

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

April 21, 2026
7:30 PM

1. **ROBERT MEIXNER** **2026:ZB07**
An application to renew a Special Exception Use Permit for an existing accessory apartment in an addition attached to an existing one family dwelling in an R-80 Residential District at **2 Otha Drive, Katonah**. The property is shown on the Town Tax Map as **Section: 28.17, Block: 1, Lot: 9**. RE: Section Schedule: 170-70.

2. **MICHELINA MONTANA** **2026:ZB08**
An application to renew a Special Exception Use Permit for an existing accessory apartment on the 2nd floor of an existing one family dwelling in an R-40 Residential District at **451 Route 202, Somers**. The property is shown on the Town Tax Map as **Section: 6.16, Block: 2, Lot: 12**. RE: Section Schedule: 170-70.

3. **GEORGE AND KATHLEEN PICCORELLI** **2026:ZB09**
An application to renew a Special Exception Use Permit for an existing accessory apartment in a detached structure (cottage) to an existing one family dwelling in an R-120 Residential District at **4 Orchard Hill Road, Katonah**. The property is shown on the Town Tax Map as **Section: 37.14,**

Block: 1, Lot: 4. RE: Section Schedule:
170-70.

- 4. ROBERT WADE, JOHN AND LOUISE JACOB 2026:ZB10**
An application to renew a Special Exception Use Permit for an existing accessory apartment in a detached structure (barn) of an existing one family dwelling in an R-40 Residential District at **10 Lovell Street, Somers.** The property is shown on the Town Tax Map as **Section: 16.12, Block: 1, Lot: 38.** RE: Section Schedule: 170-70.
- 5. SOMERSTOWN TURNPIKE PROPERTIES, LLC 2026:ZB11**
An application for a height variance for a wall sign to be placed on a new commercial building in an Office & Light Industry District at **260 Route 100, Somers.** The property is shown on the Town Tax Map as **Section: 28.10, Block: 2, Lot: 6.1.** RE: Section Schedule: 170-126 - A(3).
- 6. OTHER BUSINESS**
March 17, 2026 Meeting Minutes

Next Meeting – May 19, 2026

Remaining 2026 Meeting Dates:
July 21, August 18, September 15,
October 20, November 17 and December 15



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
Robert Meixner

B Z NUMBER 2026 ZB07
DATE 3/26/26

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

1. Robert Meixner
(Name of appellant)
2 Otha Drive, Katonah, NY 10536
whose post office address is (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 (Name of officer)
(Office held), made on

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

(Give summary of ruling)
an application to renew an existing Special Exception Use Permit for an accessory
apartment in an addition attached to an existing one family dwelling in an R-80 zone

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

Town Tax Map as Section: 28.17 Block: 1 Lot: 9

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
2 Otha Drive
.....
.....
.....
.....

(b) A variance, permit or special permit is sought because of practical difficulties or unnecessary hardship to the property as indicated below:
a Special Exception Use Permit is needed to have an accessory apartment
.....
.....
.....
.....

and such may be granted pursuant to 170-70

(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 26th DAY March 2026

Denise Schirmer
NOTARY SIGNATURE

P. Robert Weiss
OWNER SIGNATURE

DENISE SCHIRMER
Notary Public State of New York
No. 01578258242
NOTARY SIGNATURE March 10, 20 30

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
Michelina Montana

B Z NUMBER 2026: ZB08
DATE: 3/19/24

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

1. Michelina Montana

(Name of appellant)

whose post office address is PO Box 394, Croton Falls, NY 1019

(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

(Name of officer)

, made on

(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 to renew a Special Exception Use Permit for an existing accessory
apartment on the 2nd floor of an existing one family dwelling in an R-40 zone

3. The property which is the subject of the appeal is located at or known as
451 Route 202

(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 6.16 Block: 2 Lot: 12

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~~ **SEUP** 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
451 Route 202

