

**TOWN OF SOMERS PLANNING COMMISSION**  
**SPECIAL MEETING MINUTES**  
**THURSDAY, MARCH 15, 2018, 7:00 P.M.**  
**TOWN HALL**

**I. CALL TO ORDER:**

The meeting was called to order by Vice Chairman Clifford Bordeaux at 7:00 P.M. In attendance were, William Salka, Adam Van Wingerden and James MacFeat. Also in attendance was Jeff Bord, Director of Land Use/Town Engineer.

**II. NEW BUSINESS:**

- a. Lot Line Reconfiguration by Brian C. Kaye and Michael W. Frisbie, at 190 Root Road and 204 Root Road. Brian C. Kaye described the property line relocation, a survey prepared by Alford Associates, Inc., stamped and signed by a Licensed Land Surveyor showed the westerly property line lot 2 was being relocated to create the northerly property line of lot 5. Lot 2 increases from 13.57 acres to 22.65 acres and lot 5 decreases from 24.29 acres to 15.21 acres. There will not be any new lots created with this proposal.

Adam Van Wingerden made a motion to approve the Lot Line Reconfiguration by Brian C. Kaye and Michael W. Frisbie, at 190 Root Road and 204 Root Road. The motion was seconded by William Salka. The Commission voted and the motion passed unanimously.

- b. Lot Line Reconfiguration by S & C Homebuyers, LLC, at 156, 158 and 166 Hall Hill Road. Tim Coon from JR Russo and Associates, LLC, described the existing and proposed lot line layout. The existing arrangement consists of three lots and the reconfiguration results in creating two lots instead of three. The existing garage will be completely on #156 Hall Hill Road property. The area of #156 will become 0.35 acres and #166 will be 1.27 acres.

William Salka made a motion to approve the Lot Line Reconfiguration by S & C Homebuyers, LLC, at 156, 158 and 166 Hall Hill Road. The motion was seconded by Adam Van Wingerden. The Commission voted and the motion passed unanimously.

- c. Zoning Referral for 349 Main Street, LLC, aka Sonny's Place, to modify the existing special use permit to replace the seasonal tent with a 5,941 S.F. pavilion with bar and to construct a 512 S.F. outdoor stage, replacing the existing stage. Tim Coon from JR Russo and Associates, LLC, described the proposal and showed the Commission on the site plan where the pavilion and bar were to be located. The Commission questioned Mr. Coon if there were any future plans or master plan for the property. Mr. Coon responded and said he was not aware of any.

Adam Van Wingerden made a motion send the Zoning Referral for 349 Main Street, LLC, aka Sonny's Place, to modify the existing special use permit to replace the seasonal tent with a 5,941 S.F. pavilion with bar and to construct a 512 S.F. outdoor stage, replacing the existing stage back to the Zoning Commission with a positive recommendation. The motion was seconded by William Salka. The Commission voted and the motion passed unanimously.

### **III. APPROVAL OF MINUTES:**

Adam Van Wingerden made a motion to approve the minutes of December 12, 2017 meeting, William Salka seconded the motion. All were in favor. The motion carried.

### **IV. ADJOURNMENT**

Adam Van Wingerden made a motion to adjourn the meeting, William Salka seconded the motion. All were in favor. The meeting was adjourned at 7:30 P.M.

Respectfully Submitted;

William Salka, Secretary

**MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING**