

TOWN OF SOMERS - ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, November 13, 2024



CALL TO ORDER 6:30pm members present: Jim Formica, Chris Locatelli, Shane Manning
Howie Coro and Dan Fraro. Also present Jennifer Roy, ZEO/Staff Liaison
Absent: and Doug Ferro.

NEW BUSINESS:

Application #24-005: Hugh's Mechanical Equipment, LLC, 357 Billings Road, Somers, seeking site plan approval per Sections 214-4.3.C.2 and 214-4.3.C.3 of the Somers Zoning Regulations, to construct two 6,000 square foot industrial buildings for use as a Contractor's Yard and general industrial, in the Industrial Zone.

Seamus Moran of H&H Engineering, LLC representing the applicant, provided an overview of the proposed development at 357 Billings Road. Mr. Moran reviewed the plans in detail. Discussion was held. The commission questioned the possible storage of equipment; what type of equipment, and where on the property if stored outdoors.

Jennifer Roy advised the commission that per Zoning Regulations for Site Plan approvals, if the commission feels a development is significant, they can choose to hold a public hearing. Discussion was held. Ms. Roy felt that due to the abutting residential properties, a public hearing would be a good idea. Jeff Bord, consulting Town Engineer reviewed the plans, and also felt a public hearing should take place.

Dan Fraro made a motion to accept the application, refer to Planning Commission and schedule a public hearing for December 2, 2024 at 6:30pm. Chris Locatelli seconded the motion, all in favor, motion carried.

DISCUSSION/POSSIBLE DECISION: TABLED

Application #24-005: Hugh's Mechanical Equipment, LLC, 357 Billings Road, Somers.

APPROVAL OF MINUTES: October 7, 2024 Chris Locatelli made a motion to approve the minutes as written. Shane Manning seconded, all in favor, motion carried.

ADJOURNMENT: Shane Manning made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned at 6:56pm.

Respectfully submitted,
Jennifer Roy

*****MINUTES ARE NOT OFFICIAL UNTIL APPROVED A SUBSEQUENT MEETING*****