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

a Special Exception Use Permit is needed to have an accessory apartment

and such may be granted pursuant to 170-70

(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 19th DAY March 2026

Denise Schirmer
NOTARY SIGNATURE

Michelle Montana
OWNER SIGNATURE

DENISE SCHIRMER
Notary Public State of New York
No. 01500228242
Qualified in Dutchess County
Commission Expires March 10, 2030
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
George and Kathleen Piccorelli

B Z NUMBER 2026: ZB 09
DATE: 3/19/26

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

1. **George and Kathleen Piccorelli**

(Name of appellant)

whose post office address is **4 Orchard Hill Road, Katonah, NY 10536**

(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

(Name of officer)

....., made on

(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 to renew a Special Exception Use Permit for an existing accessory
apartment in a detached structure to an existing one family dwelling**

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

4 Orchard Hill Road

(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: **37.14** Block: **1** Lot: **4**

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~~ **SEUP** 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
4 Orchard Hill Road

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

a Special Exception Use Permit is needed for an accessory apartment

and such may be granted pursuant to **170-70**

(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 19th DAY March 2026

Denise Schirmer
NOTARY SIGNATURE

[Signature]
OWNER SIGNATURE

DENISE SCHIRMER
Notary Public State of New York
No. 01SC629824
Qualified in the Town of Somers
Notary Public March 11, 2030
NOTARY SIGNATURE

- Same -
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
Robert Wade and John and Louise Jacob

B/Z NUMBER 2026:ZB10
DATE: 3/26/26

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

1. Robert Wade and John and Louise Jacob

(Name of appellant)
whose post office address is PO Box 38, Lincolndale, NY 10540
(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
(Name of officer)

made on
(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 to renew a Special Exception Use Permit for an existing accessory
apartment in a detached accessory barn to an existing one family dwelling in an R-40
Zone

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

Town Tax Map as Section: 16.12 Block: 1 Lot: 38

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~~ **SEUP** 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
10 Lovell Street

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

a Special Exception Use Permit is required to have an accessory apartment

and such may be granted pursuant to 170-70

(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 26th DAY March 20 26

Denise Schirmer
NOTARY SIGNATURE

Wusem Jacob
OWNER SIGNATURE

DENISE SCHIRMER
Notary Public State of New York
No. 01306288242
Qualified in Dutchess County
Commission Expires March 30, 2030

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
Somertown Turnpike Properties, LLC

B Z NUMBER 2026: ZB 11
DATE: 2/27/26

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

1. Lawton Adams
(Name of appellant)

whose post office address is PO Box 309, Somers, NY 10589
(Post office address)

through
(Name of attorney or representative if any)

whose post office address is
(Post office address)

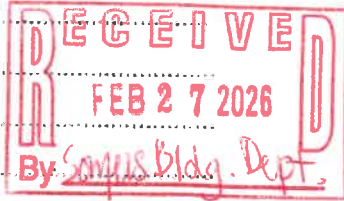
does hereby appeal to the Zoning Board of Appeals at the Town of Somers.

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

made on February 26, 2026
(Office held)

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

(Give summary of ruling)
an application for a height variance for a wall sign to be placed on a newly constructed
building



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

Town Tax Map as Section: 28.10 Block: 2 Lot: 6.1

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
VAR 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
260 Route 100

(b) A variance, permit or special permit is sought because of practical difficulties or unnecessary hardship to the property as indicated below:
the maximum height allowable for a wall sign is 2'

and such may be granted pursuant to 170-126 (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

27th

DAY

February

20

2020

[Handwritten Signature]
NOTARY SIGNATURE

[Handwritten Signature]
OWNER SIGNATURE

NOTARY SIGNATURE

APPLICANT SIGNATURE

PATRICIA DONNELLY SCHUPP
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DO5070302
Qualified in Westchester County
My Commission Expires: DEC 09, 2020

(914) 277-5582

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

March 17, 2026

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, Mr. Guyot, Mr. Harden, Mr. Lansky, and Mr. Newman.

