

**Town of Somers
Zoning Board of Appeals
Regular Meeting
JULY 12, 2016 – 7:30 P.M.
Lower Level Conference Room**

Call to Order

The meeting was called to order by Chairman Hills at 7:30 P.M.

Roll Call

Present: Dean Hills, Doug Stebbins, Susan Peck, Dan Thayer

Absent: Joe Marinaccio, B.J. Ferro III

Audience: Kathy Devlin, Duane Mason, Terri Mason, Zachariah Hank

New Business

Chairman Hills thanked Len Van Wingerden, who resigned from the ZBA, for his service on the board and to the town of Somers.

Public Hearing

28 School Street, All Saints Roman Catholic Church

Chairman Hills explained to Ms. Devlin and the Masons that it takes a minimum of four votes in the affirmative to grant a variance and that since there were only four members of the board in attendance they could postpone their presentation until the August meeting if they wished. Ms. Devlin and the Masons declined to postpone.

Chairman Hills read the Public Notice into the record:

#16-003: All Saints Roman Catholic Church, 28 School Street, seeking a variance from Section 214-98 of the Somers Code concerning lot area requirement of 40,000 square feet; to reduce lot size from 40,357 square feet to 38,620 square feet.

Ms. Devlin gave the presentation. She gave a historical account of the property and of previous attempts to convey a portion of church property to the Masons which were unsuccessful due to internal church issues which had since been resolved, leading to this request for a variance. She explained that the main hardship was with the Masons due to the fact that their dwelling is located 18" from the sideline in some areas and there are only a few feet from the Mason's rear porch to the backline.

Duane and Terri Mason gave some comments concurring what Ms. Devlin had said.

Susan Peck questioned Ms. Devlin on some of the numbers and figures that were incorrect on the original application. Chairman Hills acknowledged that the figures were incorrect, but explained that the ZBA was acting only on the variance request stated in the Public Notice. Duane Mason explained that the information in the Public Notice was confirmed by an engineer.

Public Hearing Discussion/Decision

A motion was made (Stebbins) and seconded (Peck) to approve a request for a variance #16-003: All Saints Roman Catholic Church, 28 School Street, seeking a variance from Section 214-98 of the Somers Code concerning lot area requirement of 40,000 square feet; to reduce lot size from 40,357 square feet to 38,620 square feet, due to a hardship caused by the lack of sideline and backline property on Mason property.

Motion passes unanimously.

Unfinished Business

None

Correspondence & Bills

None

Minutes Approval-May 10, 2016

It was moved (Peck) and seconded (Stebbins) to approve the minutes as presented. Motion passes unanimously.

Adjournment

It was moved (Thayer) and seconded (Stebbins) to adjourn the regular meeting of the ZBA at 7:50 P.M. Motion passes unanimously.

Respectfully submitted by,

Dean Hills
Chairman-Somers Zoning Board of Appeals