

**Fro Town Of Somers  
Zoning Board Of Appeals  
Regular Meeting  
October 11, 2016  
7:30 P.M.  
Town Hall  
Lower Level Conference Room**

**MINUTES**

**1. Call To Order**

The meeting was called to order by Chairman Dean Hills at 7:30 p.m.

**2. Roll Call**

Present: Dean Hills, Susan Peck, Andy Rockett, Doug Stebbins, Dan Thayer

Absent: BJ Ferro, Joe Marinaccio

Audience: Brian Cassidy, James Henderson, Walter Kaczmarczyk

**3. New Business**

Public Hearing

a. The legal notice was read into the record by Andy Rockett:

#16-004: Brian and Valerie Cassidy, 46 Miller Drive, seeking a variance from Section 214-98 of the Somers Code concerning front yard setback requirement of 50' (fifty feet); to construct a 16'x22'x21' pool house 35' (thirty five feet) from front property line.

b. James Henderson, abutter, noted that in the abutters notice he received the language read as "15' variance from area around the pool" and it should read, "from the front lot line;" and that the map submitted shows 50' vice 35' from the property lines, thereby arguing notice insufficient. Discussion by members on sufficiency of notice, which was ultimately deemed sufficient.

c. Walter Kaczmarczyk gave a brief presentation on the proposal, discussing various alleged hardships involving the site. Applicant Brian Cassidy and Mr. Kaczmarczyk answered questions from the members.

d. Motion to Approve the application for a variance #16-004: Brian and Valerie Cassidy, 46 Miller Drive, seeking a variance from Section 214-98 of the Somers Code concerning front yard setback requirement of 50' (fifty feet); to construct a 16'x22'x21' pool house 35' (thirty five feet) from front property line: Rockett; Second: Stebbins. Members engaged in discussion on the nature of the hardship, the site, possible alternatives that would avoid necessity of seeking a variance, or mitigate the hardship and lessen the magnitude of the variances.

e. Motion to Table the Motion to Approve the Variance: Stebbins; Second:

Peck; Unanimous – motion tabled.

**4. Unfinished Business**

None

**5. Correspondence And Bills**

None

**6. Minutes Approval**

Motion to Approve Minutes of July 12, 2016: Thayer; Second: Stebbins; 4 in favor, none opposed, Rockett abstained.

**7. Adjournment**

Motion to Adjourn: Rockett; Second: Second: Stebbins; Unanimous. Meeting adjourned at 8:05 p.m.