

TOWN OF SOMERS - ZONING COMMISSION
MEETING MINUTES
Monday, December 6, 2021, 6:30 PM Somers Town Hall Auditorium



CALL TO ORDER at 6:42pm Members present: Jill Conklin, Dan Fraro, and Karl Walton-via telephone.
Absent: Paige Rasid and Lucas Cherry
Also present Jennifer Roy, Staff Liaison.

Public Hearing:

1. #21-003: Driving Range 349 Main Street LLC, Sonny's Place, 349 Main Street application for a modification of existing Special Use permit to include a new 18-hole miniature golf course and bumper boats pursuant to Section 3.2E(2) of the Somers Zoning Regulations, in the A1 zone.

Tim Coon of JR Russo & Associates present to discuss proposed expansion at Sonny's Place. They are proposing adding a second mini-golf course, as well as bumper boats. This is a 21.6-acre parcel, they are proposing moving climbing wall and monkey motion; adding mini-golf and bumper boats. The applicant will also reconstruct and improve drainage on the westerly portion of the parcel. Additional seating, viewing area and parking will be added. Total parking spaces will be 318 which will include the required handicap spaces.

Discussion was held, and proposed site plan reviewed.

Jennifer Roy commented Jeff Bord has given approval of revised plans dated November 11, 2021, as well as Steve Jacobs, Sanitarian. Ms. Roy noted that she was awaiting written approval from Sanitarian.

No one present to speak in favor or opposition of the application.

Karl Walton made a motion to close the public hearing, Dan Fraro seconded, all in favor, public hearing closed at 6:58pm.

Brief discussion held regarding no agenda item for vote. This is a regular meeting; therefore, items can be added.

Karl Walton made a motion to amend the agenda, adding Discussion/Decision for application #21-003 Driving Range 349 Main Street, LLC. Dan Fraro seconded, all in favor, motion carried.

Discussion/Possible Decision:

1. #21-003: Driving Range 349 Main Street LLC, Sonny's Place, 349 Main Street application for a modification of existing Special Use permit to include a new 18-hole miniature golf course and bumper boats pursuant to Section 3.2E(2) of the Somers Zoning Regulations, in the A1 zone.

Brief discussion was held.

Jill Conklin made a motion to approve application #21-003 Driving Range 349 Main Street LLC, Sonny's Place, 349 Main Street, application for a modification of existing Special Use permit to include a new 18-hole miniature golf course and bumper boats pursuant to Section 3.2E(2) of the Somers Zoning Regulations, in the A1 zone, with the condition that the final plans receive approval from the Town Sanitarian. Karl Walton seconded, all in favor, motion carried.

Minutes: Karl Walton made a motion to approve the October 18 2021 minutes with a correction to the date for public hearing being corrected to November 22, 2021. Dan Fraro seconded, all in favor motion carried.

Dan Fraro made a motion to approve the November 4th and 22nd minutes as written. Karl Walton seconded, all in favor, motion carried.

Correspondence: None.

Adjournment: Karl Walton made a motion to adjourn, Dan Fraro seconded, all in favor, meeting adjourned at 7:04pm.

Respectfully submitted,
Jennifer Roy, CZEO

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