 2015 monthly meeting. All were in favor.

The next monthly meeting of the Zoning Board of Appeals is scheduled to be held on September 15, 2015. There being no further business, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Denise Schirmer, Secretary  
Zoning Board of Appeals

cc: Town Board  
Town Clerk  
Planning and Engineering  
Planning Board