

This document is not a complete record of each meeting. It is a summary of the pertinent actions for each project that appears before the Planning Board during the quarter. Projects remain on the list until they have satisfied all conditions of approval. If you are interested in viewing a complete record, please contact the Planning Department at (914)277-5366.

Last Updated: 5/3/2012

**PLANNING DEPARTMENT PROJECT STATUS REPORT
2012 UPDATE 2nd QUARTER (January-March)**

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**PLANNING DEPARTMENT PROJECT STATUS REPORT
2009 UPDATE 1st QUARTER (January-March)**

| | |
|------------------------------------|--|
| PROJECT NAME | 376 AND 378 ROUTE 202/100 SITE PLAN APPLICATION |
| TM # | 17.11-2.20 and 17.11-2.21 |
| OWNER | Karalee and George and Karalee Calcagnini |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR DESCRIPTION | Site Plan Approval Application for approval of paving an existing shared gravel parking area. Two lots (376 and 378) currently share one common entrance/exit from Route 100 into a shared gravel parking area. |
| SEQR CLASSIFICATION | Type II Action |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 10/05/05 | Original application submitted by Fishkill Developers in 12/03 and withdrawn 4/04. Current application plans are to be revised and resubmitted. Letter from NYSDOT regarding no concerns to be submitted as well. |
| 1/11/05 | PB Meeting asking for sidewalks, landscaping plan, etc. per memo's from Town Engineer/Town Planner |

| | |
|------------------------------------|--|
| PROJECT NAME | ALFIE BONIELLO SUBDIVISION |
| TM # | 17.09-2-8 |
| OWNER | Alfie Boniello |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR DESCRIPTION | Subdivision Application Steep Slopes Permit Subdivision of an existing 10 acre parcel into two building lots. Property is located at 3 Arthur Court off of Wilner Road. |
| SEQR CLASSIFICATION | |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 2/8/06 | Project Review. The subdivision would reduce the frontage requirement of 150 feet to about 98 feet and 70 feet. It was noted that this appeared to be a resubdivision of the New England Manor Subdivision. Applicant noted that the Town Board could reduce the frontage requirement by 1/3 because of location off a cul-de-sac. A history related to New England Manor Subdivision was requested. Applicant to revise and re-submit plans. |
| 1/24/07 | Applicant requested adjournment. |

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| PROJECT NAME | BEST PLUMBING |
|----------------------------|----------------------------|
| <i>TM #</i> | 28.15-1-2,4 |
| <i>OWNER/APPLICANT</i> | BroJaw, LLC (Dan Hughes) |
| <i>PROPERTY SIZE</i> | 35 acres |
| <i>ZONING DISTRICT</i> | R-80 (Residence) |
| <i>APPLICATION FOR</i> | Amended Site Plan Approval |
| <i>SEQR CLASSIFICATION</i> | TBD |

| DESCRIPTION | |
|--------------------|--|
| | <ul style="list-style-type: none"> Relocate eight (8) parking spaces to establish better traffic pattern; Establish two planted islands; Install concrete curbing at several locations throughout existing parking area; Remove 10,000 gal. fuel oil storage tank; Removal of 4,239 SF of asphalt paving; Install 3,844 SF of new asphalt paving in loading area; Installation of geo-pavers; Install landscape screening around the electric transformer and generator area; Create porous patio |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|---|--|
| 6/25/08 | Planning Board directed Applicant to discuss SEUP amendments with Town Board. Once SEUP is amended, applicant is to revise and resubmit. |
| 9/10/08 | PB reviewed staff memos. Applicant to revise and resubmit for PH. PH scheduled for October 15 th (NG/EG) ALL |
| 10/15/08 | PB Opened and Closed PH (EG/JK-ALL) no comments, Applicant to coordinate with ARAB, PB waived hydrogeologic report submission (JK/NG-All) Memo sent to TB with suggested SEUP language changes (NG/JK-All) |
| 01/14/09 | Motion to approve resolution EG/JK-ALL for Chairs Signature |
| RESOLUTION #2009-01 Granting of Conditional Amended Site Plan Approval to Best Plumbing Supply, Inc. | |

| PROJECT NAME | BVS AQUISITIONS @ SOMERS COMMONS |
|------------------------|---|
| <i>TM #</i> | 4.20-1-11.8 |
| <i>OWNER</i> | Kenneth Cartelli |
| <i>PROPERTY SIZE</i> | .820 acres |
| <i>ZONING DISTRICT</i> | CS (Community Shopping) |
| <i>APPLICATION FOR</i> | Sketch Plan |

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Last Updated: 5/3/2012

SEQR CLASSIFICATION TBD

| | |
|--|---|
| 7/25/07 | Sketch plan discussion noting concerns about access and desire to see alternatives. Site walk scheduled for 9/15 with hopes of continued sketch review on 9/26/07. Applicant to submit alternatives to Planning Board prior to site walk. |
| 9/24/07 | Site Walk Occurred. |
| 10/10/07 | Discussion of alternatives. New alternative eliminating route 6 access. Applicant to discuss with client and if favorable submit a site plan application. |
| 12/12/07 | Discussion of northeast entry and making it a one way out. PB recommended Applicant to ZBA for a variance for a front yard setback. Motion NG/TG. Discussion regarding bus stop. PH scheduled for January 23 rd provided response to memo's action letters is complete. |
| 4/23/08 | Update regarding plan changes. Discussion regarding bus stop location. Applicant to respond to Board and staff comments and revise prior to next appearance. Action declared Type II action EG/DL All. PH scheduled for 5/14/08. |
| 5/14/08 | Applicant discussed revised plans. Signage information will be provided for the next meeting. Discussion of restoring curb where current bus pull-out exists. Moving proposed bus stop to location in front of stormwater basin. Other staff memo comments discussed. Public Hearing Opened- No public present. Applicant agreed to waive 62-day decision requirement, Applicant to revise and resubmit. Public Hearing Closed. |
| 6/11/08 | Applicant requested adjournment to July 9, 2008. |
| 9/24/08 | PB directed applicant to reduce height of light poles to 16', Town Engineers comments to be incorporated into resolution, Route 6 widening strip discussed- applicant will not provide at this time. PB directed draft conditional resolution to be prepared for 10/15/08 PB meeting. |
| 10/15/08 | Draft resolution discussed. Reference CB memo by date, change Acquisitions to Acquisition. Approved for chair's signature EG/NG-All) |
| 10/15/08 | Draft resolution discussed. Reference CB memo by date, change Acquisitions to Acquisition. Approved for chair's signature EG/NG-All) |
| <i>RESOLUTION #2008-13 Granting of Conditional Amended Site Plan Approval for BVS Acquisition Co. LLC</i> | |
| 10/21/09 | PB granted 1 year time extension to October 15, 2010 VG/DK-All |
| 9/22/09 | Plans revised motion remains to be Type II. Discussion of site circulation, concern @pedestrian access and circulation internal to the site. PB requested information regarding drive through use and stacking. |
| 10/13/10 | Applicant's traffic expert discussed traffic flows, estimates, etc. |

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|---|---|
| | Discussion of soil testing when tanks are to be removed, prepare stormwater narrative, light spillover off site, etc. |
| 11/10/10 | Applicant summarized project, discussed traffic, ATM services, drive thru, etc. Public Hearing opened/closed EG/VG Prepare draft resolution of approval EG/NG |
| 12/8/10 | Approve draft resolution as amended VG/EG-ALL |
| RESOLUTION #2010-09 Granting of Conditional Amended Site Plan Approval for BVS Acquisition Co. LLC | |

| | |
|------------------------------------|---|
| PROJECT NAME | CVS REALTY CORPORATION |
| TM # | 17.15-1-13 |
| OWNER | Urstadt Biddle Properties, 321 Railroad Ave, Greenwich, CT 06830 (owner) Towne Centre CVS, LLC represented by Neil Alexander/Anthony Gioffre Cuddy & Fedder, 90 Maple Avenue, White Plains, NY 10601 (Applicant) |
| PROPERTY SIZE | |
| ZONING DISTRICT | NS |
| APPLICATION FOR DESCRIPTION | Amended Site Plan Application The Applicant is proposing to make significant architectural improvements to the building, including signage |
| SEQR CLASSIFICATION | Type II |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|--|--|
| 6/14/06 | Informal Appearance to discuss project and information that is to be submitted in relation to formal site plan application. PB waived environmental constraints map and soils map. Discussed 50' survey, product profile, delivery schedule, sign detail, architectural drawings, lease information, etc. Applicant to submit formal application |
| 10/18/06 | Applicant to meet with staff to discuss landscaping, front of building, etc. Meeting with ARAB this month. Revise and resubmit. |
| 01/24/07 | No changes to be made to the footprint. Can't provide white signs. Discussion re: trip generation, photo-processing, etc. Revised plans will be submitted by Feb. 1 for review in time to set public hearing on 2/28/07. |
| 2/28/07 | PB discussed signage. Front elevation to have internally lit CVS Pharmacy in red lettering. Other red signage will not be internally lit. PB motion to approve conditional amended site plan approval. Staff to prepare resolution for chair's signature. |
| RESOLUTION #2007-05 Granting of Conditional Amended Site Plan Approval for CVS Realty Corporation | |

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|------------------------|---|
| PROJECT NAME | DEANS BRIDGE ASSOCIATION SUBDIVISION |
| TM # | 17.08-1-8 |
| OWNER | Deans Bridge Associates |
| PROPERTY SIZE | 9.77 Acres |
| ZONING DISTRICT | R-40 |
| APPLICATION FOR | Preliminary Subdivision, Steep Slopes, Tree Preservation and SEUP Permit |
| DESCRIPTION | Application for a three lot subdivision that fronts Somerstown Turnpike (Route 202). The Applicant is proposing to divide a 9.7 acre lot into three single-family parcels. The driveway of one proposed lot would access on Route 202. The two other proposed lots would share a common drive that has access on Deans Bridge Road. |

SEQR CLASSIFICATION

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 11/02/05 | Staff comments and issues raised by CB, NYSDOT and Westchester County Planning were noted, Applicant to submit a revised application noting comments. |
| 2/22/06 | Applicant presented alternative. Planning Board did not like it. Suggested one more alternative. Impact of Lot #3 on Stone House was questioned. Application requested to be referred to Florence Oliver. |
| 6/28/06 | Applicant to revise plans and add 20 scale detail re: Common driveway for lots 1 & 2. Add conservation easement and groundwater protection zone detail. |
| 7/26/06 | Request for larger plans. Applicant to revise EAF and submit to distribute with lead agency notice. Comment re: lawn vs. forest and control of stormwater. PB declared lead agency. |
| 2/28/07 | Discussion of location of house on lot 1 in relation to neighborhood character. Setbacks are currently not being met. Applicant to review staff memos, revise plans and SWPPP and resubmit. |
| 6/13/07 | Applicant met with Conservation Board and CB indicated they were comfortable with everything but were reserving judgment on subdivision. Applicant indicated that CB did not want to meet with them again. Applicant noted that phosphorus calculations were based off of Pre=Post and indicated that they would work with the Town to do better. Sitewalk was scheduled for June 23. Motion for Public Hearing on 7/11/07 (TG/JK) |
| 7/11/07 | Public Hearing – discussion of new plans based on site walk. Applicant to revise and resubmit. One public comment regarding concern of noise. PH adjourned to 8/8/07. |
| 8/8/07 | PH opened comments regarding dust control, how trees will be planted on rocks, need for blasting and protection of neighboring |

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| | homes, biodiversity analysis is a good idea. Blast protection and no work on Saturdays to be included in resolution. Applicant agreed to discuss Biodiversity analysis with OSC. PH closed and staff directed to prepare draft resolution. |
| 9/12/07 | Resolution of Approval and negative declaration |
| Resolution #2007-18 Granting Of Conditional Preliminary Subdivision Approval, Tree, Steep Slopes Permit and Erosion and Sediment Control Permit, as well as a Special Exception Use Permit for Activity within the Groundwater Protection Overlay District. | |
| 5/14/08 | Applicant requested retroactive 9 month extension from March 10, 2008 through December 10, 2008 NG/DK-all |
| 2/11/09 | PB waived final public hearing JK/NG-All, Action letter identifying items to be addressed. Applicant to revise and resubmit to staff. Once staff approves of revised submission staff to prepare resolution and project to be rescheduled on agenda. |
| 5/27/09 | PB approved conditional final subdivision as amended NG/EG-ALL |
| Resolution #2008-08 Granting Of Conditional Final Subdivision Approval, Tree, Steep Slopes Permit and Erosion and Sediment Control Permit, as well as a Special Exception Use Permit for Activity within the Groundwater Protection Overlay District. | |

| | |
|-----------------------------|--|
| PROJECT NAME | DEANS ROAD BRIDGE |
| TM # | 7.17-25-15 & 18.13-25-1 |
| OWNER | New York City Department of Environmental Protection |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR DESCRIPTION | Wetland and Steep Slopes Permits Removal of Dean's Road Bridge approaches due to severe structural deterioration. |
| SEQR CLASSIFICATION | Type II |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 11/16/05 | Discussion of proposed cul-de-sac in NYG&E easement; crossing of railroad to remove bridge; scheduled public hearing for 12/14/05. |
| 12/14/05 | Applicant noted that NYS DEC Permit, Army Corp of Engineers Permit and the North Salem Wetland Permit issued; discussion of turn-around area for snow plowing and emergency vehicles; Public hearing concerns re: construction vehicles and buses, hours of operation. Applicant directed to provide written response to public concerns received in writing and at meeting. |
| 1/11/06 | Motion to grant conditional approval to Wetland's Permit. Draft resolution for 1/25/06 PB Meeting |

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|------------------------|---|
| PROJECT NAME | DISIENA SUBDIVISION |
| TM # | 27.08-2-2.1 |
| OWNER | Frank and Rosemarie DiSiena (Bibbo Associates) |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR | Preliminary 3- Lot Subdivision, Wetland and Steep Slopes Permits |
| DESCRIPTION | The subject property fronts the east side of Primrose Street, between Valley Pond and Brick Hill Road, north of the high school. The eastern boundary line of the property abuts the Andriano "Madison" subdivision. This property is located in the Plum Brook subbasin of the Muscoot Basin in the Croton Watershed. The property contains a wetland system which runs in a north/south direction across the western portion of the road, near Primrose Street. This system is contiguous to a much larger off-site wetland system. In addition the property contains steep slopes along the eastern and northern portions of the property and within areas of the central portion of the property. |

SEQOR CLASSIFICATION

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 3/8/06 | Applicant presented project and noted intent was to show the conventional layout with the road and ultimately reach a common driveway alternative. Issue regarding stormwater controls in the wetland. Applicant must address staff comments and revise plans. |
| 5/23/07 | Public Hearing for wetland permit only (NOV) scheduled for June 13, 2007 |
| 6/13/07 | Applicant agreed to Town Engineer memo. PB closed PH and Approved Resolution for Chair's signature (JK/TG). Applicant allowed to finish top of driveway wall. |

| | |
|-----------------------------|--|
| PROJECT NAME | ELEPHANT FARM |
| TM # | 28.07-1-1 |
| OWNER | Charles Stephens |
| PROPERTY SIZE | 15.92 acres |
| ZONING DISTRICT | R-80 (Residential) |
| APPLICATION FOR | Preliminary Subdivision Approval |
| DESCRIPTION | Application for the subdivision of the existing 16.43 acre parcel into 3 lots (1 existing) consisting of an 8.5 acre lot, which will contain the existing dwelling, the 2-story barn and two 1-story out buildings, a 5.3 acre lot consisting of a proposed residence and a 2.1 acre lot consisting of a proposed residence. |
| SEQOR CLASSIFICATION | TBD |

