

(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

May 19, 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. Burke, Mr. Cannistra, Ms. D'Ippolito, Mr. Guyot, Mr. Harden, Mr. Lansky, and Mr. Newman.

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

APPLICANTS

ANTHONY CASOLA – 2026:ZB12 – 37.10-1-25

An application for a variance for site coverage for an inground swimming pool to an existing one family dwelling in an R-80 Residential District at 40 Orchard Hill Road, Katonah. The property is on the Town Tax Map as Section: 37.10, Block: 1, Lot: 25. RE: Section Schedule: 170:A1 Zoning Schedule Part 1.

Architect Curtis Johnson addressed the Board. His client's house was built just under a year ago and they would like to install an inground swimming pool but in order to do so, the applicant requests a 3% site coverage variance, seeking 18% total site coverage when only 15% is permitted. There will be a hot tub in the pool area and a 2,600' natural stone patio. As per Planning and Engineering requirements, the existing filtration system will be expanded. There is evergreen screening and landscaping closest to one neighbor and the other neighbor is above the property.

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. Burke	Aye
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. Burke to approve a 3% site coverage variance for an inground swimming pool.

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

The Variance was approved.

KEVIN SESTAK AND JENNIFER KITAY – 2026:ZB13– 6.16-3-4

An application for a variance for a detached garage accessory to an existing one family dwelling in an R-40 Residential District at 64 Stone House Road, Somers. The property is on the Town Tax Map as Section: 6.16, Block: 3, Lot: 4. RE: Section Schedule: 170:A1 Zoning Schedule Part 1.

Architect Miguel Sostre addressed the Board. His clients just bought a house that was completely renovated. The existing one-car garage was renovated as well and covered wings were added on both sides. The current owners would like to demolish the existing garage and replace it with a two-car garage that is 27' long by 22' wide with a 1 ½ story roof. There will be a slab on grade and no trees will be removed during the process. In doing so, a 16.5' front yard variance is being requested. The siding and roof on the garage will match that of the house. There will be electric in the garage and perhaps a slop sink. The location of the new garage will be where the existing garage is which is 15' below the main street in grade. Since the height of the new garage will be higher than the existing there was concern over seeing it from the street. It was suggested that four 10' green giants can be planted on the side of the new garage. They can grow to be 30 to 50' in height.

Mr. Burke 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. Burke	Aye
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. Lansky and seconded by Mr. Guyot to approve a 16.5' front yard area variance providing that no less than four 10' green giants will be planted to provide sufficient screening so the garage cannot be seen from the road.

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

The Variance was approved.

Minutes – The minutes of the April 21, 2026 meeting were approved. Mr. Guyot abstained as he was not present at the April meeting.

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

With there being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Denise Schirmer, Secretary
Zoning Board of Appeals

cc: Town Board
Town Clerk
Planning and Engineering
Planning Board