

**Town of Somers
Zoning Board of Appeals
Regular Meeting
May 10, 2016 – 7:30 P.M.
Lower Level Conference Room**

Call to Order

The meeting was called to order by Chairman Hills at 7:30 P.M.

Roll Call

Present: Dean Hills, Doug Stebbins, Susan Peck, Joe Marinaccio, B.J. Ferro III
Absent: Len Van Wingerden
Audience: John Bartolf

New Business

Public Hearing

None

Public Hearing Discussion/Decision

None

Unfinished Business

John M. & Donna J. Bartolf, 26 Sokol Road

Chairman Hills allowed Mr. Bartolf to present a modified plan for a detached garage which would require a variance of 4 Ft. from the required 25 Ft. side yard setback.

It was moved (Ferro) and seconded (Stebbins) that the board approve a modified request for a variance, #16-001, John M. & Donna J. Bartolf, 26 Sokol Road, seeking a variance from Section 214-98 of the Somers Code concerning side yard setback requirement of 25 Ft.; to construct a 22 Ft. x 50 Ft. Detached Garage (21') twenty-one feet from the property line. There was no discussion. Motion carries, 4-1 (Stebbins, Peck, Marinaccio, & Ferro in favor, Hills against).

Review of By-Laws

The board had a brief discussion on the wording of Article VII: Meetings. It was moved (Marinaccio) and seconded (Peck) to change the wording of the first two sentences to read: "The board shall meet at the first regular meeting in January to elect officers as described in

Article VI and/or to review and make changes or amendments, if any, to the by-laws.” Motion carried unanimously.

It was noted by Chairman Hills that the requirement of the board to meet quarterly for a business meeting was not in the ZBA by-laws, but stated in the *ZBA Applicant’s Guide* and that the board could add that requirement to the by-laws or remove it from the *Applicant’s Guide*. It was moved (Ferro) and seconded (Marinaccio) to remove the requirement for a quarterly meeting from the *ZBA Applicant’s Guide*. Motion carries unanimously.

Chairman Hills apologized to the board for not putting discussion of the one-week requirement for notification of abutters on the agenda. He stated that the board could vote to add that item to the agenda if they wished to discuss it. The board declined.

Chairman Hills also advised the board, in response to a previous request from Susan Peck, that all members terms were renewed by the BOS and that the website had been updated to reflect that. He also explained that if a term expires and there is no action taken by the BOS, and, if the member did not officially resign, they are still considered a member

Correspondence & Bills

None

Minutes Approval-April 12, 2016

Page 2, Paragraph 2, Sentence 2 to read: “Chairman Hills explained *that in the past . . .*”

It was moved (Ferro) and seconded (Stebbins) to approve the minutes as amended. Motion passes unanimously.

Adjournment

It was moved (Peck) and seconded (Marinaccio) to adjourn the regular meeting of the ZBA at 7:55 P.M. Motion passes unanimously.

Respectfully submitted by,

Dean Hills
Chairman-Somers Zoning Board of Appeals