

Telephone
(914) 277-5582

ZONING BOARD OF APPEALS

TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.



AGENDA

October 21, 2025
7:30 PM

1. **URSTADT BIDDLE PROPERTIES** **2025:ZB17**
An application for two height variances for signage for Mattress Warehouse 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: 11.41**. RE: Section Schedule: 170-126 (3).
2. **GLENEIDA REALTY, INC.** **2025:ZB18**
An application for a height variance for a sign and a variance for a second sign in an Office and Light Industry District at **259 Route 100, Somers**. The property is shown on the Town Tax Map as **Section: 28.06, Block: 1, Lot: 18**. RE: Section Schedule: 170-126 (3).
3. **DYNAMITE PROPERTIES, INC.** **2025:ZB14 (ADJOURNMENT)**
An application for a variance for the width of a common driveway at **0 Landlocked, Green Tree Road, Yorktown Heights**. The property is shown on the Town Tax Map as **Section: 15.12, Block: 2, Lot: 1 and 5**. RE: Section Schedule: 170:A1 Zoning Schedule Part 1.
4. **OTHER BUSINESS** October 21, 2025 Meeting Minutes
Next Meeting – November 18, 2025



ZONING BOARD OF APPEALS

Town of Somers

WESTCHESTER COUNTY, N. Y.

TOWN HOUSE
SOMERS, NEW YORK 10589

(914) 277-5582

IN THE MATTER OF THE APPEAL
OF

Urstadt Biddle Properties Inc

B Z NUMBER

DATE:

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF SOMERS, N. Y.:

1. Urstadt Biddle Properties, Inc.

(Name of appellant)

whose post office address is P.O. Box 2539, San Antonio, Texas 78299

(Post office address)

through Bryan Vasser - Archer Signs

(Name of attorney or representative if any)

whose post office address is 316 Boston Post Rd., Milford, CT 06460

(Post office address)

does hereby appeal to the Zoning Board of Appeals at the Town of Somers.

2. Such appeal is taken from a ruling of Architectural Review

(Name of officer)

Board

(Office held)

made on August 28, 2025

which ruling was filed on and notice of such ruling was
first received by appellant on; such ruling

(Give summary of ruling)

The applicant is entitled to two
business signs - one proposed for over
the storefront is 38 15/16" and the one
on the wall facing Route 6 is proposed
to be 40 11/16"

3. The property which is the subject of the appeal is located at or known as

....., and is shown on the
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 17.15 Block: 1 Lot: 13

The interest of the appellant is that of owner

(Owner, tenant, etc.)

4. The appeal is taken (on the ground that the ruling or decision was erroneous) to obtain
variance, ~~permit~~ or ~~special permit~~. (Strike out wording not applicable.)

(OVER)

5.

(Fill out (a) or (b) or both if applicable)

(a) The property which is the subject of the appeal is located at or known as

325 Route 100

(b) A variance, permit or special permit is sought because of practical difficulties or unnecessary hardship to the property as indicated below:

As per the code the maximum height for signs is 24"

and such may be granted pursuant to 170-126-A.3

(Refer to applicable Provisions of the Zoning Ordinance of the Town of Somers)

Both applicant and owner must sign if they are different persons.

I Hereby Dispose And Say That All The Above Statements And The Statements Contained In The Papers Submitted Herewith Are True.

SWORN TO ME BEFORE THIS 28th DAY August 20 25

Denise Schirmer
NOTARY SIGNATURE

OWNER SIGNATURE

DENISE SCHIRMER
Notary Public State of New York
No. 01SC6298242
Qualified in Dutchess County
Commission Expires March 10, 2026
NOTARY SIGNATURE

APPLICANT SIGNATURE



ZONING BOARD OF APPEALS

Town of Somers

WESTCHESTER COUNTY, N. Y.

TOWN HOUSE
SOMERS, NEW YORK 10589

(914) 277-5582

IN THE MATTER OF THE APPEAL
OF

Gleneida Realty, Inc.

B Z NUMBER

DATE:

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF SOMERS, N. Y.:

1. Enrico Di Nardo

(Name of appellant)

whose post office address is 339 Route 202 - Suite 275, Somers, NY 10589
(Post office address)

through
(Name of attorney or representative if any)

whose post office address is
(Post office address)

does hereby appeal to the Zoning Board of Appeals at the Town of Somers.

