

TOWN OF SOMERS
ZONING BOARD OF APPEALS
REGULAR MEETING
MARCH 12, 2019
7:00 P.M.
TOWN HALL
LOWER LEVEL CONFERENCE ROOM

MINUTES

[NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING]

1. CALL TO ORDER 7:00 p.m.
Meeting called to order by Chair Dean Hills

2. ROLL CALL
Members Present: Dean Hills, B.J. Ferro, Joe Marinaccio, Andy Rockett,
Doug Stebbins, Dan Thayer

Members Absent: Susan Peck, Ralph Williams

Chair Dean Hills designates Dan Thayer as Voting Alternate.

3. NEW BUSINESS
None

4. UNFINISHED BUSINESS – Tabled from 2/19 meeting – Application #19-002, #19-003.
Dan Thayer moves to take application #19-002 off the table. Seconded by Joe Marinaccio. Unanimous in favor.

5. PUBLIC HEARING
 1. #19-002: Paul Donohue, 29 Hillcrest Drive, Somers; seeking a variance from section 214-98 of the Somers Code concerning side yard setback requirement of 25' (twenty-five feet) to construct a 2-car garage 10' (ten feet) from the side yard, in the A-1 Residential Zone.

Presentation by Applicant Paul Donohue of revised plan reducing the width of the garage and the shifting proposed garage site an additional 5 feet from the lot line, for a 15 foot setback. Applicant cited position of his house on the lot, presence of existing shed, and difficulty fully utilizing the garage to park his vehicle if the structure had to comply with required setback as hardships. Mr. Donohue responded to various questions from the board members regarding the hardship, and possible alternate placements or sizes of the structure.

2. #19-003: Gregory Strouth, 23 Harvest Hill Drive, Somers; seeking a variance from section 214-98 of the Somers Code concerning side yard setback requirement of 25' (twenty-five feet) to construct a 2-car garage 8' (eight feet) from the side yard in the A-1 Residential Zone.

Applicant not present.

6. PUBLIC HEARING DISCUSSION/DECISION

1. Doug Stebbins moves to approve #19-002 (as revised) Paul Donohue, 29 Hillcrest Drive, Somers; seeking a variance from section 214-98 of the Somers Code concerning side yard setback requirement of 25' (twenty-five feet) to construct a 2-car garage 15' (fifteen feet) from the side yard, in the A-1 Residential Zone; Seconded by Joe Marinaccio. Motion fails, with none in favor and all voting members (Hills, Marinaccio, Rockett, Stebbins, Thayer) against the motion.
2. Application #19-003 remains tabled.

7. CORRESPONDENCE AND BILLS

None

8. MINUTES APPROVAL

Doug Stebbins moves to approve the Minutes of the February 19, 2019 meeting without revision, Joe Marinaccio seconds. Motion passes, with Hills, Marinaccio, Stabbins and Thayer in favor, none opposed, and Rockett abstaining because of his absence from the meeting.

9. ADJOURNMENT

Doug Stebbins moves to adjourn, Seconded by Joe Marinaccio, motion passes unanimously.

7:19 p.m.