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| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| January 11, 2006 | Applicant directed to revise plans. Site walk scheduled for 1/21/06 |
| 12/13/06 | Discussion of three lot subdivision. Applicant directed to provide conventional subdivision, conservation subdivision or conservation easements. Drawings to be revised, houses to be staked. Site walk scheduled for January 20, 2007. |
| 3/12/08 | Review of revised submission. Comments related to viewshed on Routes 100 & 138, problems with house on Lot #2. Show alternatives with one additional house and possibly using the existing barn and placement of a house between the existing house and the barn where there is currently a cottage. Site is very wet. IBM should be contacted regarding water from their site, site walk offered for new members, concern about soils. Applicant to revise and resubmit. Mention of OSC concerns- too early to address, need to see alternatives. |

| | |
|------------------------------------|---|
| PROJECT NAME | ERIC MOSS RIDGEVIEW BUILDERS |
| TM # | 16.12-1-41 & 16.12-1-42 |
| OWNER | Eric Moss, Ridgeview Builders |
| PROPERTY SIZE | |
| ZONING DISTRICT | R40 |
| APPLICATION FOR DESCRIPTION | Preliminary Subdivision Application Application to subdivide 2 existing lots totaling 12.34 acres into 7 lots. |
| SEQR CLASSIFICATION | Negative Declaration |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 11/14/01 | Application discussed and site walk scheduled |
| 12/15/01 | Site walk held where PB expressed significant concern re: steep slopes, access off Lovell St., lot configuration, and use of common driveways. |
| 6/12/02 | Revised plans for 5-lot conservation subdivision submitted. |
| 7/10/02 & 8/14/02 | PB stated that applicant should submit a conventional 5-lot plan that meets all zoning requirements before proceeding with conservation plan. Conventional 7-lot plan re-submitted 11/29/02. |
| 1/8/03 | PB stated environmental sensitivity of property cannot support 7 lots and should be reduced to 5 lots and plans should be revised per staff memos. |
| 2/26/03 | Revised plans submitted 2/12/03 with shifted roadway and 7-lots discussed. |
| 5/14/03 | PB discussed revised plans and stated 7-lots not viable. |

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| 5/28/03 | Applicant directed to submit 5-lot conventional plan. |
| 8/13/04 | Maximum lot count of 5 was granted |
| <i>RESOLUTION #2003-18 Granting Of 5-Lot Maximum Count Based On Conventional Subdivision Plan</i> | |
| 11/19/03 | PB discussed revised plans submitted 10/29/03 |
| 1/14/04-2/25/04 | Public hearing. PB discussed concerns with lot layout, particularly with 1 st lot, stormwater conveyance on site, access to site via a common driveway or a private roadway for all 5 lots. Public hearing closed and applicant advised to meet with staff to review conservation plan layout. |
| 6/23/04 | Applicant advised that proposed common driveway with 5 users would need Town Board approval. PB directed Applicant to respond to Staff memos. |
| 2/02/05 | Applicant's letter to Town Board pointing out the need to revise code to allow for 5-lots to share a common driveway. |
| 2/23/05 | PB discussion of conservation easement, stormwater maintenance issues and common driveway. |
| 3/11/05 | Town Board resolution denying requested common driveway changes. |
| 7/13/05 | PB discusses alternatives A-D submitted in June/July. New alternatives discussed and motion declaring Planning Board lead agency. |
| 9/7/05 | PB requests revised EAF and notes DEP needs to review revised 5-lot plan and EAF. PB Declares Lead Agency. |
| 11/2/05 | Three outstanding issues re: 4-lot configuration, FEIS discrepancies and plan changes not addressed. PB stated that they would support a conservation subdivision consisting of 4 – lots off a common driveway that employed all necessary controls. |
| 1/25/06 | Presentation of a 4 lot plan. Discussion of need to revise the EAF. Wells to be provided on the plan. Board motioned to recommend to the Town Board that there be four lots off the proposed common driveway conditioned upon receipt of the revised plan. Site walk was scheduled. |
| 3/22/06 | Applicant to revise plans and submit revised EAF. Public Hearing set for 4/19/06. |
| 4/19/06 | Public Hearing opened. One public comment requesting the developer to be respectful of the process, notification, etc. Noted disturbance of fox den and killing of a fox. Northern neighbor (Washington) wanted to make sure that there were no negative impacts on his property. Discussion of WLT and homeowner's association maintaining driveway, open space and stormwater basins. Need for annual reporting to spelled out in a declaration of covenants and restrictions. Public hearing closed. Applicant to make changes and staff to prepare draft resolution. |
| 6/14/06 | Comments noted on draft resolution by PB and Applicant. Motion to approve as amended TG, second NG |

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| Resolution #2006-16 Granting Of Conditional Preliminary Conservation Subdivision Approval, Steep Slopes Permit and Tree Removal Permit | |
|---|---|
| 12/13/06 | 1 st time extension from 12/15/06 to 6/7/07 granted. |
| 5/23/07 | 2 nd time extension from 6/7/07 to 3/7/08 granted. |
| 3/12/08 | Review of final submission. Discussion included revisions related to easement documents and maintenance of conservation subdivision, number and size of for sale signs. WLT requires \$20,000 stewardship grant to manage property, Applicant is going to go with HOA. Revise and resubmit. |
| 2/25/09 | Adjourned to future meeting. |
| 08/11/10 | Plans reviewed motion to waive PH and prepare draft resolution, JK/NG VG-Abstain all other in support. |
| 08/25/10 | Review draft resolution, discussion over permit length and means to sync them. Resolution approved as amended. JK/JC-ALL. |
| Resolution #2010-06 Granting Of Conditional Final Conservation Subdivision Approval, Stormwater management and Erosion and Sediment Control, Steep Slopes Permit and Tree Removal Permit | |
| 02/09/11 | Granting of 90-Day time extension to and including May 26, 2011. (1 st time extension) |
| 08/24/11 | Granting of 90-Day time extension to and including November 23, 2011. (3 rd time extension) |
| 11/09/11 | On motion by Mr. Currie, seconded by Ms. Gerbino, and unanimously carried, the Board moved to grant a fourth 90-day time-extension of the Conditional Final Conservation Subdivision Approval to Susan F. Haft and Ridgeview Designer Builders, Inc. from November 23, 2011 to and including February 21, 2012. |
| 02/08/12 | On motion by Ms. DeLucia, seconded by Ms, Gannon, and unanimously carried, the Board moved to grant a fifth 90-day time-extension to Susan Haft and Ridgeview Designer Builders, Inc. to the period of Conditional Final Subdivision Approval from February 21, 2012 to and including May 21, 2012. |

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| PROJECT NAME | THE FARM (COUNTRY HOLLOW) LOT LINE CHANGE |
| TM # | 26.16-1 lots 12 and 13 (formerly 3 and 4) |
| OWNER | Country Hollow LLC (Gus Boniello) |
| PROPERTY SIZE | Lot 3 is 41,147 acres/Lot 4 is 43,534 acres |
| ZONING DISTRICT | R-40 |
| APPLICATION FOR | Abbreviated Subdivision Application |
| DESCRIPTION | Country Hollow LLC is wishing to make a lot line adjustment of the rear lot line for lots 3 and 4 located along the western side of Country Hollow Road. As such, a reduction of 2,279 square feet on lot 4 would occur and 7, 115 square feet on lot 3 would occur. |

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SEQR CLASSIFICATION Type II

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|---|---|
| 7/11/07 | Applicant introduced project. PB motioned for PH to be scheduled on August 8, 2007. (JK/NG-all) |
| 8/8/07 | PH opened and closed. Staff to prepare a draft resolution for Sept. 12 th meeting. |
| 9/12/07 | Resolution of Approval and Negative Declaration |
| Resolution #2007-15 Granting Of Conditional Preliminary and Final Subdivision Approval under §150-15 Abbreviated Approval Process of the Code of the Town of Somers. | |

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| PROJECT NAME | GAGGINI 102 MOSEMAN LLC WETLAND, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PERMITS |
| TM # | 48.18-1-10 |
| OWNER | Elizabeth Gaggini |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR DESCRIPTION | Wetland, Stormwater and Erosion and Sediment Control Property located at Moseman Avenue for a garage addition and landscaping improvements to an existing single family residence. |
| SEQR CLASSIFICATION | |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 3/9/11 | Applicant to meet with consulting Town Engineer to review plans. SPPP needed, need to demonstrate no significant environmental impacts. |
| 4/13/11 | PH set for 4/27/11 |
| 4/27/11 | PH opened, no one present, CB question- no farming activity on site. PH Closed motion to prepare conditional resolution. EG/VG-all |

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| PROJECT NAME | GRANITE POINTE |
| TM # | 27.05-3-2, 5 |
| OWNER | Sulain Realty- John Harkins |
| PROPERTY SIZE | 28.8 acres |
| ZONING DISTRICT | R-40 |
| APPLICATION FOR DESCRIPTION | Subdivision Approval The Town of Somers rescinded final approval of the Granite Pointe Subdivision (23-Lots) and required submission of a Supplemental Environmental Impact Statement due to finding lead contamination at the site. |

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Last Updated: 5/3/2012

SEQR CLASSIFICATION Type I

| <i>PLANNING BOARD MEETING DATE</i> | <i>STATUS SUMMARY</i> |
|---|--|
| 6/13/90 | Findings statement adopted and preliminary approval granted. |
| 3/19/91 | Order and Judgment on Consent revoked Findings Statement and preliminary approval. Applicant advised of need to submit revised DEIS that includes data requested by NYC. |
| 3/8/95 | New application submitted for 25 lots reviewed at PB work session. Applicant requested review of Court's decision with his attorney. He was affected by Interim Development Law and needs confirmation that his plan is in conformance with the Master Plan recommendations. |
| 10/9/96 | Discussion of resubmitted DEIS and request to subdivide 28.82 acres into 25 lots. |
| 10/13/96 | PB adopted resolution of action in compliance with Supreme Court Order withdrawing FEIS, preliminary subdivision approval and local environmental quality review procedures. |
| 1/22/97 & 2/26/97 | Public hearing on DEIS and preliminary plans. 10-day public comment period. |
| 10/8/97 & 11/5/97 | Applicant directed to revise FEIS and plans to Board's satisfaction. |
| 11/19/97 | PB accepted FEIS as revised. |
| 12/17/97 | PB scheduled public hearing for 1/28/98 |
| 1/28/98 | PB reviews Findings Statement. |
| 2/11/98 | PB adopts Finding Statement and eliminates Lot #5. |
| 4/22/98 | Public hearing held and closed. PB grants preliminary approval. |
| 9/23/98 | 90-day extension granted to 1/20/99. |
| 1/20/99 | PB grants 180-day extension to 7/20/99 |
| 7/14/99 | PB grants extension to 1/21/00 |
| 1/12/00 | PB grants 270-day extension to 10/17/00 |
| 10/12/01 | PB grants extension to 4/15/01 |
| 4/11/01 | PB grants extension to 10/15/01 |
| 10/10/01 | PB grants extension to 4/15/02 and re-granted to 10/15/02 |
| 6/12/02 | Final Application discussed and waiver of Public Hearing granted. Staff directed to draft resolution of conditional approval. |
| <i>RESOLUTION #2002-26 Granting Of Conditional Final Subdivision Plan Approval and Wetlands and Steep Slopes Permits</i> | |
| 1/8/03 | 90-day time extension to file plat. |
| 4/23/03 | 90-day time extension to file plat. |
| 6/9/04 | Resolution rescinding final subdivision approval and determination of an SDEIS due to lead contamination. |
| 7/21/04 | Scope submitted by applicant. Final scope to be filed on 9/17/04. |
| 9/08/04 | An additional 30-day time extension agreed to by applicant. Outstanding items need finalization by 9/22/04. |
| 10/06/04 | PB adopted revised draft scope of the SEIS. Working on |

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| | remediation plan to remove lead from site. |
| 1/11/06 | PB declares incomplete SEIS due to not following scope. |
| 6/28/06 | FPC reviewed memo re: incompleteness; Town Engineer reviewed memo re: incompleteness. Motion- SEIS is incomplete. Applicant to revise and resubmit. (NG/JK) |
| 8/9/06 | Applicant to provide list of approvals and look into Tree permit (inc. as condition of final approval) Board determined that DEIS Complete. Accepted notice of completion. Public Hearing to be scheduled 10/4 pending submission of 30 copies of DEIS for distribution. Applicant to provide electronic copy for web posting. Final ph to be waived if no significant issues arise b/c of SEIS. |
| 10/4/06 | Public Hearing opened. 16 public comments. Question the level of lead contamination (State or EPA), health risks to children, impacts to Amawalk drinking water users (Cortlandt, Yorktown, Somers.) Public Hearing continued 10/18/06 |
| 10/18/06 | PH closed with 30 day comment period to Nov. 17 th . Staff to contact WC Commissioner of Health re: lead guidance value and removal. |
| 11/15/06 | Written Comment Time Extension to January 10 th for DOH, DEP and AG's office. |
| 1/10/07 | Applicant agreed to provide 2-week extension to January 24 th for comments from AG/DEC/NYSDOH/WCDOH. Also agreed to provide 30 day public comment period between filing of FEIS and preparation of findings statement. |
| 1/24/07 | Close of written comment period. |
| 2/28/07 | Request for 120-day time extension from close of the comment period for preparation of the FSEIS. Extension will expire on May 24, 2007. |
| 5/23/07 | Request for three month extension to August 24, 2007 granted. |
| 5/23/07 | Request for three month extension to November 24, 2007 granted. |
| 11/14/07 | Request for three month extension through February 24, 2008 granted. |
| 02/13/08 | Request granted for six month extension through August 24, 2008 for preparation of the FEIS (DEP Coordination, Brownfields, and Bald Eagle Nesting) |
| 09/10/08 | Request granted for a four month time extension thru and including December 10, 2008 (DN/EG) |
| 12/10/08 | Request granted for a 9 month time extension thru and including September 10, 2009 (DK/NG-All) |
| 9/9/09 | Time Extension- PB granted 1 year to September 10, 2010. (JK/VG-All) |
| 9/22/10 | Time Extension- PB granted 1 year to September 10, 2011. (NG/JC-All) |

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| PROJECT NAME | GRANITE SPRINGS REALTY, LLC |
| TM # | 27.05-1-12 |
| OWNER/APPLICANT | Gus Boniello/ Granite Springs Realty, LLC |
| PROPERTY SIZE | 1.08 acres |
| ZONING DISTRICT | NS (Neighborhood Shopping) / R-40 (Residence) |
| APPLICATION FOR | Amended Site Plan Approval |
| SEQR CLASSIFICATION | TBD |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|---|---|
| 01/09/08 | Project introduced. Discussion of Affordable Housing and day care use. Living space not allowed above day care facility. Applicant to respond to PB discussion items and staff memos, revise and resubmit. |
| 03/12/08 | PB declared intent to be lead agency, discussion of staff memos, need for DOT approval for work within the ROW- Town Engineer to support application, More stormwater controls for runoff from parking area and access drives, issue with rear yard setback, What is the decibel rating of the firehouse siren, Discussion of removal of building, Site walk scheduled for April 12 th . |
| 05/14/08 | Planning Board assumed lead agency status, discussion of CB memo- Applicant to replace Bradford Pear Trees, discussion of play area and fire house-State code regarding location of fire house next to day care, review of staff comments, use proper design storm calculations (2.8' storm) and show pre and post phosphorus calculations. Clarification regarding ARAB memo warranted "restoration" or "replacement". Public Hearing scheduled for June 11, 2008 provided submission of revise drawings. |
| 6/11/08 | Planning Board discussed Highway Work Permit, safety issues. Applicant to provide confirmation of sign size, verification of school bus drop off, operation plan, add speed bump/hump to access drive, add landscaping along southerly border for neighbor, provide bicycle rack and discuss one-way access, egress with NYSDOT. PH opened/closed. Jk/NG-all One public comment related to southerly neighbor privacy. Motion to prepare draft resolution and neg. dec to be prepared for 6/25/08 PB Mtg. Jk/DK-all |
| 6/25/08 | Planning Board reviewed resolution. Discussion of NYSDOT Work Permit and starting demolition construction prior to receiving permit. Resolution motion negative declaration FD/DK-all. Motion approve resolution as amended NG/GG-all |
| RESOLUTION #2008-09 Granting Of Conditional Amended Site Plan Approval | |

