

TOWN OF SOMERS  
 ZONING BOARD OF APPEALS  
 REGULAR MEETING  
 MAY 8, 2018  
 7:30 P.M.  
 TOWN HALL  
 LOWER LEVEL CONFERENCE ROOM

MINUTES

**[NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING]**

1.	<p>CALL TO ORDER</p> <p>The meeting was called to order by Chairman Dean Hills at 7:30 p.m.</p>	7:30
2.	<p>ROLL CALL</p> <p>Present: Dean Hills, BJ Ferro, Andy Rockett, Doug Stebbins, Dan Thayer.          Absent: Joe Marinaccio, Susan Peck</p> <p>Audience: Jennifer Roy, Zoning Enforcement Officer; Carmino Bonavita; Philip Burdick;          Nicholas Pappas</p>	7:30
3.	<p>NEW BUSINESS</p> <p>None.</p>	7:30
4.	<p>PUBLIC HEARING</p> <p>#18-001 Coast to Coast Restaurant, Inc., 124 Main Street, Somers, seeking a variance from §214-38(f) of the Somers Code concerning location of accessory buildings 30' rear yard setback requirement to install a 16'X18' shed 5' from the rear property line; and from §214-98 of the Somers Code concerning 10' side yard and 30' rear yard setback requirement to allow construction of a patio 8' from the side property line and 14' in the Business zone.</p> <p>Proof of notice to the abutters provided to the Board.</p> <p>Testimony provided by ZEO Roy on proceedings to date. Additional background and information provided by applicant Carmino Bonavita and applicant's architect Philip Burdick.</p> <p>#18-002 Nicholas Pappas, 5 Bilton Road, Somers, seeking a variance from §214-98 of the Somers Code concerning 25' side and rear yard setback requirements to install a 20'X20' shed 15' from the side property line and 17.5' from the rear property line in the A-1 Residential Zone.</p>	7:31

	<p>Proof of notice to the abutters provided to the Board.</p> <p>Additional background and information provided by applicant Nicholas Pappas.</p>	
5.	<p><b>PUBLIC HEARING DISCUSSION/DECISION</b></p> <p>Motion to consider application #18-002 prior to #18-001: BJ Ferro; Second: Stebbins. Unanimous in favor.</p> <p>Motion to approve variance from §214-38(f) of the Somers Code concerning location of accessory buildings 30' rear yard setback requirement to install a 16'X18' shed 5' from the rear property line: Thayer; Second: Stebbins; Unanimous in favor.</p> <p>Motion to approve variance from §214-98 of the Somers Code concerning 10' side yard and 30' rear yard setback requirement to allow construction of a patio 8' from the side property line and 14' in the Business zone: Ferro; Second: Thayer; Unanimous in favor.</p>	7:58
6.	<p><b>UNFINISHED BUSINESS</b></p> <p>None</p>	8:05
7.	<p><b>CORRESPONDENCE AND BILLS</b></p> <p>Motion to approve 2018 Meeting Schedule Draft: Thayer; Second: Stebbins; Unanimous in favor</p>	8:05
8.	<p><b>MINUTES APPROVAL</b></p> <p>Motion to approve minutes of September 12, 2017: Thayer; Second: Stebbins; Unanimous in favor.</p>	8:07
9.	<p><b>ADJOURNMENT</b></p> <p>Motion to adjourn: Stebbins; Second: Thayer. Unanimous in favor.</p>	8:07