

Town Of Somers
Zoning Board of Appeals
Regular Meeting
November 9, 2016
7:30 P.M.
Town Hall
Lower Level Conference Room

MINUTES

1.	<p>CALL TO ORDER The meeting was called to order by Chairman Dean Hills at 7:30 p.m.</p>
2.	<p>ROLL CALL Present: BJ Ferro, Dean Hills, Susan Peck, Andy Rockett Absent: Joe Marinaccio, David Thayer, Doug Stebbins Audience: Kiernan Wyllie, Scott Wyllie, Tracy Wyllie, Denise Phillips, Steven Phillips, Donna Hess, Gary Hess, Amy Allen, Nancy Crand, Kim Constant, Sara Cyr, Carl Badeau</p>
3.	<p>NEW BUSINESS</p> <p>a. #16-005: Tracy Wyllie, 54 Loubier Drive, seeking a variance from Section 214-38(H) of the Somers Code concerning buildings housing farm animals setback requirement of 200' (two hundred feet) from the side and rear lot lines; to place a chicken coop 190' (one hundred ninety feet) from the rear property line, 125' (one hundred twenty five feet) from westerly property line and 39' (thirty nine feet) from the easterly property line.</p> <ul style="list-style-type: none">i. The legal notice was read into the record, and proof of letters to abutters provided.ii. General discussion on the application, the description and location of the chicken coop, lot size, setbacks, etc. Discussion included members of the audience and the Board. Applicant amended petition limiting chickens to hens only.iii. Motion to Approve Application as Amended: Rockett; Second: Ferro; Unanimous. <p>b. #16-006: Sara Cyr, 105 Florida Road, seeking a variance from Section 214-38(H) of the Somers Code concerning buildings housing farm animals setback requirement of 200' (two hundred feet) from the side and rear lot lines; to place a chicken coop 75' (seventy five feet) from northern side property line and 75' (seventy five feet) from the southern side property line.</p> <ul style="list-style-type: none">i. The legal notice was read into the record, and proof of letters to abutters provided.ii. General discussion on the application, the description and location of the chicken coop, lot size, setbacks, etc. Discussion included

	<p>members of the audience and the Board. Applicant amended petition limiting chickens to hens only.</p> <p>iii. Motion to Approve Application as Amended: Ferro; Second: Peck; Unanimous.</p> <p>c. Motion to Approve Calendar of Meetings for 2017: Ferro; Second, Peck; Unanimous.</p>
	<p>UNFINISHED BUSINESS</p> <p>a. #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. Motion to Remove From Table: Peck; Second: Ferro.</p> <p>b. Applicant presented revised plans which reduced the variance from setback lines, with other adjustments to structure to make it less visible from the street. Motion to Approve Application as Amended: Rockett; Second: Ferro; Unanimous</p>
	<p>CORRESPONDENCE AND BILLS</p> <p>a. eMail from Mr. Henderson read into the record by Chairman Hills</p> <p>b. Letter from Anne Lebel read into the record by Chairman Hills.</p>
	<p>MINUTES APPROVAL</p> <p>a. Motion to Approve Minutes of 11OCT16, as amended: Peck; Second, Ferro; Unanimous</p>
	<p>ADJOURNMENT</p> <p>a. Motion to Adjourn at 8:35 p.m.: Ferro; Second: Peck; Unanimous</p>