

Town of Somers
Zoning Board of Appeals
Regular Meeting
March 10, 2015 – 7:30 pm
Lower Level Conference Room

APPROVED

Call To Order

Chairman Hills called the regular meeting of the ZBA to order at 7:30 pm. Chairman Hills welcomed new board member, Joe Marinaccio, to the ZBA.

Roll Call

Present: Dean Hills, Leonard VanWingerden, Doug Stebbins, Jerome Young, Joe Marinaccio and B.J. Ferro

Absent: none

Public Hearing

1. 44 Goodwin Drive: Eric M. Meisterling

Secretary VanWingerden read Applicant Eric M. Meisterling's request for a variance at 44 Goodwin Drive into the record:

"44 Goodwin Drive – Eric Meisterling. Seeking a variance of 49' from the required 50' of the Somers Code section 214-98 concerning front yard setbacks in order to construct a 24'x36' detached garage."

Mr. Adam Meisterling, the applicant's brother and a land surveyor, made the presentation. He showed a large street view picture of the house and described the very odd property lot configuration and sharp drop-off of the lot behind the residence. It was noted that the property is a non-conforming lot. It was explained that Town of Somers owns the ~50' x ~86' piece of property in the front of the parcel, which is considered part of the street, although there is no street on the property, and that this contributes to the odd shape of the lot and is the cause of the hardship. It was noted that Mr. Meisterling has maintained the town property since his ownership.

Public Hearing/Decision

1. 44 Goodwin Drive: Eric M. Meisterling

It was moved by Doug Stebbins and seconded by Jerome Young to approve the applicant's request for a variance as proposed in the application. Discussion ensued. There was some questions and review of what the purpose was for the town owned ~50' x ~86' parcel. Chairman Hills stated that he was uncomfortable with the proposed garage being 1' from the property line. It was noted there is a right-of-way near where the proposed garage would be. Adam Meisterling stated that the applicant's neighbor would release the right-of-way upon approval of the variance.

Motion Passes, 4-1 (Stebbins, VanWingerden, Young, & Marinaccio "For" and Hills "Against")

New Business

1. Proposed Agenda Order Change

It was moved by Leonard VanWingerden and seconded by Doug Stebbins to change the order of the agenda as proposed. There was a brief explanation by Chairman Hills on why he wanted to change the agenda order. The motion passed unanimously. The change needs to be made in the ZBA by-laws.

Unfinished Business

None

Minutes Approval

Minutes of the Tuesday, January 13, 2015 meeting of the ZBA were approved as submitted. Motioned by B.J. Ferro and seconded by Doug Stebbins, passed unanimously.

Adjournment

Moved by B.J. Ferro and seconded by Jerome Young to adjourn the meeting at 8:05 pm. Motion passed unanimously.

Respectfully submitted,

Leonard VanWingerden, Secretary