

(914)-277-5582
Telephone
(914)-277-3790
Facsimile

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
January 19, 2016

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

APPLICANT:

PETER AND REGINA GRECO – BZ01/16 – 28.05-1-36

An application for a side yard Area Variance, located in an R-80 Residential Zoning District at **4 Revere Court, Somers**. The property is shown on the Town Tax Map as **Section: 28.05, Block: 1, Lot: 36**. RE: Section Schedule 170:A.1 of the Zoning Schedule.

Mr. Greco addressed the Board. He is seeking a 10' side yard area variance for a custom built shed to be used to store garden supplies, shrubbery deer fencing, etc. The Homeowner's Association gave a list of specifications for the shed to which there were a few clarifications, as the Town's requirement is to build the shed according to the manufacturer's specifications. They did approve the Greco's request. The Homeowner's Association is also requiring the owner to submit a landscape plan so that the shed has minimal visibility from the street and adjoining neighbors. In this case, there is about a 40' common wooded open space area between the applicant and one neighbor's property line. The neighbor on the other side will not be able to see the shed. If any existing trees have to be removed, they will be replaced with the same size tree and if the neighbor feels additional trees need to be added, they will be. All plantings will be deer resistant. The Homeowner's Association will sign off on the final

landscape plan and the Town will conduct an inspection before a Certificate of Occupancy is issued.

Joe Ferrara of 48 Hallocks Run addressed the Board. He is in total support of the Greco's application and has been communicating that to them. Mr. Ferrara indicated that the existing common area is well screened and is not just grass.

Mike Aquilino of 5 Revere Court also addressed the Board. He asked if a survey will have to be done to determine the property lines and will the applicant be required to get an as built survey before a Certificate of Occupancy is issued. Mr. Greco addressed the Board. He already had a survey done and the property is staked. It will be resurveyed when the project is completed.

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. Guyot made a motion to grant the side yard Area Variance of 10' with the stipulation that the Homeowner's Association approves the final landscape plan. 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. Harden	Aye
Mr. Prince	Aye
Mr. Santaroni	Aye
Chairman Cannistra	Aye

The Area Variance was granted.

OTHER BUSINESS:

A motion was made by the Chairman to approve the minutes of the December 15, 2015 meeting. All were in favor.

The next monthly meeting of the Zoning Board of Appeals is scheduled to be held on February 16, 2016 at 7:30 p.m. 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