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| PROJECT NAME | HERITAGE HILLS (Activity Center) |
| <i>TM #</i> | |
| <i>OWNER</i> | Heritage Hills Society |
| <i>PROPERTY SIZE</i> | |
| <i>ZONING DISTRICT</i> | DRD (Designed Residential Development Overlay District) |
| <i>APPLICATION FOR DESCRIPTION</i> | REQUEST FOR WAIVER OF SITE PLAN APPROVAL Applicant requests Planning Board to waive site plan approval per §170-114F(1)(b) of the <i>Code of the Town of Somers</i> for the construction of a 570SF addition. |
| <i>SEQR CLASSIFICATION</i> | Type II Action |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 11/14/07 | Planning Board denied requested and directed applicant to work with staff and apply for abbreviated site plan approval. |
| 01/23/08 | PB requested elevation drawings for new addition. Applicant to respond to staff memos and Planning Board issues. PB declared Type II Action DK/KB All; PB waived PH and signed survey NG/KB All; Staff directed to prepare draft conditional resolution for 2/27/08 PB Meeting. |

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| PROJECT NAME | HERITAGE HILLS SEWAGE TREATMENT PLANT SUBDIVISION |
| <i>TM #</i> | 17.10-10-18 |
| <i>OWNER</i> | Heritage Hills Represented by Marc Brassard |
| <i>PROPERTY SIZE</i> | 18.5Ac. |
| <i>ZONING DISTRICT</i> | DRD (Designed Residential Development Overlay District) |
| <i>APPLICATION FOR DESCRIPTION</i> | Re-Subdivision Approval A subdivision of the existing parcel to transfer approx. 9 acres of land containing the treatment plant and associated stormwater facilities to the Heritage Hills Sewage Works Corporation |
| <i>SEQR CLASSIFICATION</i> | Not an action |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 2/23/11 | Questions regarding what development could occur and is there a conflict of public interest. No Conflict. Lot could support one house. PB waived submission of Topography, soils constraints. PB Hearing set for 3/23 FD/JC-all |
| 4/27/11 | Opened public hearing- one comment from citizen why is this occurring now? PH closed NG/VG- EG-No. Conditional Resolution for chair's signature. |

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| PROJECT NAME | HERITAGE HILLS SEWAGE WORKS CORP EMERGENCY BACK UP GENERATOR |
| TM # | 17.05-20-23 (Condo 23) |
| OWNER | Heritage Hills Sewage Works Corporation Represented by Marc Brassard |
| PROPERTY SIZE | 15.96 Ac. |
| ZONING DISTRICT | DRD (Designed Residential Development Overlay District) |
| APPLICATION FOR DESCRIPTION | Amended Site Plan Approval Emergency back-up generator to be installed for the sanitary lift station within Condominium 23. Property that generator will be installed on is owned by Condo 23. |
| SEQR CLASSIFICATION | Type II Action |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 4/25/07 | Presentation of project. Discussion of redirecting stormwater using a curb, repairing cover and erosion, questions regarding exhaust and noise. Applicant to address both in more detail. PB waived soils data, constraints mapping and the establishment of an escrow account. Action is a Type II action. |

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| PROJECT NAME | HERITAGE HILLS MAINTENANCE AREA |
| TM # | 6.18-20-02 |
| OWNER | Heritage Hills Represented by Marc Brassard/Linda Whitehead |
| PROPERTY SIZE | 6.99 Acres |
| ZONING DISTRICT | DRD (Designed Residential Development Overlay District) |
| APPLICATION FOR DESCRIPTION | Amended Site Plan Approval w/ Wetland Permit and within Groundwater Protection Overlay District Property located on Warren Street. Application for the construction of a salt storage barn and a temporary pole barn and the realignment of the access road to the maintenance yard continuing up through the Golf Course property to intersect with C15”B” road within the wetland buffer area. |
| SEQR CLASSIFICATION | Unlisted – Neg Dec |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 10/6/04 | Requested meeting with Planner and Engineer; Short circuiting issue raised; A description of all uses is needed; No impact to Groundwater Protection Overlay District |
| 4/27/05 | No changes are to take place within the GPO district; Revised plans discussed; Parking will be more defined; stormwater control will be defined. Site walk scheduled for 5/21/05. |
| 9/7/05 | Discussion of Constraints Map. Issues re: stormwater prevail; |

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| | Parking across the street discussed. |
| 11/2/05 | Review of revised plans; Alternative layout requested; Parking spaces should be refined; Stormwater/short-circuiting issue discussed; Revised EAF requested per revisions of plans. |
| 12/14/05 | Draft Notice of Designation of Lead Agency approved. |
| 2/22/06 | Project Review. Parking and need for parking discussed. Planning Board requests # of employees on an average day vs. # of employees on peak days. Discussion of salt storage/wash down areas. Applicant to work with staff and address comments. Tentative Public Hearing March 22, 2006 |
| 3/22/06 | Applicant met with staff to discuss comments. Discussion of need for parking (full/part-time workers).Public Hearing opened- public comments from society members in support of the project. Warren St. neighbor concerned about increased blight of project. Condo residents concern re: it is their main entrance. Public Hearing closed. |
| 5/10/06 | Discussion of revised plans and need to incorporate parking plan into operations manual, revise overflow parking/storage areas, investigate life span of the calcium chloride tanks, submit Phase II study, investigate spill containment for refueling of vehicles, incorporate liner into salt dome, investigate sewer lateral going through property, Westchester County Health Department approvals for irrigation well, backflow preventor for pesticide mixing and location for mixing, move fence to protect swale, feasibility of fire hydrant, Time extension for approval granted to July 1, 2006. |
| 6/14/06 | Discussion of staff comments. Heritage Hills Society Chair spoke regarding agreement with HMG re: use of area at maintenance yard. Issues addressed- overflow parking, delineation of wetland buffer, ARB meeting, fire prevention, operations manual, etc. Applicant directed to meet with staff. Scheduled for appearance @ June 28. |
| 6/28/06 | Staff met with Applicant to review list of 27 items and sub-items. Applicant agreed to address list and submit revised plans. Applicant agreed to allow access to Parcel B for Society for parking buses/trucks if necessary. Applicant to submit letter authorizing a time extension to July 28, 2006. Motion to prepare draft resolution for July 26 th meeting (JK/TG). |
| <i>RESOLUTION #2006 Granting of Amended Conditional Site Plan Approval and Wetlands, Steep Slope Permit Approvals in the Groundwater Protection Overlay District</i> | |
| 1/10/07 | Refer issue regarding Phase II Environmental Report Analysis and recommendations to Planning Board attorney for review for discussion at next meeting. |

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PROJECT NAME IERVOLINO STEEP SLOPES PERMIT

TM # 27.17-1-21
OWNER Chris Iervolino
PROPERTY SIZE
ZONING DISTRICT
APPLICATION FOR Steep Slopes Permit
DESCRIPTION Property located at 9 Farese Way. Application to construct an in-ground swimming pool and retaining wall within the >35% steep slopes category.
SEQR CLASSIFICATION

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 01/13/10 | Applicant to meet with consulting Town Engineer to review plans. SPPP needed, need to demonstrate no significant environmental impacts. |
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PROJECT NAME KAUFMAN WETLAND AND STORMWATER PERMIT

TM # 17.12-2-2.11
OWNER Rodd Kaufman
PROPERTY SIZE
ZONING DISTRICT
APPLICATION FOR Wetland Permit
DESCRIPTION Property located at 13 Route 116 for a proposed in-ground swimming pool and drainage in a wetland buffer area
SEQR CLASSIFICATION

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 02/10/10 | Project introduced to PB. PB comments, CTE memo. Revise and Resubmit |
| 06/23/10 | PB reviewed- Public Hearing scheduled for 8/11/10 |
| 08/11/10 | PH opened, no public to comment, PH Closed JC/EG-All. Motion to approve EG nay all other yay. |

PROJECT NAME KILIAN/JONES HERITAGE DEVELOPMENT

TM # 6.14-1-1
OWNER Candee Kilian and Laura Jones
PROPERTY SIZE
ZONING DISTRICT R80
APPLICATION FOR Sketch Subdivision Plan
DESCRIPTION The subject sketch plan is to divide 50 acres into a 4-lot subdivision.

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SEQR CLASSIFICATION TBD

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 5/10/06 | Application discussed. Environmentally sensitive, relationship to DRD. Amend application, revise plans and submit a new application. |
| 1/10/07 | PB discussion regarding whether or not submission was sketch plan or preliminary subdivision. PB determined review would be on preliminary subdivision. Discussion of runoff from golf course near intersection of proposed Town Road and the Haul Road; Concern with environmental problems, issue regarding Town road accessed through private property, There are few alternatives, PB scheduled site walk for February 17 th with a rain date of February 24 th . |
| 3/14/07 | PB rescheduled site walk for 4/21/07 |
| 5/23/07 | Discussion of site walk, alternative condominium proposal, access to property. Applicant to submit conservation subdivision alternative. |
| 8/8/07 | Discussion regarding access to property and how this will be done. Planning Board asked to see easement prior to discussion of application. Discussion tabled until September 26, 2007. |
| 9/26/07 | Board discussed alternative plans- liked variations of Conservation Plan B with common driveway, and 3 lots. Applicant to revise and resubmit. |
| | Application withdrawn |

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| PROJECT NAME | HOMELAND TOWERS,LLC AND NEW CINGULAR WIRELESS PCS, LCC (AT&T) AMATO |
| TM # | 38.17-1-5 (121 Route 100) |
| OWNER | Amato |
| PROPERTY SIZE | |
| ZONING DISTRICT | R-80 |
| APPLICATION FOR DESCRIPTION | Application currently before the ZBA for SEUP for locating a Wireless facility in a residential zone |
| SEQR CLASSIFICATION | TBD |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 8/26/09 | Review of Town Planner's attendance at ZBA meeting 8/18/09. |
| 9/9/09 | Planning Board objection to ZBA acting as Lead Agency (VG/EG-All) |
| 01/13/10 | Discussion of temporary towers, question of affidavits authenticity, use of Town property, show renderings on most |

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| | recent pictures, impairment of existing neighborhood character, staff reviewed memos, action memo to be issued. |
| 04/14/10 | PB discussed continued concern regarding aesthetic issues, depiction of stream-meets Town wetland law, consideration of crushing conduit, need for special stream crossing, Viewshed and existing environment and land use, visualization modeling, need to hire landscape architect to undertake Visual Impact Analysis. |
| 04/28/10 | Applicant requested adjournment |
| 05/12/10 | Applicant requested adjournment |
| 5/25/10 | Discussion with Applicant and Towns consultant. Important Viewshed identified discussion of appropriate mitigation required. PB relying on HDR report to answer if there are deficiencies in applicant's material. Applicant defined action as a Sabre Tree Pole. |
| 6/9/10 | No new information adjourned to 7/23/10 mtg. |
| 6/23/10 | PB commented on issues relating to SEQRA- screening profile for VP5, other tree pole providers, basis that duration of view is not significant, landscaping along DOT ROW, etc. Memo to be sent to ZBA and joint meeting 7/20. |
| 8/11/10 | Discussion re: visual profile is inadequate, need full range of height for artificial branches, discussion of emergency power needs in time of outage, height of concealment options discussed, etc. |
| 08/25/10 | Discussion of number of viewers, daily trips, height of pole, this project sets future precedent, need confirmation from NYSEG re: transformer, etc. |
| 9/22/10 | PH opened. Transformer will be a pole mounted transformer, no public present, PH closed VG/JC. Resolution to be prepared for next meeting. |
| 10/13/10 | Resolution reviewed and approved as amended JK& EG Opposed. |

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| PROJECT NAME | HOMELAND TOWERS @ 2580 ROUTE 35 SANTARONI |
| TM # | 37.13-2-3 |
| OWNER | Umberto and Carol Santaroni |
| PROPERTY SIZE | |
| ZONING DISTRICT | R120 (Residential) |
| APPLICATION FOR | Special Exception Use Permit (ZBA), Height Variance, Front and Rear minimum distance variance(s) for the pole and minimum distance from dwelling variance, site plan approval tree removal permit, steep slopes permit and wetlands permit. |
| SEQR CLASSIFICATION | TBD |
| PLANNING BOARD | |

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Last Updated: 5/3/2012

| MEETING DATE | STATUS SUMMARY |
|---------------------|--|
| 01/27/10 | Applicant to revise and resubmit application |
| 03/10/10 | Applicant to revise and resubmit application |
| 04/14/10 | Applicant to revise and resubmit application |
| 04/28/10 | Applicant requested adjournment |
| 05/12/10 | Applicant requested adjournment |
| 05/26/10 | Applicant is revising and resubmitting plans based on previous comments, mainly DEPs. |
| 6/9/10 | No new information adjourned to 7/23/10 mtg. |
| 6/23/10 | No new information adjourned to 7/23/10 mtg. |
| 2/9/11 | Discussion of Scope of work- approved with modifications to make both parts sync together as one document. Discussion of viewpoints. Agree with TP focus on lower half of the pole. Focus on all of the photos (Feb 12, 2010) submitted to date. |
| 2/23/11 | No new information adjourned to 4/13/11 mtg. |
| 4/13/11 | Review of plan changes by applicant, no CTE report, discussion of carriers, etc. |
| 7/27/11 | Review of staff memos, Applicant reviewed plan changes, discussed landscaping, co-location, DOT curb cut, list of scoping documents, application incomplete. |
| 8/24/11 | HDR-minor text changes, simulations are correct, View 4 is problematic- planter box in front of compound. Discussion of Completeness, application/submission? Consider electrical power supply, use of camera lens, etc. Applicant to revise and waiting for HDR and CTE reports. |
| 9/14/11 | Discussion of outstanding items in staff memos- alternative configurations on site- moving pole, fallzone, etc. memo to ZBA with recommendations. |
| 10/26/11 | The Chair directed the applicant to address all of the outstanding issues mentioned in Consulting Engineer Barbagallo's October 21, 2011 memo to the Board and comments from Town Planner Hull and the Board and revised the plans accordingly. She noted that this application is adjourned to Wednesday, November 9, 2011 or sooner, since there will only be one meeting in November. The Chair indicated that if the information is complete at the November Planning Board meeting a Public Hearing on the application can be scheduled for December. |
| 11/9/11 | On motion by Ms. Gerbino, seconded by Ms. Gannon, and unanimously carried, the Board moved to schedule a Public Hearing |
| 12/14/11 | Discussion of draft resolution applicant to address comments. Adjourned to January 2012 |
| 01/11/12 | On motion by Ms. DeLucia, seconded by Ms. Gannon, (Mr. Keane voting nay) and carried, the Board moved to adopt Resolution 2011-11 as amended, granting of Conditional Site Plan Approval, Steep Slopes Protection, Wetlands Protection, Tree Preservation and Stormwater Management and Erosion and |

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| | Sediment Control Permits to Umberto and Carol Santaroni and Homeland Towers, LLC and New Cingular Wireless PCS, LLC (“AT&T”) for the Chairman’s signature |
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| PROJECT NAME | IPPSOLAR @ SOMERS COMMONS |
| <i>TM #</i> | 4.20-1-11 |
| <i>OWNER</i> | Urstadt Biddle/ IPPsolar |
| <i>PROPERTY SIZE</i> | 27.7 acres |
| <i>ZONING DISTRICT</i> | CS (Community Shopping) |
| <i>APPLICATION FOR</i> | TBD |
| <i>SEQR CLASSIFICATION</i> | TBD |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 03/14/12 | Discussion as to whether or not site plan approval was needed. Planning Board determined no planning approval needed however applicant to obtain Zoning permits, revise plans and obtain all building and electrical permits. |

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| PROJECT NAME | KILIAN PARCEL/ HAUL ROAD RESTORATION, |
| <i>TM #</i> | 6.14-20-1 |
| <i>OWNER</i> | Heritage Development Group, Inc. |
| <i>PROPERTY SIZE</i> | |
| <i>ZONING DISTRICT</i> | |
| <i>APPLICATION FOR</i> | Wetland, Steep Slopes, Stormwater Management & Erosion and Sediment Control Permits. |
| <i>DESCRIPTION</i> | Restoration of a temporary haul road swale, road shoulder, regrade soil stockpile in the wetland buffer area and steep slopes area. |
| <i>SEQR CLASSIFICATION</i> | TBD |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 02/25/09 | Application discussed. Type II action NG/JK-All, waive sitewalk and scheduled PH for 3/25/09 JK/VG-all |
| 3/25/09 | PB discussed concern with attenuating flow from swale along road leading into Haul Road. Discussion of who will maintain the proposed sump, long term and short term maintenance of fill pile, etc. PH opened and closed (VG/DK-ALL). Applicant to revise plans and staff to revise resolution. |
| 5/13/09 | Review of draft resolution of approval Approved (JK/NG) |

