

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 20, 2026
7:30 PM

1. **BRANDON AND MICHELLE 2026:ZB23
SERIO**

An application for a side yard area variance to construct an addition to an existing one family dwelling in an R-40 District at **15 Meadow Park Road, Baldwin Place**. The property is shown on the Town Tax Map as **Section: 5.17, Block: 1, Lot: 6**. RE: Section Schedule: 170:A1 Zoning Schedule Part 1.

2. **NORA LENNON**

2026:ZB24

An application for four area variances to construct a new one family dwelling in an R-80 District at **9 Sun Hill Road, Katonah**. The property is shown on the Town Tax Map as **Section: 47.12, Block: 1, Lot: 14**. RE: Section Schedule: 170:A1 Zoning Schedule Part 1.

3. **SUN-BALT**

2026:ZB20 (CARRYOVER)

An application for three area variances – lot width, front yard and side yard for an existing non-conforming one family dwelling and a use variance to permit a three family dwelling in an R-40 District at **208 Route 118, Yorktown Heights**. The property is shown on the Town Tax Map as **Section: 16.09, Block: 2, Lot: 12**. RE: Section Schedule: 170-10 and 170-94.

4. **OTHER BUSINESS**

September 15, 2026 Meeting
Minutes

Next Meeting – November 17, 2026

Remaining 2026 Meeting Date:
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
Brandon and Michelle Serio

B Z NUMBER 2026 ZB23
DATE: 9/17/26

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

1. Brandon and Michelle Serio

(Name of appellant)

whose post office address is 15 Meadow Park Road, Baldwin Place, NY 10505

(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 Thomas J. Tooma, Jr.

(Name of officer)

Building Inspector

, made on August 20, 2026

(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 side yard area variance for an addition to an existing one family
dwelling in an R-40 District

3. The property which is the subject of the appeal is located at or known as 15 Meadow Park Road

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

Town Tax Map as Section: 5.17 Block: 1 Lot: 6

The interest of the appellant is that of owners

(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
15 Meadow Park Road

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

30' is required

21.7' is existing

relief sought is 8.3'

and such may be granted pursuant to 170:A1 Zoning Schedule Part 1

(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

17th

DAY

September 20, 2021

NOTARY SIGNATURE

OWNER SIGNATURE

DENISE SCHIRMER
Notary Public State of New York
No. 01SC6298242
Qualified in Dutchess County

NOTARY SIGNATURE

APPLICANT SIGNATURE



ZONING BOARD OF APPEALS
Town of Somers
WESTCHESTER COUNTY, N. Y.

TOWN HOUSES
SOMERS, NEW YORK 12688
914 277-5582

IN THE MATTER OF THE APPEAL
OF

Nora Lennon

B 2 NUMBER 2026:2854
DATE 9/17/24

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

1. Nora Lennon
Name of appellant
whose post office address is 210 East 236 Street, Bronx, NY 10470
(Post office address)
through Joseph Festo, Owner - North County Homes, Inc.
(Name of attorney or representative if any)
whose post office address is 156 Tomahawk Street, Yorktown Heights, NY 10598
(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 Somers Planning Board
(Name of officer)
made on August 12, 2026
(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 4 variances to construct a one family dwelling in an R-80 District

3. The property which is the subject of the appeal is located at or known at _____
9 Sun Hill Road
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 47.12 Block: 1 Lot: 14

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 _____, permit or special permit. (Strike out wording not applicable)

(OVER)

3.

(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
9 Sun Hill Road

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

Minimum Size of Lot Per Dwelling Unit - 80,000 sq. ft required; 63,554 sq. ft. existing;

Relief Sought - 16,446 sq. ft.

Width at Front Line - 200' Required; 121.12' Existing; 78.88' Relief Sought

One Side Yard - 40' Required; 18.65' Existing; 21.35' Relief Sought

Two Side Yards - 95' Required; 62.38' Existing; 32.62' Relief Sought

and such may be granted pursuant to 170:A1 Zoning Schedule Part 1

(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 17th DAY September 26

Denise Schirmer

NOTARY SIGNATURE

OWNER SIGNATURE

DENISE SCHIRMER
Notary Public State of New York
No. 01SG6298242
Qualified in Dutchess County
Commission Expires March 10, 2020

NOTARY SIGNATURE

APPLICANT SIGNATURE

Joseph Testa

(914) 277-5582

ZONING BOARD OF APPEALS

Victor Cannistra
Chairman

Town of Somers

WESTCHESTER COUNTY, N.Y.

TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589



Meeting Minutes September 15, 2026

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

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

Mr. Cannistra and Mr. Harden were absent.

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

APPLICANTS

CLAUDIO AND GABRIELA CONTI – 2026:ZB18 – 16.09-1-15

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-40 District at 193 Route 118, Yorktown Heights. The property is on the Town Tax Map as Section: 16.09, Block: 1, Lot: 15. RE: Section Schedule: 170-70.

Property owner Claudio Conti addressed the Board. The same couple has been renting his cottage for the last 14 years. The apartment is 1,030 square feet, which is 230 square feet over the permitted size, but approved by the Board on October 16, 1993 based on the architect plans submitted for the proposed apartment. Building Inspector Tom Tooma inspected the apartment on July 28, 2026, no changes have been made and it is compliant. There have been no complaints or issues.

