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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**  
December 15, 2015

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

**UB SOMERS, INC. – BZ28/15 – 4.20-1-11**

An application for an Area Variance for a sign which exceeds the maximum size, located in a Community Shopping District at **80 Route 6, Baldwin Place**. The property is shown on the Town Tax Map as **Section: 4.20, Block: 1, Lot: 11**. RE: Section Schedule 170-126.

Karin Knobel of Graphik Identities addressed the Board. Her clients, Physician One Urgent Care want to place a sign on the parapet over their main entrance, but it exceeds the 24" maximum height requirement. They are seeking a 12" height variance. The top line reads "Physician One" in 20" high channel letters that are internally lit and the second, "Urgent Care", that are 16" high. A memo was submitted by the Architectural Review Board. Although their members had no objection to the sign when they met with the applicant on November 18, it could not be approved as it exceeds the maximum height requirement.

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. Harden	Aye
Mr. Santaroni	Aye
Mr. Scorrano	Aye
Chairman Cannistra	Aye

Mr. Guyot made a motion to grant the 12” height Area Variance, in accordance with the Architectural Review Board’s recommendation. 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. Santaroni	Aye
Mr. Scorrano	Aye
Chairman Cannistra	Aye

The Area Variance was granted.

**DAVID MEGLAUGHLIN – BZ29/15 – 5.15-2-49**

An application for a rear yard Area Variance, located in an R-10 Residential Zoning District at **19 Hemlock Drive, Lincolnale**. The property is shown on the Town Tax Map as **Section: 5.15, Block: 2, Lot: 49**. RE: Section Schedule 170:A.1 of the Zoning Schedule.

Mr. Meglaughlin addressed the Board. He would like to add a 12’ by 15’ deck to a recent new addition to the back of his house and is seeking a 7’ rear yard area variance. The deck will be at grade level. There are woods behind his house, which is on a slope and the nearest neighbor is a couple hundred feet away.

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. Harden	Aye

Mr. Santaroni	Aye
Mr. Scorrano	Aye
Chairman Cannistra	Aye

Mr. Guyot made a motion to grant the rear yard Area Variance of 7'. 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. 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 November 17, 2015 meeting. All were in favor.

The next monthly meeting of the Zoning Board of Appeals is scheduled to be held on January 19, 2016 at 7:30 p.m. 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