

**TOWN OF SOMERS  
ZONING COMMISSION  
MINUTES - REGULAR MEETING  
Monday, June 5, 2017**

I. **CALL TO ORDER:** Vice-Chairman Karl Walton called the meeting to order at 7:01pm. In attendance were Jill Conklin, Dan Fraro, Paige Rasid, and Staff Liaison Jennifer Roy. Carl Landolina, Town Attorney Absent: Lucas Cherry

II. **PUBLIC HEARINGS:** None

III. **MINUTES APPROVAL:** Paige Rasid made a motion to approve the April 3, 2017 minutes as written, Dan Fraro seconded, all in favor, motion passed.

IV. **OLD BUSINESS:** None

V. **NEW BUSINESS:**

1. Wood Gravel Operations LLC – Gravel Bank permit renewal. Dana Steele from J.R. Russo provided detailed explanation on site plan; explaining past, current and future conditions. A copy of memo from Jeff Bord, Town Engineer was included for the commission, explaining results of site inspection. Also a “before” and “after” photo were included to show improved conditions at the site, bringing the operation more in compliance with regulations and conditions of Special Use permit. Discussion was held.

Karl Walton made a motion to receive the application for Wood Gravel Operations, refer to the Planning Commission for review/comments, and schedule a special meeting and public hearing for June 26, 2017, 7:00pm, Town Hall. Dan Fraro seconded the motion, all in favor, motion passed.

2. Discussion of possible regulation changes. Attorney Carl Landolina discussed with the commission the two different approaches they could take as far as changing regulations. One option would be to make a complete overhaul, by hiring a consultant, which would take approximately 9-12 months. Another option would be to focus on several specific regulations and zones they'd like to add, change or delete. The second option could be handled by the commission and staff, or form a sub-committee. Discussion was held. It was the general consensus of the commission that they could handle, along with staff input, addressing key regulations that need attention.

The commission will begin to review possible Village Overlay District; Jennifer Roy, along with Jeff Bord, will meet with Attorney Landolina and draft a list of regulations that they feel should be addressed in the immediate future. Discussion will continue at the next several Zoning Commission meetings.

VI. STAFF/COMMISSION REPORTS:

1. Jennifer Roy questioned the commission regarding the concerts and outdoor music at Sonny's Place. Complaints have been received from neighboring property owners about the noise. There does not seem to be any specific approval to allow outdoor music. Discussion was held about various complaints received over the years about noise. Jennifer will reach out to the property owner as next step and verify location, time of day and frequency of the bands performing these concerts.
2. Jennifer Roy presented a request from Somers High School graduating class to purchase and install an electronic message board. The request was for either a message board on the building façade, or a free standing sign. Jennifer explained that the maintenance staff providing the installation recommends the sign be installed on the façade, as a free standing sign would be too costly and also potentially invite vandalism. Jennifer clarified neither of the proposed signs would be at the Vision Boulevard entrance, both locations are on the high school site. It is Jennifer's opinion that this would fall under the ordinance exempting Town properties from zoning regulations.

VII. CORRESPONDENCE AND BILLS: None

VIII. ADJOURNMENT: Paige Rasid made a motion to adjourn, Karl Walton seconded, all in favor, meeting adjourned 8:05pm.

Respectfully Submitted,

Jennifer Roy

*\*\*Minutes are not official until approved at subsequent meeting.*