Mr. Burke and Ms. D'Ippolito were absent.

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

APPLICANTS

Paul and Jennie Antoniuk – 2026:ZB03 – 38.06-1-10

An application to renew a Special Exception Use Permit for an existing accessory apartment in a detached garage structure to an existing one family dwelling in an R-80 Residential District at 20 Elmer Galloway Road, Katonah. The property is on the Town Tax Map as Section: 38.06, Block: 1, Lot: 10. RE: Section Schedule: 170-70.

Property owner Paul Antoniuk addressed the Board. His daughter lives in the apartment. The apartment is 904 square feet, which is 104 square feet over the permitted size, but approved by the Board on January 13, 1995 based on the architect plans submitted for the proposed apartment. The property is 1.84 acres. Building Inspector Mr. Tooma inspected the apartment on February 5, 2026, no changes have been made and it is compliant. There have been no complaints or issues.

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

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 renew the Special Exception Use Permit for an existing accessory apartment in a detached garage for seven years.

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

POLL OF THE BOARD

Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

The Special Exception Use Permit was approved.

Michael and Josephine Kimpel – 2026:ZB04 – 7.17-1-10

An application to renew a Special Exception Use Permit for an existing accessory apartment in the basement of an existing one family dwelling in an R-40 Residential District at 12 Stone House Road, Somers. The property is on the Town Tax Map as Section: 7.17, Block: 1, Lot: 10. RE: Section Schedule: 170-70.

Property owner Michael Kimpel addressed the Board. The apartment is vacant. The property is 2.84 acres. Building Inspector Mr. Tooma inspected the apartment on February 6, 2026, no changes have been made and it is compliant. There have been no complaints or issues.

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

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. Newman to renew the Special Exception Use Permit for an existing accessory apartment in the basement of an existing one family dwelling for seven years.

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

POLL OF THE BOARD

Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

The Special Exception Use Permit was approved.

Zoran Milojevic and Christine Guerci – 2026:ZB05 – 26.20-2-8

An application to renew a Special Exception Use Permit for an existing accessory apartment in the basement of an existing one family dwelling in an R-40 Residential District at 4 Elisha Purdy Road, Amawalk. The property is on the Town Tax Map as Section: 26.20, Block: 2, Lot: 8. RE: Section Schedule: 170-70.

Property owner Christine Guerci addressed the Board. The apartment is vacant. The property is 1.14 acres. Building Inspector Mr. Tooma inspected the apartment on February 19, 2026, no changes have been made and it is compliant. There have been no complaints or issues.

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

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 renew the Special Exception Use Permit for an existing accessory apartment in the basement of an existing one family dwelling for seven years.

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

POLL OF THE BOARD

Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye
Chairman Cannistra	Aye

The Special Exception Use Permit was approved.

Peter Zambory – 2026:ZB06 – 37.17-1-3

An application to renew a Special Exception Use Permit for an existing accessory apartment in the basement of an existing one family dwelling in an R-80 Residential District at 43 Bedell Road, Katonah. The property is on the Town Tax Map as Section: 37.17, Block: 1, Lot: 3. RE: Section Schedule: 170-70.

Property owner Peter Zambory addressed the Board. The apartment is vacant. The property is 2 acres. Building Inspector Mr. Tooma inspected the apartment on February 9, 2026, no changes have been made and it is compliant. There have been no complaints or issues.

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

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 renew the Special Exception Use Permit for an existing accessory apartment in the basement of an existing one family dwelling for seven years.

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

POLL OF THE BOARD

Mr. Guyot	Aye
Mr. Harden	Aye
Mr. Lansky	Aye
Mr. Newman	Aye

Chairman Cannistra Aye

The Special Exception Use Permit was approved.

Minutes – The minutes of the February 17, 2026 meeting were approved.

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

With there being no further business, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Denise Schirmer, Secretary
Zoning Board of Appeals

cc: Town Board
Town Clerk
Planning and Engineering
Planning Board