

Town of Somers

Zoning Board of Appeals

Regular Meeting

May 12, 2015 – 7:30 P.M.

APPROVED MINUTES

Call to Order

Chairman Hills called the regular meeting of the ZBA to order at 7:30 pm. Chairman Hills welcomed Susan Peck, of 91 Skyridge Drive, Somers, CT, who was observing the board meeting as a possible prospective member.

Roll Call

Present: Dean Hills, Jerome Young, Doug Stebbins, Joe Marinaccio, Leonard Van Wingerden and B.J. Ferro.

Public Hearing

Public Hearing was closed at the April 7, 2015 meeting.

Public Hearing Discussion/Decision

Chairman Hills prefaced the discussion of the tabled motion from the April 7, 2015 meeting made by Doug Stebbins to grant a variance from Section 214-98 of the Somers Code to John Parker in that he was against granting the variance because no hardship had been established by the applicant. Leonard VanWingerden stated that 'hardship' is subjective and gives latitude to board members in appeals brought before them.

Doug Stebbins amended the motion and second by Jerome Young to: "Approve the application of John J. Parker of 116 Rose Haven Road, seeking a variance of the Somers Code concerning side yard setback requirement of 25 feet; to construct a 28' x 36' detached garage 20 feet from the property line." Chairman Hills asked for those in favor of the amended motion – 3 ayes (Stebbins, Young and VanWingerden); those against the amended motion – 2 no (Hills and Marinaccio); Chairman Hills declared the amended motion had failed in that a 4 vote majority is required.

Correspondence and Bills

Chairman Hills read a letter he had received to the Board. A copy of the letter is attached to the minutes.

Minutes Approval – April 7, 2015

Joe Marinaccio motioned to approve the minutes of the April 7, 2015 ZBA Meeting, second by Doug Stebbins and passed unanimously.

Adjournment

Doug Stebbins moved and Joe Marinaccio seconded to adjourn the meeting at 7:45 pm. Motion passed unanimously.

Respectfully submitted,

Leonard VanWingerden, Secretary