Frank Palazzetti of 204 Route 118 addressed the Board. He received a public notice about this property and wanted to know what a Special Exception Use Permit for an accessory apartment meant.

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

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

POLL OF THE BOARD

Mr. Burke	Aye
Ms. D'Ippolito	Aye
Mr. Guyot	Aye
Mr. Lansky	Aye
Mr. Newman	Aye

A motion was made by Mr. Burke and seconded by Mr. Guyot to grant a variance for a Special Exception Use Permit for 7 years for an existing accessory apartment in a detached structure (cottage) of an existing one family dwelling.

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

POLL OF THE BOARD

Mr. Burke	Aye
Ms. D'Ippolito	Aye
Mr. Guyot	Aye
Mr. Lansky	Aye
Mr. Newman	Aye

The Special Exception Use Permit was approved.

GEOFFREY AND KIRSTIN GRANT – 2026:ZB19 – 26.08-2-21

An application to renew a Special Exception Use Permit for an existing accessory apartment above an attached garage to an existing one family dwelling in an R-40 District at 131 Bonnie Brae Court, Granite Springs. The property is on the Town Tax Map as Section: 26.08, Block: 2, Lot: 21. RE: Section Schedule: 170-70.

Property owner Kirstin Grant addressed the Board. Building Inspector Tom Tooma inspected the apartment on July 31, 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. Burke seconded the motion.

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

POLL OF THE BOARD

Mr. Burke	Aye
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Ms. D'Ippolito	Aye
Mr. Guyot	Aye
Mr. Lansky	Aye
Mr. Newman	Aye

A motion was made by Mr. Burke and seconded by Mr. Guyot to grant a variance for a Special Exception Use Permit for 7 years for an existing accessory apartment in an attached garage of an existing one family dwelling.

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

POLL OF THE BOARD

Mr. Burke	Aye
Ms. D'Ippolito	Aye
Mr. Guyot	Aye
Mr. Lansky	Aye
Mr. Newman	Aye

The Special Exception Use Permit was approved.

SUN-BALT – 2026:ZB20 – 16.09-2-12

An application for three area variances and a use variance for an existing non-conforming dwelling in an R-40 District at 208 Route 118, Yorktown Heights. The property is on the Town Tax Map as Section: 16.09, Block: 2, Lot: 23. RE: Section Schedule: 170-10 and 170-94.

At the request of the property owner, this application has been taken off this evening's meeting agenda.

MICHAEL AND SHELIA WALSH – 2026:ZB21 – 28.13-1-21

An application for a side yard and two side yard area variances to construct a deck to an existing one family dwelling in an R-80 District at 7 Otha Drive, Katonah. The property is on the Town Tax Map as Section: 28.13, Block: 1, Lot: 21. RE: Section Schedule: 170:A1 Zoning Schedule Part 1.

Michael and Shelia Walsh addressed the Board. They want to add a deck to the rear of their house and in doing so need a side yard area variance in the amount of 4' and two side yard area variance in the amount of 3.1'.

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

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

POLL OF THE BOARD

Mr. Burke	Aye
Ms. D'Ippolito	Aye
Mr. Guyot	Aye
Mr. Lansky	Aye
Mr. Newman	Aye

A motion was made by Mr. Guyot and seconded by Mr. Burke to approve a side yard area variance in the amount of 4' and two side yard area variance in the amount of 3.1' for a deck addition in the rear of an existing one family dwelling.

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

POLL OF THE BOARD

Mr. Burke	Aye
Ms. D'Ippolito	Aye
Mr. Guyot	Aye
Mr. Lansky	Aye
Mr. Newman	Aye

The Area Variances were approved.

RYAN MC DONNELL AND JACLYN SADOFSKY – 2026:ZB22 – 48.06-1-7.1

An application for a side yard area variance to construct an addition to an existing one family dwelling in an R-80 District at 40 Wood Street, Katonah. The property is on the Town Tax Map as Section: 48.06, Block: 1, Lot: 7.1. RE: Section Schedule: 170:A1 Zoning Schedule Part 1.

Ryan McDonnell and Jaclyn Sadofsky addressed the Board. They would like to add an addition to their home that was built in 1925 and in doing so, need a 3.25' side yard area variance. The nearest neighbor is on the opposite side of the house were the additions will be built.

Mr. Burke 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. Burke	Aye
Ms. D'Ippolito	Aye
Mr. Guyot	Aye
Mr. Lansky	Aye
Mr. Newman	Aye

A motion was made by Mr. Burke and seconded by Mr. Guyot to approve the side yard area variance of 3.25' to build an addition to an existing one family dwelling.

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

POLL OF THE BOARD

Mr. Burke	Aye
Ms. D'Ippolito	Aye
Mr. Guyot	Aye
Mr. Lansky	Aye
Mr. Newman	Aye

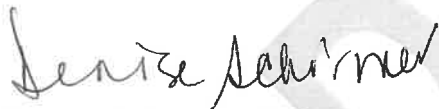
The Area Variance was approved.

Minutes – The minutes of the May 19 and July 21, 2026 meetings were approved.

The next monthly meeting of the Zoning Board of Appeals will be held on October 20th 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