

Town of Somers – Planning Commission

Regular Meeting Minutes

March 9, 2023

6:30pm – Town Hall Lower-Level Conference Room



CALL TO ORDER: 6:30PM

Members Present: Brad Pellissier, Adam Van Wingerden, Jim MacFeat. Also present Daniel Parisi, Director of Land Use, Attorney John Parks, Jay Ussery - J.R. Russo, Attorney George Schober and Labin Duke – Hillsdale College

Absent: Pat Pio, Bill Salka

NEW BUSINESS:

DISCUSSION AND POSSIBLE DECISION:

Referral from Zoning – Application #23-002 – Hillsdale College, 732 Hall Hill Road, Somers seeking a modification of the Special Use Permit for operation of a religious institution, amending the conditions of approval regarding recreational use, restrictions placed on events and possible events; per section 214-9.

Attorney Schober and Labin Duke Hillsdale College presented, the Application #23-002, seeking the modification To the Special Use Permit, more frequency to seminars and more participates. Attorney Schober explained under the existing Permit there have been no complaints from neighbors in the past 3 years that Hillsdale has been hosting events. They also explained how the modification would benefit the community and non-profit groups, that would like to hold events at Hillsdale.

A motion was made by Adam Van Wingerden to give a positive referral to zoning on Application #23-002, Jim MacFeat seconded, all in favor motion passed.

Notice of Division or Reconfiguration of Land: 41 Wood Road

Jay Ussery J.R. Russo spoke of the reconfiguration, there is a land locked piece they want to change the lot lines to make the land locked piece larger under the same owner. Adam Van Wingerden recused himself from the discussion. Brad questioned making a land lock parcel, but the piece was land locked, just making it larger.

A motion was made by Jim MacFeat to approve the lot Reconfiguration of 41 Wood Road, Brad Pellissier seconded, all in favor motion passed.

Resubdivision Application PL#23-001 – 278 Georgewood Road

Jay Ussery J.R. Russo spoke on the resubdivision, they are creating a lot for a new house. The Commission had a question on the length of the driveway. Daniel Parisi to check with the Fire Marshall.

A motion was made to schedule a Public Hearing for April 13, 2023 by Jim MacFeat seconded by Adam Van Wingerden, all in favor motion passed.

Subdivision Application PL #23-002 – Turnpike Road & Main Street – 5 Lots Subdivision

Jay Ussery J.R. Russo spoke for D&S Development they are proposing a 5 lot subdivision on the corner of Turnpike Road and Main Street. The Commission had questions about the length of the driveway. The Commission and the applicant shall select an appraiser to determine the fair market value of both the total area of land to be subdivided and the land proposed to be transferred. The applicant shall be responsible for all of the appraisal fees and expenses. The fair market value of the land to be transferred together with the fee to be paid, shall not cumulatively exceed 10% of the fair market value of the land to be subdivided.

A motion was made by Jim MacFeat to accept the Application PL#23-002 with the conditions: Check with the Fire Marshall on the driveway length, Wetlands Commission approval and the appraisal for the fee for fee in lieu of land, Adam Van Wingerden seconded, all in favor motion passed.

APPROVAL OF MINUTES: Adam van Wingerden made a motion to approve the minutes of the February 9, 2023, Jim MacFeat seconded, all in favor motion passed.

ADJOURNMENT: Jim MacFeat made the motion to adjourn, Adam Van Wingerden seconded, all in favor motion passed, 7:25pm.

Respectfully Submitted,

Daniel Parisi

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