

BUREAU OF FIRE PREVENTION

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Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589

THOMAS J. TOOMA, JR.
CHIEF



MEETING MINUTES

July 15, 2026

Bureau Chief Tooma called the meeting to order at 4:30 p.m.

The following were in attendance: Bureau Deputy Chief Greg Lucia, Bureau Deputy Chief Rob Russell, and Bureau Chief Tom Tooma.

MINUTES

Bureau Chief Tooma made a motion to approve the minutes of the June 17, 2026, meeting as submitted. Bureau Deputy Chief Russell seconded the motion. All were in favor.

SUBMISSIONS

247 Route 100

At their January meeting, the Bureau reviewed and discussed a plan that the owners of 247 Route 100 are proposing to build a new commercial building. Currently there is a 10,000-gallon buried water tank on the property and the Bureau would like a 60,000-gallon buried water tank to be added as part of this project. In addition, the Bureau would like the applicant to address all aspects of compliance of the 2025 NYS Fire Code. A memo was sent to the Planning Board. The applicant's representative contacted Mr. Tooma and asked about the 60,000-gallon water storage. Mr. Tooma responded. It was thought that the proposed building may require a sprinkler system. A letter of response was received which spoke of the water storage, but did not address the request of all aspects of compliance of the 2025 NYS Fire Code. A memo was sent to the Planning Board requesting that the property owner attend the Bureau meeting on May 20th. The property owner and his architect met with the Bureau. A review and discussion took place and they will return to the June meeting with the information that is being requested. The property owner and his architect met with the Bureau this evening. A review and discussion took place. The existing gravel access drive to the

monopole will be in compliance with the Fire Code of NYS prior to the Certificate of Occupancy (CO) being issued. They will provide a report to the Building Department when applying for the CO. As the building is being used for volleyball, the horn strobes will be put on the ceiling and a cage over the pull station. If the building were to be supplied with sprinklers, an access road around the building would not be needed, however, since the plan is to have an access road and not sprinklers, an email with details will be circulated about the width of the existing access road based on the height of the building. When that email is received and approved, a memo will be sent to the Planning Board.

The owner and architect for 247 Route 100 attended the meeting and reported that their new building will be sprinklered and will satisfy the requirements of the 2020 NYS Fire Code. This will be done in lieu of improving the access points. In addition, they will install a second 10,000-gallon underground water tank within the footprint of the building. A letter was shared from the fire protection company outlining the details. The Building Inspector and Chief Fire Inspector will review the plans which will be forthcoming for future building permit issuance. In addition, an inspection report will be provided on the status of the existing water tank.

The Bureau is satisfied with the proposed addition of a sprinkler system meeting their previous request for additional information to satisfy the Fire Code and has no further comment at this time.

OLD BUSINESS

NFPA Hydrant Color Coding Local Law

At the July 2025 Bureau meeting, Mr. Russell thought it would make a lot of sense for the Town to follow the NFPA Hydrant Color Codes as they are done so by hydrant pressure, and all agreed. A motion was made by Mr. Russell that the Town follow the NFPA standards for color coding hydrants, and Mr. Vigliotti seconded the motion. All were in favor. This information will first be shared with Chief Fire Inspector Rich Servello and Water Department Superintendent Fred McQuillan. If they concur, a memo will be sent to the Town Board to make it a local law and add it to Chapter 98-10.

At the August 2025 Bureau meeting, it was reported that this information was shared with Chief Fire Inspector Rich Servello and Water Department Superintendent Fred McQuillan who indicated that this process has been in place and began with the former Water Department Superintendent Adam Smith.

Mr. Servello further commented that at the moment, the hydrants are yellow and red signifying Town owned and privately owned, which he is pleased about. Mr. Servello had a conversation with Mr. McQuillan about at least color coding the bonnets based on the GPM's however he simply has no staff to do this, cannot hire additional staff or supervise an Eagle Scout who might do it as a project as suggested by Rob Russell. Although Mr. Servello would like to see this written into the Code, at present it would be difficult to enforce, especially since the work will fall on the Town. Since Mr. McQuillan

recently left his position, the thought was to wait until a new Water Department Superintendent is hired, and a meeting set up with the Bureau, Mr. Servello, and that new person.

In the meantime, Mr. Lucia presented a draft of a proposed local law. All agreed to move forward by proposing this local law to the Town Board which was done by Mr. Russell at their July 9th meeting. A Public Hearing was set for August 6th.

Proposed Local Law Apartments Master Key Update

There have been recent incidences with the Fire Department not able to access multi-family apartments when there is an emergency or natural gas issue. A request is being made to propose a local law for the facilities affected to provide an emergency access key in the Knox Box on the property that only the Fire Department will have access to. Mr. Lucia provided a draft for which there were no changes. This new local law was proposed to the Town Board. After a discussion, a Public Hearing was set for June 11th but subsequently changed to July 9th. Mr. Russell was present at that meeting and answered some questions that the Town Board had. The local law was adopted.

SOMERS FIRE DEPARTMENT CHIEF'S REPORT

Chief Lucia reported some storm damage concerns to the Building Department and street flooding issues as a result of the storm to the Highway Department.

BUREAU CHIEF'S REPORT

Bureau Chief Tooma reported that he will speak to the developer of the six new homes on Florence Drive about installing directional signage similar to that of 85 and 87 Warren Street identifying directions to each dwelling.

BUREAU DEPUTY CHIEF'S REPORT

Deputy Chief Lucia is having issues securing business keys for some shopping center businesses. He will provide a list to Mrs. Schirmer who will follow up.

Deputy Chief Russell had nothing to add this evening.

CHIEF FIRE INSPECTOR'S REPORT

There was no report this month.

NEW BUSINESS

Knox Box Local Law

In an effort to ensure life safety and property preservation, the Bureau is proposing a local law that would require all multi business tenants if the same master key for all tenants doesn't exist to have their own Knox Box. A draft will be reviewed at the next meeting.

The meeting was adjourned at 5:30 p.m. and the Bureau will meet next on August 19th at 4:30 p.m. in the Somers Building Department.

Sincerely,

Denise Schirmer, Secretary
Bureau of Fire Prevention

cc: Bureau of Fire Prevention
Town Board
Town Clerk
Planning Board
Principal Engineering Technician
Chief Fire Inspector
Somers Fire District