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|------------------------------------|---|
| PROJECT NAME | LINCOLN HALL WASTEWATER TREATMENT PLANT |
| TM # | 6.15-1-1-8 |
| OWNER | Lincoln Hall (Malcolm Pirnie) |
| PROPERTY SIZE | |
| ZONING DISTRICT | R-120 |
| APPLICATION FOR DESCRIPTION | Site Plan and Wetland Approval Wastewater treatment plant upgrade to be in compliance per the NYC Watershed Rules and Regulations. |
| SEQR CLASSIFICATION | Unlisted |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|---|--|
| 11/2/05 | Pipe for new Plant was relocated to increase distance from the unnamed tributary; Request for applicant to submit demolition and restoration plans. Aerial view requested. |
| 1/25/06 | Project Review, request for revised EAF. |
| 2/22/06 | Consideration of Notice of Intent to Declare Planning Board Lead Agency. |
| 4/5/06 | Discussion of needed revisions based on staff memos. Discussion of construction vehicle entrance and need to examine whether or not crossing of the stream can be avoided. Applicant to look into use of old railroad bed. Public hearing set for May 10 th . |
| 5/10/06 | Public Hearing- discussion of plan revisions and staff directed to prepare draft resolution for May 24 th mtg. |
| 5/24/06 | Motion to approve resolution accepted. |
| RESOLUTION #2006-14 Granting Conditional Amended Site Plan, Wetland, Steep Slopes and Tree Preservation Permit Approvals | |

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| PROJECT NAME | LUPI REALTY |
| TM # | 5.13-1-1 |
| OWNER | Nicholas Lupinacci- Lupi Realty Development Company |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR DESCRIPTION | SITE PLAN APPROVAL AND WETLAND PERMIT Construction of a one-story retail use building with 3,840SF of floor area, driveways, parking for 20 vehicles and an associated wetland permit. |
| SEQR CLASSIFICATION | Unlisted (Negative Declaration) |

| PLANNING BOARD (or other) MEETING DATE | STATUS SUMMARY |
|---|---|
| 4/12/00 | Discussion of project and stop work order for fill and clearing |

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| | issued in 3/00. |
| 5/11/00 | Applicant should demonstrate ability to serve site with water/sewer. |
| 10/17/00 | Area variance to construct office building and parking in R-40 received. (Public hearings held 6/27/00, 7/25/00, 9/19/00 and 10/17/00) |
| 8/8/01 | Discussion of application. |
| 1/31/02 | NOV issued to remove fill spread out on site. |
| 6/7/02 | NOV issued to remove construction equipment stored on site. |
| 5/22/02 | Submission to Town Board for water district extension. |
| 5/17/03 | Revised plans, layout and parking discussed. |
| 7/28/04 | Revised plans/permits discussed. Applicant directed to confirm wetland boundaries. |
| 9/08/04 | Lead Agency, unlisted action declared. |
| 10/20/04 | Public hearing scheduled. |
| 11/17/04 | Public Hearing opened/closed. Staff directed to draft resolution for site plan and wetland permit approval 1/12/05 meeting. |
| RESOLUTION #2005-01 Granting Of Site Plan and Wetland Permit Approvals | |
| 10/24/07 | Planning Board waived site plan submission requirements and directed staff to prepare resolution granting conditional amended site plan approval for chair's signature. |
| Resolution No. 2007-21 Granting Conditional Amended Site Plan Approval | |
| 2/11/09 | Planning Board re-granted resolution due to expiration. DK/CF-all for chairwoman's signature. |
| Resolution No. 2009-03 Re-granting Resolution 2007-21 Granting Conditional Amended Site Plan Approval to Lupi Plaza Realty Corp. | |

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| PROJECT NAME | MANOR RIDGE |
| TM # | 28.17-2.2 & 38.06-1-1 |
| OWNER | Umberto Santaroni |
| PROPERTY SIZE | |
| ZONING DISTRICT | R-80 |
| APPLICATION FOR DESCRIPTION | Subdivision, Steep Slopes, Tree Removal and Wetland Permits Subdivision of 31.3 acres into 8 lots via a proposed cul-de-sac extension to Young Road. |
| SEQR CLASSIFICATION | Unlisted Action (Negative Declaration) |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 3/28/01, 6/13/01, 9/5/01 | Project Review and discussion of length of road and wetland impacts. |
| 11/28/01 | Discussion of revised plans, conventional plan for maximum lot count, conservation plan preferable. |
| 3/26/02 | Revised Plans reviewed; maximum lot count of 8 determined. |
| 6/26/02 and 8/14/02 | Revised conservation layout discussed and public hearing held. |

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Last Updated: 5/3/2012

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| | Conservation easement and common driveway discussed. Intent to be Lead Agency declared. |
| 9/25/02 | Staff to prepare conditional resolution of approval. |
| <i>RESOLUTION #2002-34 Granting Of Conditional Preliminary Subdivision Approval</i> | |
| 3/26/03, 10/08/03, 4/14/04, 10/6/04 | Time Extensions Granted |
| 2/9/05 | Issue re: Route 100 ownership, transfer of conservation easement, etc. |
| 2/23/05 | Review of restrictive covenants and transfer of land discussed |
| 3/30/05 | Public Hearing opened and closed, approval of draft resolution #2005-07, Extension of Lot 5 determined as non-building, non right-of-way to be shown on plat. 12 acre parcel and .5 acre conservation easement-Land to be dedicated to Town under stewardship of Westchester Land Trust. |
| <i>RESOLUTION #2005-07 Granting Of Conditional Final Subdivision Approval</i> | |
| 5/25/05 | Applicant requests revising condition #12 re note on the plat pertaining to vehicular access. |
| <i>RESOLUTION #2005-15 Granting Of Amended Conditional Final Subdivision Approval, Steep Slopes, Tree Removal and Westland Permits For Manor Ridge Subdivision.</i> | |
| 1/11/06 | Motion granted to adopt recommendation of Engineer and Highway Superintendent for the issuance of five building permits. |
| 4/5/06 | Reduction of Performance Bond from \$219,980 to \$113,618 |

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| <i>PROJECT NAME</i> | MANOR RIDGE LOT LINE CHANGE |
| <i>TM #</i> | 28.17-2.1 & 28.17-2.16 |
| <i>OWNER</i> | Umberto Santaroni |
| <i>PROPERTY SIZE</i> | Lot 1 is currently 87,121 sq. ft. Lot 16 is currently 250,483 sq. ft. |
| <i>ZONING DISTRICT</i> | R80 |
| <i>APPLICATION FOR DESCRIPTION</i> | Abbreviated Subdivision Approval The subject application is for a lot line adjustment to increase Lot 1 to 112,367 sq. ft and to decrease lot 16 to 225, 237 sq. ft. The final resolution for the Manor Ridge subdivision included a note (condition #12) that stated "...the intent of the applicant [is] to convey the 50 foot by 500 foot strip of land from Lot 5 [identified currently as lot 16, as part of this application] to the neighboring property owner and then proceed with a future lot line change application before the Planning Board.". This application for an abbreviated procedure is the reference application. |
| <i>SEQR CLASSIFICATION</i> | Type II |

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| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|--|--|
| 5/10/06 | Project Review, applicant to submit title report and have co-applicant (Lopane) sign application. |
| 6/14/06 | Planning Board scheduled Public Hearing for July 12, 2006. |
| 7/12/06 | Planning Board opened and closed Public Hearing. One concern regarding Mr. Rankel's access to 50' ROW. Rankel's attorney noted that the Town should enforce violation preventing Rankel from clear access- Lopaine currently storing piles of material in ROW. Mr. Wright to send letter and Planning Board to send violation notice to Building Department pending Wright's letter. |
| 7/26/06 | PB waived final application submission. |
| RESOLUTION #2006-19 Granting of Conditional Preliminary and Final Subdivision Approval Following the Abbreviated Approval Process under §150-15 of the Code of the Town of Somers | |

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| PROJECT NAME | McENTERGART STEEP SLOPES PERMIT |
| TM # | 36.12-2-6 |
| OWNER | Patricia McEntergart and Henry Seligson |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR DESCRIPTION | Steep Slopes Permit Application of for property located on the north side of Amawalk Point Road, for the construction of a residence, driveway, septic system and well within the very steep slope category of 25%-35%. |

SEQR CLASSIFICATION

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 8/25/10 | Review of application submission. Site walk scheduled 9/25/10. |
| 12/14/11 | On motion by Ms. Gannon, seconded by Mr. Keane, and unanimously carried, the Board moved to schedule the Public Hearing on the McEntergart Steep Slopes application for Wednesday, January 25, 2012 |
| 01/25/12 | PH opened, closed discussion consideration of resolution at next meeting. |
| 02/08/12 | On motion by Ms. DeLucia, seconded by Ms. Gannon and unanimously carried, the Board moved to adopt Resolution 2012-01 as amended, granting of Conditional Steep Slopes Protection, Tree Preservation and Stormwater Management and Erosion and Sediment Control Permits to the Marino Group, LLC (owner) and Patricia McEntergart (applicant) for the Chairman's signature. |

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| PROJECT NAME | MEADOW RIDGE HOMES LOT LINE CHANGE |
| <i>TM #</i> | 4.18-1-15 (Lot 25) & 4.18-1-16 (Lot 22) |
| <i>OWNER</i> | Fernando & Tara Marques and Meadow Ridge Homes, Inc. |
| <i>PROPERTY SIZE</i> | .552 acres [4.18-1-15 (Lot 25)] & .521 acres [4.18-1-16 (Lot 22)] |
| <i>ZONING DISTRICT</i> | R-80 [Conservation Subdivision] |
| <i>APPLICATION FOR DESCRIPTION</i> | Abbreviated Subdivision Application The subject properties are located in the Windsor Farms Subdivision, now known as Meadow Ridge Homes. The initial subdivision was a Conservation Subdivision. The Applicants are seeking a lot line change which would increase the size of Lot 22 (TM:4.18-1-16) by 1,815 Square Feet and decrease Lot 25 (TM: 4.18-1-15) by 1,815 Square Feet . |
| <i>SEQR CLASSIFICATION</i> | Type II |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|--|---|
| 07/09/08 | Planning Board agreed to process as abbreviated application; Action is a Type II action. Motion (DK/KB) to hold Public Hearing on September 10, 2008 |
| 9/10/08 | Action declared a Type II action Motion (NG/EG-all). Public hearing opened, no public comments, public hearing closed (EG/DN) Staff directed to prepare conditional resolution for Sept. 24 meeting.(EG/NG) |
| 9/24/08 | PB approved conditional resolution of approval EG/JK All in favor |
| RESOLUTION #2008-12 Granting of Conditional Abbreviated Approval Under 150-15 to Fernando and Tara Marques and Meadow Ridge Lot Line Change | |
| 3/11/09 | 6-month time extension granted to September 24, 2009 |

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| PROJECT NAME | MEICHNER SUBDIVISION |
| <i>TM #</i> | 6.14-1-13 |
| <i>OWNER</i> | Blair Meichner |
| <i>PROPERTY SIZE</i> | 9.3 Acres |
| <i>ZONING DISTRICT</i> | R40/R80 |
| <i>APPLICATION FOR DESCRIPTION</i> | Subdivision Application and Steep Slopes Permit Subdivision of 9.3 acres into 2 lots with one new building lot. Steep slope application submitted for driveway, house and well. The lots would consist of 4.5 and 5 acres. The existing lot and new lot are to be served by individual driveways off Warren Street with wells and septic systems. The property received preliminary approval in 1995 for similar configuration |
| <i>SEQR CLASSIFICATION</i> | Unlisted (Negative Declaration) |

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Last Updated: 5/3/2012

| MEETING DATE | STATUS SUMMARY |
|--|--|
| 4/10/02 | Review of Proposal, scheduled site walk. |
| 7/20/02 | Site Walk held. |
| 7/15/03 | Area variance granted by ZBA for reduced frontage along Warren Street (100 ft.) |
| 8/13/03 | Revised plans discussed. |
| 10/22/03 | Access, safety and visual impacts on scenic resource of Smith Lane discussed. |
| 11/26/03 | Revised plans reviewed. |
| 12/10/03, 1/28/04, 2/11/04 | Public Hearing- Smith Lane residents complained about access, Board polled re: access from Warren Street. |
| 7/28/04 | Revised plans discussed. |
| 9/8/04 | PB granted SEQR uncoordinated review of unlisted action. |
| 9/22/04 | PB resolved preliminary subdivision approval with conditions and SEQR neg.dec. |
| RESOLUTION #2004-19 Granting of Conditional Preliminary Subdivision Approval for Meichner Subdivision | |
| 3/9/05 | PB granted 180 day time extension. |
| 10/5/05 | Final application discussed. Request to waive Public Hearing pending letter re: driveway location (Mr. Barbagallo) |
| 1/10/07 | Discussion of final application. Applicant to provide letter from WCHD re: note on plat regarding well and address staff comments, revise and resubmit. |
| 3/28/07 | Discussion of change in driveway- impact on neighbor- Board set a site walk on 4/21 to revisit driveway location. Applicant will flag both driveways, Forest management plan was discussed- forest management plan not necessary because conservation easement is in place. Applicant to clarify number of trees to be removed for septic system area. |
| 5/23/07 | Discussion of 4/21/07 site walk. Access from Smith Lane v. Warren Street discussed. Most residents on Smith Lane support access from Smith Lane provided road improvements. Applicant willing to make road improvements. Applicant to submit revised drawings showing road improvements and access from Smith Lane. |
| 7/11/07 | Discussion of new access, driveway still poses headlight disturbance on neighbor. Discussion of location of driveway and amount of disturbance. Applicant indicated that they did not want to change orientation of house. Applicant to submit driveway alternatives. Discussion of site plan for scenic roadway adjustments. Applicant to provide separate drawing for changes to Smith Lane. Turn-around areas, maintenance and construction vehicle access discussed. |
| 9/12/07 | Discussion of ownership of Smith Lane, Tim agreed to submit letter of explanation based on Attorney's research. Board requested list of items be addressed. Town Engineer to forward list to Applicant. Applicant will address staff comments. |

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| 1/23/08 | Applicant directed to respond to staff memos, planning board, provide revised plans, SP3 and meet with neighbors prior to PH. Public Hearing scheduled for February 27, 2008. |
| 2/27/08 | PB opened the Public Hearing and public comments related to construction impact and increased traffic to Smith Lane, concern about stability, drainage pattern and maintenance agreement were heard. Applicant to revise SPPP, amend maintenance agreement, joint signatories for subdivision application and revision of site plan application discussed. PH continued to 3/26. |
| 3/26/08 | Site Plan Application declared Type II NG/KB-All Discussion of paving first 20' of Smith Lane, discussion of maintenance agreement to include all property owners, cost proportion, etc. Immerblum, Sayles spoke in favor of project and appreciated Town involvement in maintenance agreement. PH Closed KB/JK-All Applicant to revise and resubmit. |
| 5/14/08 | Applicant granted 60 day extension to the Planning Board for them to make a decision. |
| 5/28/08 | Discussion of revising maintenance agreement to include the Town- residents don't want to do that. Review of Open Space and Conservation Board memos. Recommendation to ZBA regarding amendment of existing variance. Applicant to revise and resubmit. |
| 9/10/08 | Discussion of maintenance agreement, resolutions, etc. Motion to approve subdivision resolution (CF/DN) FD,NG-Yay, EG-Nay. Motion to approve site plan as amended (CF/NG) All. |
| <i>RESOLUTION #2008-07 Granting of Conditional Final Subdivision Approval, Tree Preservation Permit, Steep Slope Permit and Erosion and Sediment Control Permit to Meichner/Barbagallo Subdivision</i> | |
| <i>RESOLUTION #2008-08 Granting of Conditional Site Plan Approval to Barbagallo/Meichner for the Scenic Resource Protection Area known as Smith Lane (first 200' from Warren Street)</i> | |
| 02/25/09 | PB Granted 6 month time extension from March 10, 2009 to September 10, 2009. |
| 09/22/10 | Motion to regrant from 09-10-09 to 09/10/11 |
| 08/24/11 | PB granted a one year time extension to and including 09/10/12 EG/VG-All |

