

TOWN OF SOMERS  
BOARD OF ASSESSMENT APPEALS  
REGULAR MEETING MINUTES

Saturday, March 14, 2026



CALL TO ORDER: Chairman Della Froment called the meeting to order at 8:57 am.

Members present: Della Froment, Chair, Keith Burger and Christophe Huestis members.

Appeal from Edward Smaha of 184 and 190 Mountain View Rd. 190 Mountain View is a vacant parcel of 2.31 acres. Property was purchased in 2021 for \$35,000 . comparables provided are 11 Lake Dr, 64 Pine Knob. 184 Mountain View Rd provided 204 Mountain View, 247 Mountain View and 177 Mountain View as comparables. Also state property can't be developed due to the lack of frontage.

Appeal from Cheryl Leslie of 3 High Meadow Crossing states that the lot is at the corner of High Meadow and George Wood and has heavy traffic and lots of trash by drivers. Provided a Zillow report.

Appeal from Jarmoc Farms LLC – Owen, Matthew and Steve Jarmoc present for 120 Watchaug Rd. states that there is no garage on the property just the one hanger structure. Runway invoice submitted with final cost of \$337,063.40. Feels that they are restricted due to utilization as a private use only not like Skylark and Ellington Airports which are commercial.

Appeal from Jarmoc Farms LLC – Owen, Matthew and Steve Jarmoc present for 218 Shaker Rd. States house has been vacant since December 2024. The exterior is lead paint and waiting for estimate on demolition. They feel approximately \$40K to demolish the house. Also feel the land value should reflect that the development rights were sold to the State . They want the farm buildings to reflect the Town of Somers Resolution from 2008 be applied to all their farm buildings and should reflect the Stipulated Judgement from February 2024 to current value.

Appeal from Jarmoc Farms LLC – Owen, Matthew and Steve Jarmoc present for 36 Northwest Dr, 520 Hall Hill, 111 Watchaug, 540 Hall Hill Rd, 520 Hall Hill Rd request that excess land should be in PA490 and that all should reflect values on the barns with the Town's farm buildings exemption be applied.

Appeal from Helder Nunes of 96 White Oak Rd states that although it has a White Oak address it most compares with properties on Bridle Path. States that the average of abutters on White Oak have averaged 16% increase. The storage containers is now one structure as interior walls have been removed.

Appeal from Joyanne Billion of 14 Cedar Hill Ter submitted listing of colonial homes in her neighborhood with range of 37 to 47% while hers is 60.38% increase. Her home is 1980's kitchen and downstairs bath is also original. Other baths updated 15 years ago. Appellant feels 37% to 42% fair.

Board Members then conducted the 3 interior inspections with homeowners.

Meeting adjourned at 12:40 pm.

Respectfully submitted by Della Froment, Chair.