

**CONSERVATION BOARD
AGENDA FOR MEETING
JUNE 14, 2011**

Meeting is called to order

Attendance: SH/ML/JM/GM

Absent: EM

Guests:

Announcements:

Board member Dr. Edward Merker emailed the C.B. Secretary to inform her that he would not be able to attend the meeting tonight.

Board member Shoshana Hantman emailed the C.B. Secretary to inform her that she might be late for the meeting tonight.

Approval of Minutes: May 24, 2011
(SH-ML-JM-GM)

Old Business:

- A) Conservation Board Member/**Board needs one new member/Memo T.B.:
- B) CEA/Report/Discussion/**Board member Shoshana Hantman is looking into some possible Critical Environmental Areas in the Town of Somers: (SH)
- C) Heritage Hills of Westchester/**Sewage Treatment Plant/Site Plan/Planning Board; Map of Visitors Center-Model Area dated March 26, 1973, revised April 3, 1973; Prepared by Alexander Bunney Land Surveyor, PC; Re-Subdivision Map dated February 14, 2011; Prepared by Bunney Associates Land Surveyors, Preliminary Subdivision/Abbreviated Procedure; Letter to PB dated 2-11-11; Applicant to subdivide 18.582 acre parcel into two parcels; Lot-1A/7.571 ac Lot-1B/11.011 ac; transfer 9 acre parcel with sewage treatment plant to Heritage Hills Sewage-Works Corp.; R-40 & DRD; Application; Short EAF; Site Plan-Parcel 1 & 2; Re-subdivision Map of Parcel 1 dated 2-14-11; Section 17.10, Block 10, Lot 18, (*Rte. 202 & Heritage Hills Drive*)/**tabled-waiting resolution:** (ML)

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Old Business:

- D) Homeland Towers, LLC**/New Cingular Wireless PCS, LLC (AT&T) 2580 Rte. 35/Santaroni, Site Plan/Planning Board/Letter of Authorization/Ch. 67 Application-Processing Restrictive Law/Memo dated 4-14-11 from R. Gaudioso, Esq., Color Constraints Map-Soil Types/CC-1; Color Constraints Map-Wetlands & Steep Slopes/CC-2; Prepared by Snyder & Snyder, LLP, (*#2580 Rte. 35/Santaroni*): (JP)
- E) Mitchell Subdivision**/Notice of SEQR Actions; Designation of Lead Agency issued by Town of Somers Planning Board/Subdivide a 7.1 acre parcel into a four lot conservation subdivision; Full EAF; Preliminary Plat-Conservation Subdivision/PP-1; Erosion Control Plan/EC-1; Profile & Miscellaneous Details/D-1; Stormwater Facilities Detail/D-2; Sheet 16.09, Block 1, Lot 9. One lot contains and existing house and other outbuildings, which are proposed to be preserved and declared as an affordable housing unit, this lot will be accessed by an individual private driveway. The remaining three lots are to be accessed by a common driveway. All lots are to be served by a individual wells and septic systems; The property is 1200 ft. long (east/west) by 275 ft. wide (north/south); Road frontage is approximately 210 ft.; the property width of 210 ft. is maintained for approximately 330 ft.-traveling west into property; Westerly from Tomahawk St. the property is flat & gently slopes downhill to wetland in northern portion of proposed lot #4; the southwesterly portion of proposed lot #4 slopes towards the north and into the wetland; (*#197 Tomahawk Street/Rte. 118/Tomahawk Chapel/Koegel Park*):

New Business:

- A) Naclerio**/Site Plan/Planning Board dated May 31, 2011, Response to CB memo dated 10/2210; Full EAF; Letter Tim Miller Assoc. dated 1-26-11/re: Soil Sampling Investigation; NYS-DEC Environmental Resource Map; NYS-DEC Wetland Map/WL-1; Current Conditions Plan/S-1; Proposed Conditions Plan-Details & Notes/S-2; Prepared by Insite Engineering, Surveying & Landscape Architecture, PC, (*#75 Rte. 6/before Mahopac Avenue/Rt. side*):
- B) Discussion/ecological**/information and letter from Anthony Sblendorio, CEO/re: regenerative land development firm specializing in creating eco-agro communities that go beyond definition of “green”:

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New Business:

- C) FOIL Request/Town Clerk Pacella dated June 7, 2011/re: One Pepsi Way, C.B. memo submitted dated 6-8-11/Memo #11-25:**
- D) Sussmann Mobil Station/Site Plan/Planning Board/Project Drawings dated November 18, 2007, revised June 2, 2011 by Van Lent Architects & Planners & Bibbo Associates, LLP; Existing Conditions/SP-2; Site Plan 'A'/SP-3; Erosion Control & Construction Staging Plan/SP-6; Sand Filter & Other Site Details/SP-7; Additional Site Details/SP-8; Landscaping Plan/LP; Turning Radius Plan/TRP dated June 3, 2011; Prepared by Bibbo Associates, LLP, (*Rte. 100/across from IBM*):**

Correspondence:

- A) Email: ZBA/Meeting Agenda for June 21, 2011:**
- B) Email: Town Planner/Hull dated May 25, 2011 memo to Planning Board/re: Rte. 100 Realty/Sussmann Mobil (TM-17.18-1-2):**
- C) Email: Town Planner/Hull dated June 2, 2011 memo to Planning Board/re: Naclerio Site Plan, Steep Slope & Stormwater Erosion-Sediment Control Permits (TM-4.20-1-7) & Notice of PB Lead Agency:**
- D) Email: Town Planner/Hull dated June 6, 2011 memo to Planning Board/re: Rte. 100 Realty, LLC/Sussmann Mobil:**
- E) Email: NYS-DEC/Hudsonia Ltd. *A Short Course in Biodiversity Assessment* on July 26-28/9am to 5pm, Dutchess Cty, NY/Norrie Point Environmental Center, Staatsburg:**
- F) Email: ELLA/Mike Rubbo dated 6-6-11/re: Invitation to first Steering Committee meeting/June 21, 2011/7-8pm:**
- I) Email: ELLA/Bedford CB/Janet Andersen dated June 2, 2011/re: course on Biodiversity Assessment Short Course:**
- J) Email: Town Planner/Hull dated June 7, 2011 memo to Planning Board/re: Rte. 100 Realty, LLC/Sussmann Mobil/Update:**
- K) Planning Board/Agenda for their meeting June 8, 2011:**
- L) Planning Board/Minutes for their meeting April 27, 2011:**
- M) Ecological/Letter to CB from Anthony Sblendorio, CEO dated May 20, 2011:**
- N) Email: Town Clerk/Pacella dated June 7, 2011/re: FOIL Request for One Pepsi Way/regarding resolutions for that site by CB/need memo:**

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Correspondence:

- O) Town Board/**Resolution dated June 10, 2011/reappointment of Conservation Board member Dr. Edward Merker:
- P) Planning Board/**Minutes of their meeting held on May 11, 2011:

Motion to Adjourn:

Time:

Mtg. Dates:

**6-28-11
7-12-11
7-26-11
8-9-11**