

TOWN OF SOMERS
ZONING BOARD OF APPEALS
REGULAR MEETING
FEBRUARY 19, 2019
7:00 P.M.
TOWN HALL
LOWER CONFERENCE ROOM

MINUTES

(NOT OFFICIAL UNTIL APPROVED AT SUBSEQUENT MEETING)

1. CALL TO ORDER at 7:01 p.m.

2. ROLL CALL

Present: members Dean Hills, Joe Marinaccio, Doug Stebbins; alternates B.J. Ferro, Dan Thayer, Ralph Williams

Absent: members Susan Peck, Andy Rockett

3. PUBLIC HEARING

Chairman Hills designated alternates B.J. Ferro and Dan Thayer to sit on the evening's applications.

a. **Application #19-002:** Paul Donohue, 29 Hillcrest Drive, Somers; seeking a variance from Section 214-98 of the Somers Code concerning side yard setback of 25 feet to construct a two-car garage 10 feet from the side yard, in an A-1 residential zone.

Applicant presented proof of notification of abutters. He seeks to build a 30-by-30-foot garage for storage and vehicles. He cited as hardships the width of his house and said the lot is twice as deep as it is wide. He also said the site of the proposed garage is the only flat space available on the lot.

Chairman Hills noted that the property is a conforming lot and asked whether the garage could be moved or changed in size and dimension to offer a great side yard setback. He suggested that the applicant return with a proposal for a narrower building farther from the property line.

Doug Stebbins made a motion to table consideration of the application to a future meeting, which was seconded by Joe Marinaccio. Motion was approved unanimously.

b. **Application #19-003:** Gregory Strouth, 23 Harvest Hill Drive, Somers; seeking a variance from Section 214-98 of the Somers Code concerning side yard setback of 25 feet to construct a two-car garage eight feet from the side yard, in an A-1 residential zone.

Applicant presented proof of notification of abutters. He cited as a hardship the location of an inground pool behind the house, which he said was installed by the property's former owner. He seeks to build a garage 30 feet wide by 26 feet deep attached to the house that would be eight feet from the property line.

Chairman Hills observed that the property is a conforming lot, and both he and other members expressed misgivings about allowing construction so close to another conforming lot.

Board members invited the applicant to reconsider and revise the request. Doug Stebbins made a motion to table consideration of the application to a future meeting, which Dan Thayer seconded. Motion was approved unanimously.

4. UNFINISHED BUSINESS. None.

5. APPROVAL OF MINUTES

Minutes of the January 8 meeting were unanimously approved without revision. B.J. Ferro, who did not attend the January meeting, abstained.

6. ADJOURNMENT

Motion to adjourn made by Doug Stebbins and seconded by B.J. Ferro. Approved unanimously, and meeting adjourned at 7:25 p.m.