(914) 277-5582

Victor Cannistra
Chairman

ZONING BOARD OF APPEALS

TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.

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

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 where 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