2. Such appeal is taken from a ruling of Architectural Review
(Name of officer)

Bard, made on August 28, 2025
(Office held)

which ruling was filed on and notice of such ruling was

first received by appellant on; such ruling

(Give summary of ruling)

An application for a second business sign and a height variance for the other business sign in an OLI district

3. The property which is the subject of the appeal is located at or known as 259 Route 100
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 28.06, Block: 1, Lot: 15

The interest of the appellant is that of owner
(Owner, tenant, etc.)

4. The appeal is taken (on the ground that the ruling or decision was erroneous) to obtain variance, ~~permit~~ or ~~special permit~~. (Strike out wording not applicable.)

(OVER)

5.

(Fill out (a) or (b) or both if applicable)

(a) The property which is the subject of the appeal is located at or known as

259 Route 100

(b) A variance, permit or special permit is sought because of practical difficulties or unnecessary hardship to the property as indicated below:

one sign is permitted by code and
the max height permitted is 24"

and such may be granted pursuant to 170-126-A.3

(Refer to applicable Provisions of the Zoning Ordinance of the Town of Somers)

Both applicant and owner must sign
if they are different persons.

I Hereby Dispose And Say That All The Above Statements And The Statements Contained In The
Papers Submitted Herewith Are True.

SWORN TO ME BEFORE THIS _____ DAY _____ 20_____

NOTARY SIGNATURE

OWNER SIGNATURE

NOTARY SIGNATURE

APPLICANT SIGNATURE



ZONING BOARD OF APPEALS

Town of Somers

WESTCHESTER COUNTY, N. Y.

TOWN HOUSE
SOMERS, NEW YORK 10589

(914) 277-5582



IN THE MATTER OF THE APPEAL
OF

Dynamic Properties Corp.

B Z NUMBER *2025*

DATE: *7/14/2025*

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF SOMERS, N. Y.:

1. *Thomas Rasok of Dynamic Properties Corp.*
(Name of appellant)

whose post office address is *55 Papayan Drive, Mahopac, NY 10541*
(Post office address)

through *Michael V. Caruso of Cuddy & Feder LLP*
(Name of attorney or representative if any)

whose post office address is *445 Hamilton Avenue, 14th Floor, White Plains, NY 10601*
(Post office address)

does hereby appeal to the Zoning Board of Appeals at the Town of Somers.

2. Such appeal is taken from a ruling of *Thomas Toomey, Jr.*
(Name of officer)

Brillig Inspect, made on *7/11/2025*
(Office held)

which ruling was filed on *7/10/2025*, and notice of such ruling was
first received by appellant on *7/10/2025*; such ruling

(Give summary of ruling)

*Determining a limited section (100') of a driveway
serving 3 single family dwellings must be a
minimum of 16' wide where 12' is proposed.*

3. The property which is the subject of the appeal is located at or known as.....

Quinn Tree Road, and is shown on the
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: *15.12*, Block: *2*, Lot: *1 + 5*

The interest of the appellant is that of *owner*
(Owner, tenant, etc.)

4. The appeal is taken (on the ground that the ruling or decision was erroneous) to obtain
variance, ~~permit or special permit~~. (Strike out wording not applicable.)

(OVER)

5.

(Fill out (a) or (b) or both if applicable)

(a) The property which is the subject of the appeal is located at or known as

Green Tree Road - proposed 3-lot subdivision

(b) A variance, permit or special permit is sought because of practical difficulties or unnecessary hardship to the property as indicated below:

See attached statement of principal points

and such may be granted pursuant to

[Refer to applicable Provisions of the Zoning Ordinance of the Town of Somers]

Both applicant and owner must sign if they are different persons.

I Hereby Dispose And Say That All The Above Statements And The Statements Contained In The Papers Submitted Herewith Are True.

SWORN TO ME BEFORE THIS 14th DAY of July, 2025

NOTARY SIGNATURE
[Signature]
MICHAEL V. CARUSO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02CA6365120
Qualified in Putnam County
Commission Expires 09-25-2025

OWNER SIGNATURE
[Signature]

NOTARY SIGNATURE
MICHAEL V. CARUSO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02CA6365120
Qualified in Putnam County
Commission Expires 09-25-2025

APPLICANT SIGNATURE
[Signature]

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ZONING BOARD OF APPEALS

TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589

Victor Cannistra
Chairman

Town of Somers

WESTCHESTER COUNTY, N.Y.



