

TOWN OF SOMERS  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
9/9/2014  
7:30 P.M.  
TOWN HALL  
LOWER LEVEL CONFERENCE ROOM  
AGENDA

**Members Present:** Robert Minch, Dean Hills, Barbara Flebotte, Douglas Stebbins, Jerome Young

**Members Absent:** B.J. Ferro

**Audience:** Hendy Joseph, Ms. Mindy Joseph, Steve Lewkowicz

**I. CALL TO ORDER:**

Chairman Minch called the meeting to order at 7:30 P.M.

**II. Legal Notice**

The legal notice was read into the record by Secretary Hills.

Misty Joseph of 18 Quality Avenue is seeking a variance of 39' from the required 50' of Somers Code Section 214-98 concerning front yard setbacks for primary structures to build front steps with a landing.

**III. PUBLIC HEARING:**

18 Quality Avenue- Misty Joseph

Hendy Joseph gave the presentation. They need to replace the existing front steps with new steps that have a landing in order to meet building code as well as for safety issues. He stated the hardship is that the property was built before the existing front yard setback regulation was adopted and that the current setback could not be met without moving the house and, therefore, needs a variance of 39' from the required 50'.

Vice-Chairman Flebotte suggested that the steps be revised to exit to the side of the landing instead of from the front as is currently planned as this would be safer as the house is so close to the street. The Hendys stated that they already have blueprints drawn up and the suggestion was duly noted.

It was moved (Stebbins) and seconded (Flebotte) to end Public Discussion and enter the Public Hearing Discussion/Decision phase of the meeting.

Motion passed unanimously.

**IV. PUBLIC HEARING DISCUSSION/DECISION:**

Vice-Chairman Flebotte reiterated that she thought a side exit would be a better design. There was no further discussion.

It was moved (Stebbins) and seconded (Hills) to end discussion and vote on the application.

Minch, Hills, Stebbins, & Young voted to approve the application. Flebotte abstained.

Motion carries and application is approved.

Chairman Minch explained post-approval process to the Hendys.

## **V. NEW BUSINESS:**

Chairman Minch informed the board that Lucas Cherry had resigned his seat and read his letter of resignation. Chairman Minch thanked Mr. Cherry for his service to the board and to the town and wished him well in his future endeavors.

Chairman Minch introduced Mr. Steve Lewkowicz from the audience. Mr. Lewkowicz is seeking possible membership on the Zoning Board of Appeals.

Chairman Minch asked the board if they thought he should approach Zoning Enforcement Officer, Michael D'Amato, about enforcing the zoning regulation (214-51A) against having commercial signs located anywhere other than the physical site of the establishment. The board concurred and Chairman Minch will discuss the Mr. D'Amato.

Vice-Chairman brought it to the board's attention that the Plan of Conservation & Development is going through a possible revision process if any members wished to contribute suggestions. She asked if the board was notified officially. Chairman Minch stated the the board wasn't notified to the best of his knowledge.

**UNFINISHED BUSINESS:** None

**CORRESPONDENCE:** None

**MINUTES APPROVAL:** (6/10/2014)

CALL TO ORDER, Audience, "Coto to Coro".

It was moved (Young) and seconded (Stebbins) to accept the 6/10/2014 minutes as amended.

Motion carried unanimously.

**Meeting adjourned:** 8:04 P.M.

*Respectfully Submitted:*

Janice Bergeron - Recorder