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| PROJECT NAME | MERRITT PARK ESTATES |
| TM # | 5.20-1-1 |
| OWNER | Mancini Building Corporation |
| PROPERTY SIZE | 19.99 acres |
| ZONING DISTRICT | R-40 |
| APPLICATION FOR | Final Subdivision Application |
| DESCRIPTION | Subdivision of 19.99 acres into 15 lots. |

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SEQR CLASSIFICATION Unlisted (Negative Declaration)

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|---|--|
| 1/18/96 | Town Board determines consistent with master Plan. |
| 2/14/96 | Alternate plans requested. |
| 4/10/96 | Alternative plan discussed. Concern re: width at front lot line. |
| 4/20/96 | Site Walk |
| 4/24/96 | PB awaits ruling from Building Officer re: frontage concerns and applicant decides whether or not to submit an alternate plan. |
| 9/11/96 | Applicant to provide plan showing all lots in conformance with Code and minimum buildable area for each lot. |
| 3/12/97 | Request placement on 4/9 agenda to discuss alternative or same plan. |
| 5/14/97 | Applicant showed alternative 2 (15 lots and short cul-de-sac). Applicant directed to work with Town Engineer to resolve issued. |
| 8/13/97 | Board determined action is Unlisted action and Lead Agency notice to be distributed. |
| 8/20/97 | Lead agency notice sent out. |
| 9/10/97 | Board requested plan showing shortened road and expanded EAF limited to the effect of project on Lake Lincolndale, the aquifer, hydrology and ability of soils to accept septic systems. |
| 3/11/98 | Applicant describes four alternatives and is directed to provide modified plans. |
| 4/8/98 | Consensus of PB to move forward with Alternative #% and Applicant advised to revise EAF to specifically address impacts to Lake Lincolndale. |
| 7/12/00 | Review of revised plans. Applicant directed to address staff comments. |
| 8/8/01 | Review of revised plans-concern expressed re: offsite use of stormwater detention. |
| 12/12/01 | Public Hearing on revised plans, wetland permit and preliminary subdivision application held. |
| 3/6/02 | Public Hearing closed. Neg. Dec. issued on 15 lot plan with 14 lot plan as alternative. Applicant directed to proceed with 15 lot plan with offsite stormwater detention. |
| 4/24/02 | PB advised staff to prepare approving resolution for review @ 5/8/02 mtg. |
| RESOLUTION #2002-16 Granting of Conditional Preliminary Subdivision Approval | |
| 11/8/02, 4/28/03, 5/26/04 | Time extensions granted due to extenuating circumstances re: water issues with the Health Dept. |
| 11/3/04 | Applicant directed to address water issues and develop a new preliminary plan. Applicant requested amended preliminary subdivision approval to reflect community water and sewer services. |
| 1/26/05 | 90-day time extension granted, requested plan revision reflecting |

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Last Updated: 5/3/2012

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| | Town Engineers comments, public hearing scheduled for 3/9/05 and SEQR Determination of Significance. |
| 3/9/05 | Applicant requested to prepare stormwater narrative to Lake Lincolndale Property Owners Association, provide an explanation of stormwater basin maintenance, prepare written response to public comments and show adjoining property owners on revised plan. |
| 4/13/05, 5/25/05, 6/8/05 | Public Hearing adjourned |
| 6/22/05 | Three major issues include Lots 14 \$15 stormwater basin encroachment upon O'Reilly; Heritage Hills water and sewer hook-up; and approval of Lake Lincolndale Property Owners Association for stormwater basins west of Lovell street. Historic easements also discussed. Public Hearing adjourned. |
| 7/12/05 | Site walk re: Alternative plans held |
| 7/13/05 | LLPOA Board of Directors approval letter presented, Robert Martin Boulevard stormwater improvements discussed. Public Hearing closed. |
| 9/7/05 | Review of Draft resolution rescheduled for 9/21/05 |
| 9/21/05 | PB resolved a SEQR Negative Declaration with amended Resolution of Approval to be prepared for Chairman's signature. |
| <i>RESOLUTION #2005-04 Granting of Amended Conditional Preliminary Subdivision Plat Approval, Steep Slopes, Tree and Wetland Permit.</i> | |
| 3/8/06 | Time extension granted to September 20, 2006 |
| 9/6/06 | Time extension granted to March 20, 2007. |
| 4/25/07 | Time extension granted to September 20, 2007 |
| 9/12/07 | Time extension granted to June 20, 2008 |
| 05/28/08 | Time extension granted to March 20, 2009 CF/KB-all |
| 03/11/09 | Time extension granted to December 21, 2009 |
| 12/09/09 | Time extension granted to December 21, 2010 |
| 03/10/10 | Discussion of final application, removal of stonewalls on lots 1 & 2, waiver of fees. Waive req. for PH- VG/JK-All. Draft final resolution to be prepared. |
| 04/14/10 | Motion to approve amended resolution EG/VG-all |
| <i>RESOLUTION #2010-02 Granting of Amended Conditional Final Subdivision Plat Approval, Steep Slopes, Tree and Wetland Permit.</i> | |
| 9/22/10 | Time extension granted to October 11, 2011 |
| 10/13/10 | Time extension previously granted was incorrect. New time extension from October 11, 2010 to January 10, 2011. |
| 12/8/10 | Time Extension from January 10, 2011 to April 11, 2011. |
| 4/13/11 | 3 rd Time Extension from April 11, 2011 to July 11, 2011 VG/JC-ALL |
| 6/8/11 | 4 th Time Extension from July 11, 2011 through October 11, 2011 NG/JK-ALL |
| 10/12/11 | 5 th Time Extension October 11, 2011 to January 9, 2012 NG/JK-ALL |
| 01/11/12 | On motion by Ms. DeLucia, seconded by Mr. Goldenberg, and unanimously carried, the Board moved to grant a sixth 90-day |

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| | time-extension to Mancini Building Corp for Merritt Park Estates Subdivision to the period of Conditional Final Subdivision Approval from January 9, 2012 to and including April 9, 2012. |
| 03/14/12 | On motion by Ms. DeLucia, seconded by Ms. Gannon, and unanimously carried, the Board moved to grant a seventh 90-day time-extension to Mancini Building Corp. for Merritt Park Estates Subdivision to the period of Conditional Final Subdivision Approval from April 9, 2012 to and including July 9, 2012. |

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| PROJECT NAME | METROPCS NEW YORK,LLC COLLOCATION @ LINCOLN HALL SCHOOL |
| <i>TM #</i> | 16.15-1-1 |
| <i>OWNER</i> | Crown Castle/Lincoln Hall |
| <i>PROPERTY SIZE</i> | 447 acres |
| <i>ZONING DISTRICT</i> | NS (Neighborhood Shopping) |
| <i>APPLICATION FOR DESCRIPTION</i> | Site Plan Application/SUP Installation of a collocator on the wireless telecommunications facility on the monopole at the existing tower at Lincoln Hall School. |
| <i>SEQR CLASSIFICATION</i> | TBD |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 8/24/11 | Discussion of need, market, engineering etc. alternative locations, etc. Views from trailway.....no need for necessity. PH scheduled 10/12. |
| 10/12/11 | PH Opened no public comments. Project declared Type II Action. Minor changes to bulk requirements table, discussion of electrical capacity. PH Closed and conditional resolution to be prepared. |

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| PROJECT NAME | METROPCS NEW YORK,LLC COLLOCATION @ TOWNE CENTRE |
| <i>TM #</i> | 17.15-1-13 |
| <i>OWNER</i> | Urstadt Biddle/ Omnipoint Communications |
| <i>PROPERTY SIZE</i> | 10.79 acres |
| <i>ZONING DISTRICT</i> | NS (Neighborhood Shopping) |
| <i>APPLICATION FOR DESCRIPTION</i> | Site Plan Application/SEP GPOD/ Wetlands Permit Installation of a collocator on the wireless telecommunications facility in the southwest corner of the Towne Centre at Somers on a grassy area abutting the asphalt parking lot. |

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SEQR CLASSIFICATION TBD

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 2/23/11 | Discussion of need, market, engineering etc. alternative locations, etc. |
| 3/9/11 | Discussion of necessity. HDR to be procured to examine need. Discussion regarding technology and business model for MetroPCS. |
| 4/13/11 | HDR report reviewed and accepted, no further action under SEQRA Type II (VG/JC), applicant to revise and resubmit. |
| 4/27/11 | PH set for May 11, 2011 NG/JK-All |

Resolution No. 2011-04 Granting of Conditional Amended Site Plan Approval, Special Use Permit Approval, Stormwater Management and Erosion and Sediment Control Permit, Wetland and Watercourse Protection permit and Special Exception Use Permit for activity within the Groundwater Protection Overlay Zone to **METROPCS NEW YORK, LLC at SOMERS TOWNE CENTRE**

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| PROJECT NAME | THE MEWS AT BALDWIN PLACE |
| TM # | 4.20-1-15 |
| OWNER/APPLICANT | Somers Realty Corporation/Kearney Realty and Development Group, Inc. |
| PROPERTY SIZE | 79.38 acres |
| ZONING DISTRICT | PH Planned Hamlet |
| APPLICATION FOR PROJECT | Site Plan Approval |
| DESCRIPTION | Application to construct 72 units of senior affordable housing and one unit for the site caretaker. 37 parking spaces are proposed (8 to be landbanked). |
| SEQR CLASSIFICATION | Negative Declaration issued as part of the master plan approval |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|---|---|
| 10/21/09 | Project introduced. Applicant indicated that they needed approval in 3 months. Discussion of parking- Master Plan demonstrates conflict. PB requested development table. Reviewed staff memos. Motion to hold PH on 11/18 provided information submitted on 11/4 VG/EG-DK-objected. |
| 11/18/09 | Applicant is looking for Town Board to waive recreation fees, PH opened, no one present to comment, PH Closed VG/EG. ARB concerned about screening with trees. Discn. of dimming shields for lights, etc. |
| 12/9/09 | Motion to approve resolution as amended VG/EG-all |
| Resolution No. 2009-19 | |
| Granting of Conditional Site Plan Approval, Steep Slopes, and Stormwater Management and | |

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Erosion and Sediment Control Permits to the Housing Action Council, Inc. and the Kearney Realty & Development Group Inc.
for The Mews at Baldwin Place, a portion of the Somers Realty Planned Hamlet Subdivision

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|------------------------------------|---|
| PROJECT NAME | MILANI WETLAND PERMIT |
| <i>TM #</i> | 5.16-1-16 |
| <i>OWNER</i> | Kenneth and Anna Milani |
| <i>ZONING DISTRICT</i> | |
| <i>APPLICATION FOR DESCRIPTION</i> | Wetland Permit Construction of an addition to an existing home in the wetland buffer area. Property located on the north side of Lake Shore Drive. |

SEQR CLASSIFICATION

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---------------------------------|
| 7/11/07 | PH scheduled for April 23, 2008 |
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|------------------------------------|--|
| PROJECT NAME | MITCHELL SUBDIVISION |
| <i>TM #</i> | 16.09-1-9 |
| <i>OWNER</i> | Gary Mitchell |
| <i>PROPERTY SIZE</i> | 7.1 ac. |
| <i>ZONING DISTRICT</i> | R-40 |
| <i>APPLICATION FOR DESCRIPTION</i> | Sketch Plan Subdivision The applicant is proposing to subdivide his 7.1 acre parcel into four (4) lots- three of which are new building lots and one existing lot. Each lot is to be served by individual wells and septic systems. |

SEQR CLASSIFICATION

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 8/8/07 | Project introduced. Discussion of tearing down existing house or making it affordable. Discussion of access. Planning Board scheduled site walk for 9/15/07. |
| 2/27/08 | Discussion of staff memos, DK-Phase I screening report is poorly done- no maps, methodology, etc. Applicant to return with revised information and a Preliminary Application submission. (JK/DK-AIF) |
| 3/11/09 | Discussion of layout- 4 lot conventional is currently not conforming. Reviewed staff memos, discussion of house sizes, concern @ soil stability, Applicant doesn't want to build road, looking for common driveway. Applicant to conduct economic analysis of road vs. three lot subdivision, revise and resubmit. |

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| 04/28/10 | Discussion of conventional lot with no affordable housing or land dedication or conservation type subdivision with deeded land and one affordable house. PB required applicant to prove stormwater for conventional and to draft letter outlining reasons for consideration as conventional / cluster. |
| 05/12/10 | PB rediscussed issue of authority to proceed as conservation/cluster. Who has authority Town Board or Zoning Board of Appeals? Planning Board consensus to send to Town Board. Applicant to prove out conventional prior to letter being written. |
| 6/23/10 | Draft memo to Town Board recommending one-time ordinance discussed. Email draft to PB and then forward to TB. |
| 4/27/11 | Review of conservation subdivision. Change in ownership to be addressed. Concern about neighboring house and driveway impacts. Roof of affordable unit, Intent to declare lead agency-unlisted action JK/EG-all, NOI to be sent as draft to chair prior to circulating. Applicant to revise and resubmit. |
| 8/24/11 | Applicant reviewed changes, agreed to respond to staff and PB comments. PH scheduled 10/12/11 VG/EG-ALL |
| 10/12/11 | PH Opened no one present PH Closed Conditional resolution to be prepared. |
| 10/26/11 | On motion by Ms. Gannon, seconded by Mr. Currie, and unanimously carried, the Board moved to approve Resolution No. 2011-08 Granting of Conditional Preliminary Conservation Subdivision Approval and related permits |

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| PROJECT NAME | MOHAN |
| TM # | 16.20-2-12 |
| OWNER | Peter and Michael Mohan |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR DESCRIPTION | Wetland Buffer Application for property located on Lincoln Avenue in the R-10 Zoning District for the construction of a 40'x 50' pole barn in the wetland buffer area. |
| SEQR CLASSIFICATION | |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 11/10/05 | Town Board resolution recommending denial of Wetland Permit. |
| 11/16/05 | Site Walk scheduled |

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| PROJECT NAME | MORAN AMENDED SITE PLAN |
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TM # 4.19-2-21.1
OWNER Moran Real Estate Holdings
PROPERTY SIZE
ZONING DISTRICT
APPLICATION FOR DESCRIPTION Site Plan Application (Amendment)
 Application to amend the site plan to convert an existing garage storage area of 503 SF within the building to medical office use. The application includes an addition of 45 SF for a vestibule entrance on the back side of the building. Parking on site is to be upgraded with an additional 12 parking spaces.

SEQR CLASSIFICATION TYPE II

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|---|--|
| 1/11/06 | Project discussed. It was noted that ARAB approved the plan with limitations for signage. Planning Board waived public hearing, direct Applicant to address staff memos and suggested draft resolution be prepared pending submission of revised and approved plans. |
| RESOLUTION #2006-3 Granting Conditional Amended Site Plan Approval | |
| 10/10/07 | Applicant requested time extension to connect to water district. Planning Board granted 180 day time extension to April 12, 2008. |

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|------------------------------------|---|
| PROJECT NAME | NACLERIO |
| TM # | 4.20-1-7 |
| OWNER | Vincent and Juliane Naclerio |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR DESCRIPTION | Site Plan, Steep Slopes and Stormwater Management and Erosion and Sediment Control Permits Application for site plan, steep slopes and stormwater management and erosion and sediment control permits for grading and filling to level the yard around the existing building requiring approximately 16,000 SF of disturbance. |

SEQR CLASSIFICATION

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 10/27/10 | Discussion of number of trees removed and tree stumps to be located on plan, no buffer impact, documentation of origin of fill to be provided, site walk scheduled for 11/6/10. |
| 6/8/11 | Applicant provided a project update, review of staff memos, NOI to be Lead Agency- unlisted action- JC/EG -ALL |
| 9/14/11 | Review of staff memos, applicant to address, PH scheduled for October 26, 2011 VG/NG-All planner directed to prepare draft resolution. |

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| 10/26/11 | PH Opened Closed no one present On motion by Ms. Gannon, seconded by Mr. Currie, and unanimously carried, the Board moved to adopt Resolution No. 2011-06 Granting of Conditional Amended Site Plan Approval and related permits |
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| PROJECT NAME | NEW CINGULAR WIRELESS PCS, LLC (AT&T) @ SOMERS COMMONS |
| TM # | 4.20-1-11 |
| OWNER | Urstadt Biddle/ Omnipoint Communications |
| PROPERTY SIZE | |
| ZONING DISTRICT | CS (Community Shopping) |
| APPLICATION FOR DESCRIPTION | Amended Site Plan Application Installation of a collocation regarding a wireless telecommunications facility with an additional equipment cabinet |
| SEQR CLASSIFICATION | Type II |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|--|---|
| 2/9/11 | Applicant presented various locations for siting of co-locator equipment cabinet....PB approved location 90 degrees rotation from the building. Applicant to revise and resubmit. PH scheduled for March. |
| 3/9/11 | No public present for PH. PH opened, Closed (EG/JC-All) |
| 4/13/11 | Review of draft resolution. Approved as amended (JC/EG-All) |
| Resolution NO. 2011-11 Granting of Conditional Amended Site Plan Approval, Special Use and Wetlands and Watercourse Protection Permits to New Cingular Wireless PCS, LLC (AT&T) at Somers Commons Shopping Center (UB Somers, Inc.) | |

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|------------------------------------|---|
| PROJECT NAME | NORTH COUNTY DEVELOPMENT CORPORATION |
| TM # | 27.05-1-25 |
| OWNER | Joseph Festo |
| PROPERTY SIZE | 1.96 acres |
| ZONING DISTRICT | NS-Zone (Neighborhood Shopping) |
| APPLICATION FOR DESCRIPTION | Site Plan Application The project site currently consists of 1.96 acres and is currently located in a NS Neighborhood Shopping District zone. There is an existing building located on the property with a restaurant use and a second floor apartment. The proposed application is to construct an additional 3,325 SF Building and 53 new parking spaces to the existing 34 parking spaces. The project is located at 2 Old Tomahawk Street between Old Tomahawk Street and Route 118/202 and will involve partially removing a berm |

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Last Updated: 5/3/2012

located adjacent to the portion of the project along Route 118/202.