Meeting Minutes
September 16, 2025

The meeting was called to order by Chairman Cannistra at 7:30 p.m. with the Pledge of Allegiance.

The members present were: Mr. Cannistra, Ms. D'Ippolito, Mr. Guyot, Mr. Harden, Mr. Lansky and Mr. Newman.

Mr. Burke was absent.

Interested residents, and Building Inspector Tom Tooma were also present.

APPLICANTS

DYNAMITE PROPERTIES, INC. – 2025:ZB14 – 15.12-2-1 and 5

An application for a variance for the width of a common driveway at 0 Landlocked, Green Tree Road, Yorktown Heights. The property is on the Town Tax Map as Section: 15.12, Block: 2, Lot: 1 and 5. RE: Section Schedule: 170:A1 Zoning Schedule Part 1.

Earlier today, Mrs. Schirmer received an email from the owner of Dynamite Properties, Inc.'s attorney Mike Caruso requesting an adjournment to the October 21st meeting. Correspondences had been received from several residents about this application and Mrs. Schirmer reached out to all of them to make them aware of the adjournment. In Chairman Cannistra's opinion, if an adjournment is requested the day of the meeting the application should be considered abandoned requiring the applicant to reapply and renotice. Mr. Lansky negated whether that was legal. All agreed if it should happen, a decision as to what to do will be made by the Board at the meeting. Chairman Cannistra requested that moving forward adjourned applications be placed last on the agenda.

Mike Suarez – 2025:ZB15 – 5.19-2-68

An application for a rear yard area variance for a proposed addition to an existing one family dwelling in an R-10 Residential District at 46 Lake Shore Drive North, Mahopac. The property is on the Town Tax Map as Section: 5.19, Block: 2, Lot: 68. RE: Section Schedule: 170:A1 Zoning Schedule Part 1.

Architect Frank Bueno addressed the Board. Property owner Mr. Suarez wants to add a 2nd story addition to his home and in doing so, needs a 6.4' rear yard area variance. The north and south side of the house will be squared off. No trees will be removed. The Westchester County Department of Health is responsible for septic and the fact that with the addition, the house will have two bedrooms instead of one. All agreed that architecturally the house will be much more attractive with the proposed addition and will add to the character of the neighborhood.

Mr. Guyot made a motion for a Type II action. Mr. Harden seconded the motion.

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

POLL OF THE BOARD

Ms. D'Ippolito	Aye
Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

A motion was made by Mr. Harden and seconded by Mr. Guyot to approve the 6.4' rear yard variance for a proposed 2nd story addition.

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

POLL OF THE BOARD

Ms. D'Ippolito	Aye
Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

The Variance was approved.

Joseph Macalle and Eric Preiss – 2025:ZB16 – 36.08-1-69

An application for a side yard area variance for a proposed addition to an existing one family dwelling in an R-10 Residential District at 16 Woodcrest Terrace, Amawalk. The property is on the Town Tax Map as Section: 36.08, Block: 1, Lot: 69. RE: Section Schedule: 170:A1 Zoning Schedule Part 1.

Property owners Joseph Macalle and Eric Preiss addressed the Board. They are proposing to add a foyer and mudroom to their home totally 67 square feet and in doing so, need a 4' side yard variance. An existing rotted deck and shed that is in not so good condition will be removed. Renovations will be made to exterior of the house to reflect a 1930's cottage. All agreed their proposal was quite an improvement and inviting, and will certainly enhance the neighborhood.

A letter submitted by their neighbor Joseph O'Brien was read aloud. Mr. O'Brien fully supported the application.

Mr. Guyot made a motion for a Type II action. Ms. D'Ippolito seconded the motion.

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

POLL OF THE BOARD

Ms. D'Ippolito	Aye
Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

A motion was made by Ms. D'Ippolito and seconded by Mr. Harden to approve the 4' side yard variance for a proposed addition.

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

POLL OF THE BOARD

Ms. D'Ippolito	Aye
Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

The Variance was approved.

Minutes – The minutes of the August 19, 2025 meeting were approved with an abstention from Mr. Lansky as he was not present at the meeting.

The next monthly meeting of the Zoning Board of Appeals will be held on October 21, 2025 at 7:30 p.m.

With 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