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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
February 16, 2016

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

ALBERT TOTTEN – BZ02/16 – 7.13-1-19

An application for a Special Exception Use Permit for an accessory apartment, located in an R-40 Residential Zoning District at **47 Stonehouse Road, Somers**. The property is shown on the Town Tax Map as **Section: 7.13, Block: 1, Lot: 19**. RE: Section Schedule 170:70.

Mr. Totten addressed the Board. There was an accessory apartment in his house when he bought it and it needs to be legalized. The house was built in 1974. The Westchester County Department of Health sent the applicant a letter indicating that his septic system can accommodate an additional bedroom. The size of the apartment is well under the 800 square foot maximum. It is ground level and there are two means of egress. A widow who raised her family in Somers currently lives in the apartment.

Although not present, Mr. Guyot contacted the Chairman by telephone to express two concerns. He wanted to make sure that the septic tank gets cleaned out on a regular basis. The Town Code says it must be done every 5 years and the applicant indicated that he has it done every 2 years. Mr. Guyot also wanted to be assured that the apartment is equipped with carbon monoxide and smoke detectors. It is, but the

Building Inspector will confirm that when the final inspection is done before a Certificate of Occupancy is issued to close out the Building Permit.

Robert Doherty of 64 Stonehouse Road sent a letter to the Board. He is in total support of Mr. Totten's application.

Chairman Cannistra asked if anyone from the audience was interested in speaking regarding the application and they were not.

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. Santaroni | Aye |
| Mr. Scorrano | Aye |
| Chairman Cannistra | Aye |

Mr. Carpaneto made a motion to grant the Special Exception Use Permit for an accessory apartment, contingent upon a final Certificate of Occupancy inspection conducted by the Building Inspector to close out the Building Permit issued for that accessory apartment. Mr. Santaroni seconded the motion.

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

POLL OF THE BOARD

| | |
|--------------------|-----|
| Mr. Carpaneto | Aye |
| Mr. Santaroni | Aye |
| Mr. Scorrano | Aye |
| Chairman Cannistra | Aye |

The Special Exception Use Permit was granted.

OTHER BUSINESS:

A motion was made by the Chairman to approve the minutes of the January 19, 2016 meeting. All were in favor.

The next monthly meeting of the Zoning Board of Appeals is scheduled to be held on April 19, 2016 at 7:30 p.m., as there are no applicants for the March agenda. There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Denise Schirmer, Secretary
Zoning Board of Appeals

cc: Town Board
Town Clerk
Planning and Engineering
Planning Board