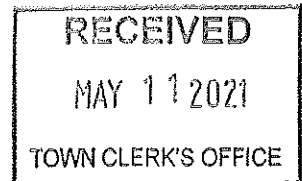


TOWN OF SOMERS - ZONING COMMISSION
MINUTES
MONDAY, May 3, 2021
6:30 PM Somers Town Hall Auditorium



I. CALL TO ORDER at 6:31 pm Members present: Jill Conklin, Karl Walton, Paige Rasid and Bill Shapiro. Member Dan Fraro joined via telephone. Absent: Lucas Cherry
Also present Jennifer Roy, Staff Liaison. Carl Landolina, Town Attorney (via telephone)

II. EXECUTIVE SESSION:

1. Pending Claims and Litigation Eastman Appeal of Zoning Citation for 40/42 Hallie Lane, Somers

Karl Walton made a motion to go into executive session, inviting Jennifer Roy and Carl Landolina to join. Paige Rasid seconded the motion, all in favor, commission entered executive session at 6:34pm.

The commission came out of executive session at 7:09pm; no votes were taken and no decisions were made.

III. PUBLIC HEARING postponed from April 5, 2021:

George Schober addressed the commission; requesting that Commissioner Bill Shapiro recuse himself from this matter, and questioning the validity of holding a public hearing on regulations that are no longer in effect since the revised regulations became effective May 1, 2021.

Bill Shapiro recused himself from this public hearing and proceedings for application 21-001 Mark and Karen Murdoch.

Attorney Carl Landolina advised the commission to proceed with the public hearing, but to not close it this evening.

Karl Walton made a motion to open the public hearing, Paige Rasid seconded, all in favor, Bill Shapiro abstained. Public hearing opened at 7:26pm.

#21-001: Mark and Karen Murdoch; application for a Text Amendment to the following sections of the Somers Zoning regulations; 214-4, 214-84, 214-87, and 214-98(B) to allow for Farm Winery and Vineyard/Brewery as a permitted use in all zones.

Mark Murdoch, 24 Gulf Road, Somers, addressed the commission regarding his application for text amendment. Commented that they have sat through 18 meetings, and they wish to be heard and proceed with their application.

Attorney Sean Clark addressed the commission on behalf of the Murdoch's. Discussion was held.

George Schober, 98 Rocky Dundee, Somers, spoke in objection to the public hearing, and the application for the text amendment. Further discussions were held.

Karl Walton made a motion to continue the public hearing to the next regular meeting June 7, 2021. Paige Rasid seconded the motion. All in favor, motion carried.

IV. DISCUSSION/POSSIBLE DECISION:

1. #21-001: Mark and Karen Murdoch; application for a Text Amendment to the following sections of the Somers Zoning regulations; 214-4, 214-84, 214-87, and 214-98(B) to allow for Farm Winery and Vineyard/Brewery as a permitted use in all zones.

Karl Walton made a motion to table discussion/decision to June 7, 2021. Paige Rasid seconded, all in favor, motion carried.

V. OTHER BUSINESS:

1. 349 Main LLC/Sonny's Place, Jonathan Murray

Jonathan Murray, spoke to the commission on behalf of Sonny's Place, proposing an addition to the site. They (Sonny's Place) would like to add a second mini-golf course along with bumper boats. They are suggesting moving the ropes course and "Monkey Motion" and constructing the new course in their place. They would include 12 bumper boats, and 39 additional permanent parking spaces.

Karl Walton made a motion to add an agenda item: scheduling of possible working session regarding Farm Winery section 6.12 of the newly adopted regulations. Paige Rasid seconded the motion, all in favor, motion carried, Bill Shapiro abstained.

Discussion held; tentative working meeting scheduled for Monday, May 17, 2021 at 5:30pm.

- VI. APPROVAL OF MINUTES:
January 4th, 2021
February 2nd and 23rd, 2021 and
March 10th and 22nd, 2021 and
April 8, 2021

Karl Walton made a motion to approve January 4, February 2, 23, March 10, 22 and April 8, 2021 minutes all as written. Paige Rasid seconded the motion; all in favor, all minutes approved as written.

- VII. ADJOURNMENT Jill Conklin made a motion to adjourn, Karl Walton seconded. All in favor, meeting adjourned 8:02pm.

Respectfully submitted,
Jennifer Roy, CZEO