SEQR CLASSIFICATION TBD

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|---|---|
| 12/08/04 | PB inquired about accessory apartment and retail space instead of office space. |
| 3/19/05 | PB requested alternative plans to be submitted two weeks before the site walk. |
| 8/10/05 | PB accepted alternate #1 with building perpendicular to existing building (Granite Springs Inn). New drawings to be presented to Town Engineer and Town Planner. |
| 1/11/06 | Discussion of comment letter from Westchester County, discussion of relationship to Master Plan neighborhood shopping district recommendations for this area, and keeping the berm. |
| 1/24/07 | Discussion of amount of parking, access alignment, septic approval, bulk, PB declared intent to be lead agency. Revise plans and resubmit. |
| 4/25/07 | Applicant responded to comments from board/staff. Discussion of parking in relation to the restaurant and what is required/desired, existing septic system under parking area should be dug up to ensure function and location, other comments i.e. sign package and lighting to be addressed. Applicant to submit information re: septic system by May 23 rd with hopes to go to public hearing at Planning Board's 6/27 meeting. |
| 6/27/07 | Project review, applicant to revise re: Staff comments. Discussion of parking and reducing parking per request. No decision made. Applicant agreed to provide one affordable housing unit unclear as to whether this will be the existing two bedroom apartment or the new one-bedroom apartment. Applicant will look into it. PH opened, no public comments. PH continued to 7/25/07. |
| 7/11/07 | Discussion of affordable housing. Applicant offered the two new 2 bedroom apartments as affordable if office use was allowed as an option in the apartment of the restaurant and the remaining one bedroom in the new building. Board was favorable, but further review was needed to ensure code compliance. Concern regarding consistency and compatibility of this site with the Tomahawk site in relation to the ARAB's review. PH closed pending letter from ARAB and revised layout with offices. |
| RESOLUTION #2007-19 Granting of Conditional Amended Site Plan Approval | |
| 9/12/07 | Resolution of Approval/Negative Declaration |
| 11/28/07 | Applicant requested waiver of Resolution condition requiring NYSDOT Permit to be issued prior to commencing site work. |

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| | PB granted permission to begin site walk prior to NYSDOT Permit and motioned to amend resolution #2007-19. |
| 03/12/08 | PB Re-granted resolution to allow temporary use of two outdoor, walk-in coolers at the site. |

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| <p>Resolution No. 2008-04 Re-Granting of Resolution No. 2007-26 Re-Granting Resolution 2007-19 Granting Conditional Amended Site Plan Approval</p> |
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| PROJECT NAME | NORTH COUNTY HOME LOT LINE CHANGE |
| TM # | 16.05-3-87 |
| OWNER | Sarah Miller and North County Homes, Inc. |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR DESCRIPTION | Subdivision Application Request for a lot line change for property located on Crest Drive. The Applicant proposes to increase lot 86 to .23 acres to include an existing house leaving .37 acres for lot 87 where a new residence will be constructed. |
| SEQR CLASSIFICATION | Type II |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|--|---|
| 3/30/05 | Scheduled public hearing (4/13/05) |
| 4/13/05 | Public Hearing- neighbors questioned size of house. PB questioned water district fees and recreation fees applicable. Public hearing adjourned to 4/27/05. |
| 4/27/05 | Public Hearing- concerns include large street tree preservation and street character. Request for payment of recreation fee for one lot. In lieu of abbreviated process, PB discussed requiring submission of a preliminary subdivision application due to conflicts with public interest. Memo re: Historic significance of house requested from Town Historian. |
| 5/11/05 | Public Hearing closed. Planning Board and Applicant agree to change application to standard preliminary. New Plan, including landscape plan and relocated driveway requested for next meeting. A positive draft resolution granting preliminary subdivision approval requested for May 25, 2005 meeting. |
| RESOLUTION #2005-11 Granting of Conditional Preliminary Subdivision Approval for North County Homes | |
| 10/19/05 | Public Hearing for final approval waived; Staff directed to prepare final resolution for 11/16/05 meeting |
| RESOLUTION #2005-26 Granting of Conditional Final Subdivision Approval for North County Homes | |

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|------------------------------------|---|
| PROJECT NAME | OLD FIELD SUBDIVISION |
| TM # | 37.10-1-13 |
| OWNER | |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR DESCRIPTION | Informal Application for Subdivision 17.9 acre property located south of the intersection of Orchard Hill and Hilltop Roads. Existing subdivision consisting of two homes. Applicant would like to construct an additional home. |
| SEQR CLASSIFICATION | TBD |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 01/26/05 | Applicant noted that 1994 subdivision for six lots lapsed. New plan includes substantial construction in wetland buffer to access property. Discussion of conservation areas and separate parcels. Cottage use is nonconforming if subdivision occurs- one building per lot in residential zone. Conservation subdivision can be considered, but it must conform to Code. Applicant directed to resubmit two plans, one with a reasonable practicable solution (one plan with four residences) and one that conforms with the Code (one plan with three residences according to conservation subdivision requirements). |

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| PROJECT NAME | OMNIPOINT COMMUNICATIONS @ TOWNE CENTRE |
| TM # | 17.15-1-13 |
| OWNER | Urstadt Biddle/ Omnipoint Communications |
| PROPERTY SIZE | 10.79 acres |
| ZONING DISTRICT | NS (Neighborhood Shopping) |
| APPLICATION FOR DESCRIPTION | Site Plan Application/SEP GPOD/ Wetlands Permit Installation of a proposed wireless telecommunications facility in the southwest corner of the Towne Centre at Somers on a grassy area abutting the asphalt parking lot. |
| SEQR CLASSIFICATION | TBD |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 6/27/07 | ZBA escrow for HDRLMS is sufficient if PB needs consultant to attend meetings. Staff reviewed comments. Applicant indicated most comments being addressed through special exception use permit. Applicant asked to find other location. Applicant will revise and resubmit. |

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| 7/9/08 | Applicant provided update regarding project status before ZBA. Investigations regarding alternative locations in Heritage Hills were considered. The Towne Center location is the preferred site. Town's consultant had questions and is preparing a response to the applicant regarding information supplied in relation to the questions. |
| 01/14/09 | Planning Board urged applicant to talk to UB about the location in relation to UB's Alexan Woods involvement. Opposed to putting tower in wetland buffer- examination of other locations because of this. Height necessity standard should be justified. |
| 02/25/09 | Discussion regarding Alexan Woods and need to show alternative placement of tower in relation to that proposal. Applicant to meet with staff and revise plans and resubmit. Town Planner to send letter re importance of relationship to Alexan Woods to ZBA. |
| 04/08/09 | Review of staff memos, Issue re: side yard vs. rear yard and building coverage. Requested letter of acknowledgement from Alexan Woods owner, treatment regarding aesthetics, color of pole to be discussed with ARB, etc. Site walk scheduled for April 18, 2009. |
| 6/10/09 | Staff reviewed memos PB discussed visual resource evaluation and camouflage techniques. Applicant to provide detail response regarding treatment of pole, screening of pole, off-site wetland mitigation (more functionally appropriate) and issue of the site remaining the same. |
| 6/24/09 | Discussion of trees and their placement, need to meet on site to look at where screening is needed. Site walk scheduled for Saturday 6/27. Discussion of off-site mitigation. PH for 8/26 if information is submitted and acceptable. |
| 8/26/09 | PH opened/Closed (EG/JK-All) Discussion of land banking parking spaces, Applicant to clarify letter from UB, Nov. 21, 2009 Sitewalk to be conducted under leaf-off conditions, Draft resolution to be prepared. |
| 9/23/09 | PB Decision, review of draft resolution. Approved as amended (VG/EG-All) |
| <i>RESOLUTION #2009-13 Granting of Conditional Site Plan Approval, SEUP for locating within the Groundwater Overlay District and to Somers Towne Centre (Now UB Somers, Inc.) for T-Mobile Northeast, LLC (Omnipoint Communications, Inc.)</i> | |
| 12/09/09 | PB over-ruled ARB regarding color. Amended resolution accordingly motion (NG/VG-all). |

PROJECT NAME

**OMNIPOINT COMMUNICATIONS @ SOMERS
COMMONS**

TM #

4.20-1-11

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OWNER Urstadt Biddle/ Omnipoint Communications
PROPERTY SIZE
ZONING DISTRICT CS (Community Shopping)
APPLICATION FOR DESCRIPTION Site Plan Application
 Installation of a proposed wireless telecommunications facility
SEQR CLASSIFICATION TBD

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|--|--|
| 6/27/07 | ZBA escrow for HDRLMS is sufficient if PB needs consultant to attend meetings. Staff reviewed comments. Applicant indicated most comments being addressed through special exception use permit. Applicant asked to find other location. Applicant will revise and resubmit. |
| 7/9/08 | Applicant provided update regarding project status before ZBA. Investigations regarding alternative locations in Somers Commons were considered. The originally proposed location is the preferred site. The Town's consultant had questions and is preparing a response to the applicant regarding information supplied in relation to the questions. |
| 01/14/09 | Planning Board noted they were opposed to flag on pole and lighting. They would like to understand the interrelationship of height with the necessity standard. Concern about contamination of excavated soil. Send memo to ZBA with comments and ask them to hold environmental determination. Draft memo to be circulated via email for comment. |
| 02/25/09 | Applicant to meet with staff, revise plans and resubmit to Planning Board. |
| 04/08/09 | Discussion of pavement cleaning after excavation, provide trench and footing details on all plans, provide detention basin calculations, remove references to hay bales, add a legend to C3, etc. Discussion of pole color, no decision. Applicant to provide color samples to ARB. PH May 13, 2009 VG/DK-ALL. |
| 5/13/09 | Discussion regarding color of the pole and proper camouflage. PH opened and closed Prepare resolution for chair's signature(GG/VG) |
| RESOLUTION #2009-07 Granting of Conditional Site Plan Approval to Somers Commons Shopping Center (Now UB Somers, Inc.) for Omnipoint Communications, Inc. | |

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|------------------------|--------------------------------------|
| PROJECT NAME | OPENGATE MAINTENANCE BUILDING |
| TM # | 17.06-1-3 |
| OWNER/APPLICANT | Opengate, Inc. |
| PROPERTY SIZE | 6.193 acres |
| ZONING DISTRICT | R-40 (Residential) |

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APPLICATION FOR Site Plan
SEQR CLASSIFICATION

Application Withdrawn

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 3/12/08 | Informal Appearance- discussion of architectural style- old barn or consistent with other buildings on site, demolition-no staging vehicles, small operation, dismantling building with backhoe. Connection to HH sewer and water. Keep stormwater on site. Submit site plan application and materials. |
| 9/24/08 | Second Informal Appearance showing relocation of maintenance building to the eastern portion of property in proximity to the administration building. Previous site had poor soils for structural stability and HH force main elevation not conducive to creating parking area. Applicant directed to submit a complete application and also directed to keep as many trees as possible (don't take trees out to put trees as part of landscape screen, back in). |

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|----------------------------|--------------------------------|
| PROJECT NAME | OPENGATE PARKING LOT EXTENSION |
| TM # | 17.06-1-3 |
| OWNER/APPLICANT | Opengate, Inc. |
| PROPERTY SIZE | 6.193 acres |
| ZONING DISTRICT | R-40 (Residential) SEUP Issued |
| APPLICATION FOR | Site Plan |
| SEQR CLASSIFICATION | TBD |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 11/4/09 | Discussion of submission to extend parking lot through the addition of 28 parking spaces, 8 of which are relocated. The new/relocated parking spaces are proposed to be constructed of porous pavement. Staff reviewed memos. Board declared intent to be lead agency. Notice to be distributed per submission of long form Part 1 of EAF. Site walk scheduled for November 21, 2009. (VG/CF-All) |
| 12/09/09 | Discussion of porous pavement, motion to waive PH (VG/DK) all in favor. Staff reviewed memos. Draft resolution for 1/13/10 mtg. |
| 01/13/10 | PB determined no environmental impact (NG/EG), Approve conditional resolution as amended (DK/EG) |

RESOLUTION # 2010-01 Granting of Conditional Amended Site Plan Approval and Stormwater and Erosion and Sediment Control Permit for expansion of the Parking Lot

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| PROJECT NAME | PEARCE LOT LINE CHANGE |
| <i>TM #</i> | 5.16-2-4 and 5.16-2-5 |
| <i>OWNER</i> | Walter and Marianne Pearce |
| <i>PROPERTY SIZE</i> | 1.9812 acres and 0.9573 acres |
| <i>ZONING DISTRICT</i> | R-40 |
| <i>APPLICATION FOR DESCRIPTION</i> | Abbreviated Subdivision Application The subject properties are located off of Lovell Street, near the intersection of Franklin Drive. The Applicants are seeking a lot line change which would increase Lot 5.16-2-5 by 0.1286 acres and decrease Lot 5.16-2-4 by .0.1286 acres. |
| <i>SEQR CLASSIFICATION</i> | Type II |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 10/12/11 | Project Review- PH scheduled for 11/09/11 |
| 11/09/11 | Public Hearing opened, No one present. PH closed On motion by Ms. Gerbino, seconded by Mr. Foley, and unanimously carried, the Board moved to adopt Resolution No. 2011-09, as amended, Granting of Conditional Preliminary and Final Subdivision Approval under Abbreviated Approval Process §150-15 of the Code of the Town of Somers for a Lot Line Change to Walter and Marianne Pearce for the Chairman's signature. Draft Resolution of Approval reviewed and approved. |

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| PROJECT NAME | PLUMBROOK BRIDGE |
| <i>TM #</i> | 28.14-25-1 |
| <i>OWNER</i> | New York City Department of Environmental Protection |
| <i>PROPERTY SIZE</i> | |
| <i>ZONING DISTRICT</i> | R-120 |
| <i>APPLICATION FOR DESCRIPTION</i> | Wetland and Steep Slope Permit Application for construction of a new through truss bridge to replace the existing truss spanning the Muscoot Reservoir |
| <i>SEQR CLASSIFICATION</i> | Type II |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 11/16/05 | Project Review-Town Engineer concern about location of staging area; Discussion of Traffic study, note that Plumbrook Road is very dangerous- site distance is not good and it will be used as a shortcut to I684. It was noted that there may be limits re: amount of traffic going over the bridge per discussions with the Town Supervisor. PH scheduled for 12/14/05. |
| 12/14/05 | Public Hearing opened, Issues raised include: construction hours, stormwater, traffic issues- speeding, amount of cars, used |

