

**TOWN OF SOMERS - ZONING COMMISSION**  
**MEETING MINUTES**  
**Tuesday, September 2, 2025**



CALL TO ORDER 6:30pm Members present: Jim Formica, Chairman, Chris Locatelli, and Dan Fraro. Also, present Jennifer Roy, ZEO/Staff Liaison  
Absent: Howi Coro, Doug Ferro and Shane Manning

**NEW BUSINESS:**

Application #25-006: Brian Juliano, Juliano Family One, LLC, 47 Old Hampden Road, Somers seeking a Special Use permit for Earthwork per section 214-8.4 Earthwork Regulations to perform excavation and grading, moving and removal of gravel and boulders, in the A1 Residential Zone.

Jennifer Roy provided a brief history/explanation for this application. This property has historically been a gravel operation, and upon purchasing the land, Brian Juliano has been conducting similar operation. A cease and desist was issued, and Mr. Juliano contacted Ms. Roy to discuss what steps he should take to allow him to continue.

Ms. Roy confirmed for the commission that this will be reviewed by the Town's Engineering consultant, Jeff Bord. Also present, Attorney Peter Zarella representing Mr. Juliano. Brief discussion held.

Chris Locatelli made a motion to accept application #25-006 Brian Juliano, 47 Old Hampden Road; refer to the Planning Commission, and schedule a public hearing for Monday October 6, 2025 at 6:00pm. Dan Fraro seconded the motion, all in favor, motion carried.

Application #25-007: JV Ladd Properties c/o Gingras Development, 85 South Road, Somers seeking a Special Use permit for a Mixed-Proximate Housing development per section 214-6.14 Mixed-Proximate Residential, to construct 6 buildings containing multiple Townhouse style units in the Village Business Zone.

Ms. Roy explained the application for JV Ladd Properties, confirmed that consulting Engineer Jeff Bord will be reviewing the plans for this development. Tom Corenzo addressed the commission, explaining this plan is as they have presented previously when they applied for the text amendment earlier this year.

Chris Locatelli made a motion to accept application #25-007 JV Ladd Properties, 85 South Road; refer to the Planning Commission, and schedule a public hearing for Monday October 6, 2025 at 6:00pm. Dan Fraro seconded the motion, all in favor, motion carried.

**APPROVAL OF MINUTES:** June 2, 2025

**ADJOURNMENT:** Dan Fraro made a motion to adjourn, Chris Locatelli seconded, all in favor, meeting adjourned 6:40pm.

Respectfully submitted,  
Jennifer Roy

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