TOWN OF SOMERS ZONING BOARD OF APPEALS REGULAR MEETING FEBRUARY 12, 2022 7:00 P.M. TOWN HALL LOWER LEVEL CONFERENCE ROOM



MINUTES

[NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING]

A.	CALL TO ORDER	7:08
	Meeting called to order by Chair Dean Hills	
В.	ROLL CALL	
	Members & Alternates present: Dean Hills, Joe Marinaccio, Susan Peck, Andy Rockett, Dan Thayer, Ralph Williams	
	Members & Alternates absent: B.J. Ferro	
	Chair appoints Peck as voting alternate.	
C.	NEW BUSINESS / PUBLIC HEARING	7:08
	 Motion to re-order agenda to provide Public Hearing / Discussion / Decision immediately following the Public Hearing for each application in turn: Marinaccio; Second: Thayer; Passed, unanimous; 	
	2. #ZBA22-002 Philip Burdick, Architect, for owners Silvana and Giseppe Manzi, 88 King Road, Somers, seeking a variance from the Somers Zoning Regulations, section 214-3.4 minimum setback requirement of 25' (twenty-five feet), to install an in-ground swimming pool 15' (fifteen feet) from the side property line and 15' (fifteen feet) from the rear property line, in the A-1 Residential Zone. Presentation & explanations incident to the application presented by Philip Burdick, Architect for Applicants.	7:09
	 Presentation & explanations incident to the application presented by Philip Burdick, Architect for Applicants. 	
	b. Proof of notice to abutters provided.	
	 Discussion/Decision: Some questions from Board members of Mr. Burdick. Discussion amongst Board members. 	
	d. Motion to Approve #ZBA22-002 Philip Burdick, Architect, for owners Silvana and Giseppe Manzi, 88 King Road, Somers, seeking a variance from the Somers Zoning Regulations, section 214-3.4 minimum setback requirement of 25' (twenty-five feet), to install an in-ground swimming pool 15' (fifteen feet) from the side property line and 15' (fifteen feet) from the	7:26

rear property line, in the A-1 Residential Zone: Thayer; Second: Marinaccio; Passes unanimously.

3. #ZBA22-003 Alexander and Elina I. Morozov, 58 Bilton Road, Somers, seeking a variance from the Somers Zoning Regulations, section 214-3.3B(6) required setback of 100' (one hundred feet) for accessory buildings housing hens, to install a chicken coop 5' (five feet) from the rear property line, 80' (eighty feet) from the west side property line, and 70' (seventy feet) from the east side property line, in the A-1 Residential Zone.

- a. Presentation & explanations incident to the application presented by Elina Morozov.
- b. Proof of notice to abutters provided.
- c. Discussion/Decision: Some questions from Board members of Ms. Morozov. Discussion amongst Board members.
- d. Motion to approve #ZBA22-003 Alexander and Elina I. Morozov, 58 Bilton Road, Somers, seeking a variance from the Somers Zoning Regulations, section 214-3.3B(6) required setback of 100' (one hundred feet) for accessory buildings housing hens, to install a chicken coop 5' (five feet) from the rear property line, 80' (eighty feet) from the west side property line, and 70' (seventy feet) from the east side property line, in the A-1 Residential Zone: Marinaccio; Second: Rockett; Hills, Marinaccio, Rockett, Thayer in favor; Peck oppose; Motion passes 4-1.
- 4. #ZBA22-004 Thomas and Victoria Clark, 29 Skyridge Drive, Somers, seeking a variance from the Somers Zoning Regulations, section 214-3.4 minimum setback requirement of25' (twenty-five feet), to install a 14'x30' shed, 13' (thirteen feet) from the side property line, in the A Residential Zone.
 - a. Presentation & explanations incident to the application presented by applicants Thomas & Victoria Clark
 - b. Proof of notice to abutters provided.
 - c. Discussion/Decision: Some questions from Board members of applicants. Discussion amongst Board members.
 - d. Motion to approve #ZBA22-004 Thomas and Victoria Clark, 29 Skyridge Drive, Somers, seeking a variance from the Somers Zoning Regulations, section 214-3.4 minimum setback requirement of25' (twenty-five feet), to install a 14'x30' shed, 13' (thirteen feet) from the side property line, in the A Residential Zone: Thayer; Second: Marinaccio; Passes unanimously.

D. PUBLIC HEARING / DISCUSSION / DECISION

See motion above.

7:25

Ε.	CORRESPONDENCE AND BILLS	7:44
	Letter from Robert Given & Gail King in support of application #ZBA22-004 attached hereto and made a part hereof.	TITIONNE TO THE STATE OF THE ST
F.	MINUTES APPROVAL	7:45
470	Motion to approve Minutes of March 15, 2022 as amended (correcting motion made by Doug Stebbins to authorize Attorney Landolina to proceed with settlement discussion by replacing Peck with Marinaccio voting in favor, as Peck was serving as non-voting Alternate): Thayer; Second: Peck; Passes unanimously	700
G.	ADJOURNMENT	7:46
	Motion to adjourn: Thayer; Second: Marinaccio; Passes Unanimously	