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Last Updated: 5/3/2012

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| | as a shortcut, etc., close the bridge and have emergency gates suggested, etc. Planning Board Chair recommended memo be sent to Town Board noting the Planning Board is unanimously in favor of shutting the Plumbrook Bridge and not replacing it. PH adjourned to 1/25/06. |
| 1/25/06 | NYCDEP stated they had an obligation to replace the bridge. NYCDEP noted opening the bridge would alleviate traffic in the surrounding network. Public Comments same as before. Chairman DeLucia directed that the Public Hearing on the Plumbrook Wetland and Steep Slope Permit be kept open until the applicant attends the Town Board meeting when they discuss this issue. |
| 3/8/06 | Public urged board to resolve Plum Brook Bridge issue and address safety concerns with Plum Brook Road/Route 100 intersection. Public Hearing continued to 3/22 to allow Town Board time to respond to Planning Board request. |
| 3/22/06 | Public hearing continued. Town Board response reviewed. Planning Board reiterated responsibility for wetland/steep slope permit. Planning Board requested drainage study/calculations. Public spoke re: safety of public and traffic. Public Hearing continued to 4/5/06. |
| 05/10/06 | NYCDEP requested adjournment of PH to May 24 th until confirmation of steep slope application completeness. One public comment entertained re: concerns about SEQR and unlisted actions. |
| 05/24/06 | NYCDEP requested adjournment of PH to June 14, 2006 to ensure applications are complete. |
| 06/14/06 | NYCDEP requested adjournment of PH to June 28, 2006 to ensure applications are complete. PB discussed NYCDEP Lead Agency notice. No issue with it for the Board. |
| 06/28/06 | NYCDEP requested adjournment of PH to August 9, 2006 to ensure applications are complete. |
| 08/09/06 | Planning Board to send letter to applicant and require them to appear at the next planning board meeting with the required submittals or the PH will be closed and the applicant will need to reapply. Motion to continue to the 9/6/06 PB Meeting. |
| 09/06/06 | Public hearing kept open and applicant to provide all information requested prior to next meeting. PH continued to 10/4 |
| 10/04/06 | Applicant requests adjournment to November 15, 2006. |
| 11/15/06 | Applicant requested adjournment to December 13, 2006. |
| 12/13/06 | Applicant requested adjournment to January 10, 2007 |
| 1/10/07 | Applicant to re-notice public hearing and revise/resubmit plans for 4/11/07. Letter to be sent telling them if no submission is received, Planning Board will close public hearing and make a decision. |
| 7/25/07 | PH opened with several public comments supporting denial of |

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| | wetland permit. Applicant to respond to Town Engineer's memo. PH continued to 9/26/07. |
| 9/26/07 | Planning Board motion to close PH and recommend applicant withdraw application and resubmit with new fees and complete application including wetland mitigation. JK/TG All. |

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|----------------------------|---------------------------------------|
| PROJECT NAME | ST. LUKES CHURCH |
| TM # | 17.15-1-10.5 |
| OWNER/APPLICANT | St. Lukes, Warden and Vestry |
| PROPERTY SIZE | 3.33 acres |
| ZONING DISTRICT | B-HP (Business Historic Preservation) |
| APPLICATION FOR | Amended Site Plan Approval |
| SEQR CLASSIFICATION | Type II |

| | |
|------------------------------------|---|
| DESCRIPTION | The applicant proposes renovate the interior of the classroom wing of the church to create five smaller spaces in the place of the existing three. The new layout of the space requires a relocation of the corridor exit to be relocated from the classroom wing's south elevation to its east elevation facing Route 100. The relocation requires an exterior landing, steps and walkway modifications. |
| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
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|----------------------------|--|
| PROJECT NAME | ST. JOSEPH'S CHURCH @ JFK HIGH SCHOOL |
| TM # | 28.15-01-8,9,10 |
| OWNER/APPLICANT | Archdiocese of New York |
| PROPERTY SIZE | 58.3169 |
| ZONING DISTRICT | R-120 (Residence) |
| APPLICATION FOR | Amended Site Plan Approval |
| SEQR CLASSIFICATION | TBD |

DESCRIPTION The Applicant is proposing to relocate St. Joseph's Church, currently located off of Croton Falls Road to the JFK High School Campus. This relocation involves:

- Creation of a new Church which includes the following:
 - Seating for 720 parishioners in the main hall;
 - A smaller 80 seat chapel;
 - A multi-purpose room;
 - Men's and Women's rest rooms as well as two other bathrooms

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- A two-story rectory with three priest suites and one guest suite;
- A new well
- A new septic system
- A new church parking lot consisting of 440 parking spaces
- Relocation of the southwest athletic fields (softball, field hockey, soccer, lacrosse) west of the track;
- Reconfiguring the existing softball field located along Golden’s Bridge Road into a baseball field including underground drainage;
- Additional parking spaces along the perimeter of the existing school parking lot.
- New walkways;
- Reconfiguration of the high school access driveway;
- Implementation of stormwater improvements.

| <i>PLANNING BOARD MEETING DATE</i> | <i>STATUS SUMMARY</i> |
|---|--|
| 6/11/08 | Application presented. Issues regarding filling in wetland, biodiversity, rights in relation to R.O.W., traffic, entrance into school, etc. Planning Board requested informal meeting with interested parties. Staff to work with applicant and compile a list of attendees. |
| 2/25/09 | Applicant presented revisions to plans, reviewed stormwater controls, engineering, etc. PB questioned trailway, safety regarding baseball field adjacent to Rt. 138, SEQR documentation, etc. Declared intent to be lead agency DK/NG-all and scheduled site walk for March 21- 9:00AM. |
| 3/11/09 | Planning Board revisited NOI to be lead agency. Action classified as a Type 1 Action and reissued notice of intent to be lead agency NG/JK-ALL. Discussion of next step- determining if there are any significant impacts. Applicant to provide information regarding traffic coordination with High School events, realistic predictions based on number of masses to be held, etc. |
| 5/27/09 | Discussion of Netting and functionality. Need to address letters from DEP. Proper definition of the action, Applicant agreed to install net at 20’. Discussion of Part II and Part II of EAF. Staff to revise and resubmit. Applicant to revise and comment. |
| 6/10/09 | Applicant reviewed changes to Part 1 of the EAF, PB reviewed Part 2 and Part 3. Planning Board determined that there were no significant impacts and that a negative declaration should be issued and that an EIS does not need to be prepared. (JK/DK&NG) |
| 6/24/09 | PB discussed netting- reorientation of baseball field, trajectory study to be conducted, Negative Declaration accepted and approved and Part 3 accepted and approved VG/EG-all. |

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| | Applicant request meeting with staff to review variances. Applicant agreed to discuss screening across railroad bed (cohn property). Applicant to respond via draft letter to Westchester County. Staff to prepare memo re: Bike Path. |
| 8/26/09 | Discussion of Parking and determination that 325 will be impervious and 75 would be pervious, PH scheduled for 9/23/09 |
| 9/9/09 | Discussion of Building Inspector's interpretation regarding Church as accessory or principal use. Applicant agrees (via Town Attorney) that use is principal. Applicant looking to subdivide church from school or variance for lot coverage will be needed. |
| 9/23/09 | PH Opened- Bonnie Cohn concern about view from driveway and back yard (in between proposed plantings). Other comments in support (approx. 67 hands). PH Closed (EG/VG-all) PB discussed parking change from 75 impervious to 71 approved (JK/EG-all). Positive referral to ZBA regarding building coverage(NG/EG-All). Staff directed to prepare draft conditional resolution. |
| RESOLUTION #2009-15 Granting of Conditional Amended Site Plan Approval, SEUP for Location within the Groundwater Protection Overlay Zone, Wetland, Steep Slopes, Tree Preservation and Stormwater Management and Erosion and Sediment Control Permits to The Archdiocese of New York for the Church of St. Joseph and Relocation of the Athletic Fields at the John F. Kennedy High School Campus [TM:28.15-1-8,9,10] | |
| 6/9/10 | Applicant request permission to start construction prior to receiving final DOT work Permit. PB granted request EG/JC-All |
| RESOLUTION #20010-04 Granting of an Amendment to Resolution #2009-15 Granting of Conditional Amended Site Plan Approval, SEUP for Location within the Groundwater Protection Overlay Zone, Wetland, Steep Slopes, Tree Preservation and Stormwater Management and Erosion and Sediment Control Permits to The Archdiocese of New York for the Church of St. Joseph and Relocation of the Athletic Fields at the John F. Kennedy High School Campus [TM:28.15-1-8,9,10] | |

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|-----------------------------|---|
| PROJECT NAME | SOMERS ESTATES |
| TM # | 16.07-1-27,28 |
| OWNER | Harry Bajraktari |
| PROPERTY SIZE | |
| ZONING DISTRICT | R-80 |
| APPLICATION FOR DESCRIPTION | Preliminary Subdivision Approval Preliminary subdivision application to subdivide 50.39 acres into 15 residential lots. Property is located on the west side of Lovell Street generally to the south and west of Florence Drive. |
| SEQR CLASSIFICATION | Unlisted (Negative Declaration) |
| PLANNING BOARD | |

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| MEETING DATE | STATUS SUMMARY |
|---|--|
| 11/20/02 | Access and proposed road configuration discussed minimization of impacts on environmentally sensitive lands. Planning Board declared intent to be Lead Agency. |
| 4/23/03 | Preferred plan would utilize Florence Drive for access to all 15 lots. No use of Lovell Street. |
| 5/28/03 | Revised Plans reviewed. |
| 8/13/03 | Maximum Lot Count of 15 granted |
| RESOLUTION #2003-17 Granting of Maximum Lot Count of 15 for Somers Estates | |
| 10/22/03 | Public Hearing- residents expressed concerns about traffic and safety, stormwater runoff, additional traffic on Florence Street. |
| 11/19/03 | Public Hearing continued. |
| 1/28/04 | Discussion continued. |
| 2/11/04 | Discussion of revised plans and changes in relation to staff comments. |
| 6/23/04 | Discussion of revised plans and request of another alternative. |
| 8/25/04 | Continued discussion on revised plans. |
| 10/6/04 | Planning Board requested tree inventory. |
| 11/17/04 | Applicant asked to revise plan and address common driveway, tree inventory and wetland deviations. |
| 1/26/05 | Planning Board asked Town consultant to prepare SEQR Negative Declaration and resolution. Emphasis placed on archeological report, traffic report and Florence to Lovell entrance. Town consultant will also prepare Part II SEQR EAF. |
| 3/9/05 | Review of draft negative declaration and consideration of a resolution granting preliminary subdivision approval adjourned. |
| 3/30/05 | Planning Board determined SEQR Negative Declaration, approved draft resolution for preliminary conservation subdivision with a total PROPERTY SIZE of approximately 50 acres and 19 acres of open space. Preservation of existing farmhouse and stone walls emphasized. Expiration 9/30/05 |
| RESOLUTION #2005-06 Granting of Conditional Preliminary Subdivision Approval for Somers Estates Conservation Subdivision | |
| 9/21/05 | Preliminary resolution time extension granted to March 30, 2006 |
| 3/22/06 | Preliminary resolution time extension granted to June 30, 2006 |
| 6/28/06 | Preliminary resolution time extension granted to December 30, 2006 (TG/JC) |
| 12/13/06 | Preliminary resolution time extension granted to 6/30/07 based on hardship delays due to agency review. |
| 3/14/07 | Planning Board waived final public hearing. Discussion of landscape @ road entrance or 100' back. Applicant reviewed changes. Applicant will revise and resubmit. |
| 5/23/07 | Planning Board discussed number of conditions and approved of draft resolution Motion John Currie/Nancy Gerbino Approved. |
| RESOLUTION #2007-07 | |
| Granting of Conditional Final Conservation Subdivision Approval, Wetland, Steep | |

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| Slopes, and Tree Permits and Special Exception Use Permit for Activity Within the Groundwater Protection Overlay Zone | |
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| 4/13/11 | Bond Reduction request by \$275,306 from \$970,846 Motion for PH on 4/27/11 EG/JC-All |
| 4/27/11 | PH for bond reduc. Opened and closed Memo to TB VG/CF-All |

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| PROJECT NAME | SOMERS POINTE GOLF CLUB |
| TM # | 6.13-20-1.23, 6.17-20-1.21, 6.18-20-1.22 |
| OWNER | Somers Pointe Golf Club, LLC |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR | Site Plan Approval and Wetland Permit, Stormwater Management and Erosion and Sediment Control Permits |
| DESCRIPTION | Application for a proposed maintenance storage yard with outdoor storage area and a new (40' x 60') 2,400SF storage building. The property is located on an access road between Warren Street and West Hill Drive. |
| SEQR CLASSIFICATION | |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
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| 10/27/10 | Project reviewed, need to test soil, provide schedule of equipment and materials, what is stored at the site, level of use of the site, expand on wetland functionality, mitigation, etc. Site walk scheduled for 11/6/10. |

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| PROJECT NAME | SOMERS REALTY PLANNED HAMLET MASTER PLAN |
| TM # | 4.20-1-12, 13, |
| OWNER | Somers Realty Corporation |
| PROPERTY SIZE | 79.38 Ac. |
| ZONING DISTRICT | PH- Planned Hamlet |
| APPLICATION FOR | Site Master Plan |
| DESCRIPTION | Development of a site Master Plan for property located on Route 6 to the North, Mahopac Avenue to the west and Somers Commons Shopping Mall to the east. The plan proposes residential units (townhouses), retail, restaurant, office, recreation and community uses. |
| SEQR CLASSIFICATION | Type I |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 7/9/03 | Discussion of site master plan application and Planning Board noted that the plan conforms to the zoning regulations. Directed applicant to pursue re-zoning separately with Town Board. |

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| 8/25/04 | Discussion of Revised Master Plan and EAF. Planning Board requested alternative Plan. |
| 12/8/04 | Project is a Type I Action. Planning Board requests a conceptual statement describing the master plan design requested. Planning Board declared intent to be lead agency. |
| 3/30/05 | Applicant asked to meet with Westchester County Planning Department, F.P.Clarke, Town Engineer and Town Planner to discuss master plan design. |
| 9/21/05 | Planning Board scheduled SEQR determination of significance, site walk on 11/12/05, and scoping session for 11/16/05 meeting. Applicant addressed items in F.P. Clarke 9/20/05 memo. |
| 10/19/05 | Discussion of affordable housing. Applicant indicated that there will be 14 affordable units (10%) and noted that they would consider more affordable units. Town Planner directed to send memo to Town Board noting need for maximizing affordable housing in regards to this application. Review of Part II of the EAF and motion made to accept. Board made Positive Declaration. |
| 1/25/06 | Review of draft scoping document. Scope with pending changes adopted. |
| 9/20/06 | Planning Board determined draft EIS to be incomplete. Applicant to revise according to Board and consultant comments and resubmit. |
| 2/28/07 | PB determined DEIS incomplete. Applicant to meet with staff and review FPC memo. |
| 6/27/07 | On motion by Ms. Gerbino, seconded by Mr. Currie, and unanimously carried, the Somers Planning Board acting as Lead Agency determined that the proposed revised DEIS Draft #2 dated January 30, 2007, with revisions submitted on June 8, 2007 through June 27, 2007, is complete with respect to scope and content for the purpose of commencing public review, subject to the satisfactory completion within 15 days of any outstanding comments from the Town Engineer, Town Planner, Town Attorney and members of the Planning Board. |
| 10/10/07 | Public Hearing Opened. Comments regarding Fire District and Volunteer Fire Department- land to be provided who will pay for building, new engine, ambulance, etc. ; lighting impacts to surrounding neighborhood, garbage pick-up times, height of water tower, would like to see more affordable housing. Concern about segmentation under SEQR- PB Attorney to write an opinion regarding this ie. phosphorus on site 1 and site 2 considered separately. Don't provide information and then say this is only environmental review., etc. Supplemental may need to be provided. Public Hearing adjourned to November 14 th . |
| 11/14/07 | PH Continued from 10/10/07. Public comments regarding misinformation pertaining to fire Company. Concern over land, land location, costly to build and supply engines, need for work |

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| | force housing, question validity of other information in document, need for property boundary markers for residences, impact of water tower on Meadow Park Road neighborhood, other locations for water tower, light reflection at night, garbage removal, traffic. Discussion of FPC memo- PB motioned to continue Public Hearing to January 9 th (NG/JK) and in the meantime two technical meetings to be held- one regarding traffic (FPC and Applicant) and the other to clarify specific PH comments with those who commented, staff, consultants and applicant. |
| 01/09/08 | PH Continued from 11/14/07. Applicant provided update regarding watercourse delineation and meeting to be held with NYCDEP, meeting with fire dept., stormwater and parking. Applicant to meet with JK and GG to review stormwater and resubmit corrected plans and reports . PH continued to February 27 th . KB/JC all in favor. |
| 2/27/08 | Applicant provided update, PH continued. Comments related to putting water tower underground, traffic, noise- garbage dumpsters at 4:30AM, affordable housing (good thing) and access to Zion property discussed. PH Closed (JK/DK-aif) |
| 4/23/08 | Applicant provided Planning Board with updated discussion regarding the fire house location and subsequent plan changes in relation to affordable housing, senior affordable housing, etc. Detailed discussions will be included in the FEIS (Submission expected Late May 2008) |
| 10/15/08 | Discussion with Applicant included changes to FEIS from DEIS. Review of policy issues as identified by FPC. Applicant to revise and resubmit FEIS. |
| 12/10/08 | FEIS change pages discussed. FPC provided exact language in their 12/10/08 memo- discussion of 50 or 72 units of senior affordable housing- NG/EG/JK/FD supported 72, DK supported 50 CF no opinion. Motion made to accept FEIS as complete with 14-day comment period. JK/DK- all. Involved and Interested agencies can email comments to Town Planner. |
| 01/14/09 | Planning Board/Applicant agreed to review Findings Statement in a staff level meeting. Concern about timing of approval with housing application. Meeting to include EG/JK/FD 01/19/08 @ 9:00AM. Discussion of DEC letter and response from Planning Board as well as whether or not to accept DEP comment letter. Town Attorney to review whether or not DEP letter can be addressed as a condition of findings. |
| 02/10/09 | Planning Board accepted NYCDEP Comment Letter, authorized letter to be sent to NYCDEP, authorized letter to be sent to NYSDEC, Adopted Findings Statement (VG/NG), Adopted Conceptual Master Plan Resolution of Approval (JK/NG) |
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|----------------------------|---|
| PROJECT NAME | SOMERS REALTY SUBDIVISION |
| TM # | 4.20-1-13,14,15, p/o 12 |
| OWNER/APPLICANT | Somers Realty Corporation |
| PROPERTY SIZE | 79.38 acres |
| ZONING DISTRICT | PH Planned Hamlet |
| APPLICATION FOR | Preliminary Subdivision Approval |
| SEQR CLASSIFICATION | Negative Declaration issued as part of the master plan approval |

PROJECT DESCRIPTION Application to subdivide the 79.38 acres into three lots- a 5.85 acre lot in the northeastern corner of the site to be sold to the Housing Action Council (HAC) for 72 units of affordable senior housing, a 0.9128 acre parcel fronting Mahopac Avenue to be donated to the Somers Fire District, and the remaining 70.0873 acres to be further subdivided in the future.

SEQR CLASSIFICATION Negative Declaration issued as part of the MP

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 10/21/09 | Subdivision presented and discussed. Staff reviewed memos. Applicant to revise and resubmit. |
| 11/18/09 | Applicant to contact UB re: roadway easement. Removing fire dept. lot, extension into water district approved, discussion of stormwater and creating table based on drainage area, PH Opened, no comments, PH closed EG/NG |
| 12/09/09 | Approved amended resolution VG/DK-All |

RESOLUTION #2009-18 Granting of Conditional Preliminary Subdivision Plat Approval to SOMERS REALTY CORP. for the SOMERS REALTY PLANNED HAMLET

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| 03/24/10 | PB reviewed final application. Applicant went through conditions of preliminary approval and updated board regarding status of those not complete. Planning Board waived requirement to hold public hearing (VG/EG-All). Draft final resolution directed to be prepared by staff. |
| 4/14/10 | PB motion to approve amended resolution for chairs signature EG/VG-all |

RESOLUTION #2010-03 Granting of Conditional Final Subdivision Plat Approval to SOMERS REALTY CORP. for the SOMERS REALTY PLANNED HAMLET

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|------------------------|---|
| PROJECT NAME | STEVENS SUBDIVISION |
| TM # | 15.12-2-1.14 |
| OWNER | Roy Stevens, 34 High Ridge Rd., Mahopac, NY 10541 |
| PROPERTY SIZE | 9.81 acres |
| ZONING DISTRICT | Single Family Residential R-80 (80,000SF) |
| APPLICATION FOR | Preliminary Subdivision Application |

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DESCRIPTION

Subdivision of a 9.81 acre parcel into a three residential building lots. The currently vacant property is located beyond the cul-de-sac at the end of Green Tree Road and to the west of the existing bike/trailway.

SEQR CLASSIFICATION

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 1/11/06 | Project review of both conventional and conservation subdivision drawings and extensive discussion of access. Applicant has obtained an easement to cross the bike path for 16.5 feet of right-of-way. Green Tree Road cul-de-sac and right to extend to access this property was discussed. It was noted that there is no frontage or access to this property except for the easement. The matter was referred to the Town Attorney for review and opinion. |
| 11/15/06 | Applicant to submit preliminary subdivision application, wetlands report, and environmental permits. |
| 3/12/08 | Discussion of preliminary subdivision application. Concerns with safety of trailway users at this particular location. PB would like information from DOT regarding overall management plan for the trailway, maintenance, crossing/safety plan. Applicant questioned about crossing wetland and wetland buffer- look closely at the code requirements, Applicant is requesting DOT to widen the easement. PB letter to DOT Applicant to resubmit when info. re widening the DOT easement is received. |
| 02/08/12 | Informal discussion regarding design of project, SPPP, proper wetland delineation, DOT easement and ODA. Applicant to revise and resubmit |

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|----------------------------|---------------------------------------|
| PROJECT NAME | ST. LUKES |
| TM # | 17.15-1-10.5 |
| OWNER/APPLICANT | St. Lukes, Warden and Vestry |
| PROPERTY SIZE | 3.33 acres |
| ZONING DISTRICT | B-HP (Business Historic Preservation) |
| APPLICATION FOR | Amended Site Plan Approval |
| SEQR CLASSIFICATION | TBD |

| | |
|--------------------|--|
| DESCRIPTION | The applicant proposes to renovate the interior of the classroom wing of the church to create five smaller spaces in the place of the existing three. The new layout of the space requires a relocation of the corridor exit to be relocated from the classroom wing's south elevation to its east elevation facing Route 100. The relocation requires an exterior landing, steps and walkway modifications. |
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| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 6/25/08 | Planning Board directed applicant to revise according to staff memos and resubmit. Motion Type II action JK/GG-All. Also question as to whether or not there are deed restrictions. |

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| PROJECT NAME | STONEWALL BUILDERS LOT LINE CHANGE |
| TM # | 26.07-1-2 |
| OWNER | Stonewall Builders LLC |
| PROPERTY SIZE | Lot 1 is currently 5.567 acres Lot 2 is currently 14.665 acres |
| ZONING DISTRICT | R120 |
| APPLICATION FOR DESCRIPTION | Lot Line Change Lot line change to ensure Lot 1 meets all of the set back requirements. Lot 1 will be increased to 5.810 acres and Lot 2 will be reduced to 14.422 acres. |
| SEQR CLASSIFICATION | Type II |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|---|--|
| 1/23/08 | PB declared Type II Action NG/DK All; Discussion of demarcating wetland boundary and possible conservation easement. Engineer to discuss with Applicant. Engineer to clarify issues with roof overhang and foundation wall in relation to side yard setback on Lot 1. PB set PH for February 27, 2008 |
| 2/27/08 | PH Opened- comment regarding 200' access easement on southern Lot. Applicant to verify. PH continued to 3/12/08. |
| 3/12/08 | PH adjourned to 3/26/08. |
| 3/26/08 | PH continued- no one present to be heard. Discussion of no further subdivision on Lot #2- Applicant did not want to restrict future project. Discussion of marking entire wetland buffer boundary, not solely around houses. Applicant to revise and resubmit. Planning Board waived final submission and closed PH JK/EG-All. |
| 5/14/08 | Applicant waived the Planning Boards requirement to make a decision within 62 days of the close of Public Hearing and provided Planning Board another 60 days. |
| 9/10/08 | PB reviewed resolution. Motion to approve as amended (NG/EG) all. |
| RESOLUTION #2008-11 Granting of Conditional Abbreviated Approval Under §150-15 of the Code of the Town of Somers for Stonewall Real Estate Builders, LLC | |

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| PROJECT NAME | SUSSMANN MOBIL STATION |
| TM # | 17.18-1-2 |

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OWNER/APPLICANT Paul and Juliette Fourgeot Sussmann
PROPERTY SIZE .8660 acres (37,460)
ZONING DISTRICT NS (Neighborhood Shopping)
APPLICATION FOR Amended Site Plan Approval
DESCRIPTION The Applicant is proposing an expansion to the existing 880 s.f. building which will include the addition of 2,320 s.f. of space. The total building size will be 3,200 S.F. In addition, the applicant is also proposing to reconfigure parking and provide a stormwater management basin.

SEQR CLASSIFICATION TBD

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| 1/23/08 | Project introduced. Concerns regarding parked cars impacting cars at the pumps, mass of building is to large, provide calculations for sand filter, concern re: location of pond in relation to retaining wall, provide information regarding the footing drains, provide hours of deliveries, present building to be torn down, concerns about future contamination from leaks, include information regarding current groundwater treatment and monitoring, provide information regarding signage on windows, etc. Revise and resubmit based on PB discussions and staff memos. |
| 5/28/08 | Applicant to submit alternative plan, address safety issues access from Route 100, particularly in reference to parking location and in conjunction with tanker delivery schedule. Check dry weather flow in pipes leading to catch basins and determine source of flow. |
| 8/26/09 | Discussion of store size, increase in traffic, concern about safety, State DOT trends for Route 100, History of zoning code in relation to gas station parking (check Getty site plan). Applicant to revise and resubmit. |
| 10/07/09 | PB refused to hear applicant on basis of incomplete submission. |
| 4/14/10 | PB Consultant FPC reviewed assessment of applicant's traffic analysis. Addressed delivery of fuel, traffic generation is already higher than expected, pumps generate traffic today, site access to the north when exiting is proper. Discussion included consideration of cars parking in the rear, unsafe travel b/w tanker and gas lane, etc. Discussion of operation of use in GWPOD, PB attorney to provide response re: bifurcated use. CTE and Applicant to discuss stormwater. Lead Agency declared. Action declared unlisted. |
| 7/23/10 | Review of project, PB lead agency, Respond to memos and resubmit. |
| 9/22/10 | Discussion of regulated area and use of stormwater practices- applicant's sPPP to be enhanced, Relocation of air pump, discussion of expansion of use, etc. Applicant to revise and resubmit. |
| 11/10/10 | WC sign off- Change in use, DEC wetland issue applicant hired Beth Evans to develop mitigation plan. Applicant to show the |

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| | 17 th parking space. Address trash enclosure and send letter to NYCDEP regarding their letter of questions and whether or not they are satisfied. Applicant to revise and resubmit. |
| 4/27/11 | Discn of truck valves and location for filling tanks, issue with chapter 9 and going beyond, documentation in SPPP, Aquifer protection assessment expected, review parking requirements, PH scheduled May 25, 2011 VG/RG-all. |
| 5/25/11 | Ph opened neighbor comments re: parking in Mill Pond ROW and adjacent to restaurant. Discussion of location of Propane tank location, address AIA, more language in SPPP, PH Closed with 10 day written comment period. FD/JC All Applicant to revise and resubmit. |
| 6/8/11 | Discussion of tanker circulation, curb loading, propane tank location and filling procedure, neighbor concern about parking, Planner directed to prepare draft neg dec and conditional resolution EG/JC-All. |

Resolution No. 2011-05 Granting of Conditional Amended Site Plan Approval, Special Exception Use Permit for Location within the Groundwater Protection Overlay District, Wetland, Steep Slopes, and Stormwater Management and Erosion and Sediment Control Permits to **Route 100 Realty LLC[Somers Mobil Station]**
Town Tax Number: Section 17.18, Block 1, Lot 2

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| PROJECT NAME | TAMARACK AND VINE REALTY CORP. |
| TM # | 16.07-1-1 |
| OWNER | Michael Gyory, President Tamarack & Vine Realty Corporation of Thornwood, New York |
| PROPERTY SIZE | 19.859 acres |
| ZONING DISTRICT | R-40 (Residential) |
| APPLICATION FOR DESCRIPTION | Subdivision Approval The application was intended to subdivide 19.859 acres into five lots with three lots to be accessed on Vine Road and two lots to be accessed by Pine Court. The final submission has been redesigned to reflect a conservation subdivision and depicts 5 lots, and two open space parcels consisting of 4.8 acres and 2.82 acres. Three lots are now proposed to be accessed off of a common driveway from Vine Road, one lot is to be accessed off of Hickory Road, and one lot is to be accessed off of Pine Court. |
| SEQR CLASSIFICATION | Unlisted (Negative Declaration) |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
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| 5/13/98 | Applicant directed to address wetlands, minimum buildable areas on lots, report on impact on Lake Lincolndale and submit formal application. |

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| 8/11/99 | Plan revised to 5 lots. |
| 2/1/00 | Planning Board declared Lead Agency and circulated EAF. |
| 2/9/00 | Applicant directed to revise and resubmit plan. Staff directed to schedule public hearing if plans are ready. |
| 8/23/00 | Revised Plans reviewed. |
| 9/27/00 | Public Hearing opened and closed. Planning Board directed consultant to prepare draft resolution. |
| <i>RESOLUTION #2000-33 Granting of Preliminary Subdivision Approval and Steep Slopes Permit for Tamarack And Vine Subdivision</i> | |
| 10/24/01 | Time Extension to 4/25/02 granted |
| 4/24/02 | Time Extension 10/25/02 granted |
| 10/23/02 | Time Extension to 4/25/03 granted |
| 11/19/03 | Time Extension to 4/23/04 granted |
| 7/28/04 | Time Extension to 1/19/05 granted |
| 1/12/05 | Time Extension to 4/19/05 granted |
| 7/13/05 | Final application reviewed. Discussion of changes to NYCDEP stormwater requirements which will impact subdivision layout. Suggestion to design final plan according to conservation subdivision procedures. Applicant directed to meet with staff to clarify issued. |
| 4/5/06 | Discussion of created wetland in wetland buffer and question of whether or not wetland permit application is complete. Applicant to explore alternatives that do not impact the wetland buffer and Town Engineer to verify that application is complete. Conservation Easement documents and long form EAF to be submitted to the Planning Board. |
| 5/28/08 | Discussion of conservation subdivision. Include draft conservation declarations, work with Westchester Land Trust, review of staff memos, revise and resubmit. |

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| <i>PROJECT NAME</i> | THE GREEN AT SOMERS (NATIONAL GOLFWORX) |
| <i>TM #</i> | 4.20-1-3.1 |
| <i>OWNER/APPLICANT</i> | National Golfworx New York Realty, LLC |
| <i>PROPERTY SIZE</i> | 11.07ac (Somers and Carmel) 10.548 Somers only. |
| <i>ZONING DISTRICT</i> | NS (Neighborhood Shopping) |
| <i>APPLICATION FOR</i> | Amended Site Plan Approval |

DESCRIPTION The subject property currently exists as an 11.0742 AC golf range with an asphalt parking area (40± spaces), a 425 SF one story frame and brick building and an area consisting of concrete tees with an asphalt walkway. A strip of the property along the northern border is located within the Town of Carmel in Putnam County. 10.548 (or 10.34 acres in accordance with Somers Tax Assessor) acres of the property are located in Somers. The property slopes in a northwesterly direction. The northern

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portion of the property consists of a wetland with an existing watercourse. There is also a wetland area on the adjacent southwesterly property (Gas Station). The wetland buffer for this property extends onto the subject property. The revised application proposes a mixed use development consisting of five buildings (1, 2, 3, 4, 5). Buildings 1, 2, 3 and 4 are proposed to have a combination of retail and residential uses. Building 5 is proposed to be restaurant use.

SEQR CLASSIFICATION TBD

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 09/14/11 | PB was introduced to project. Applicant to address staff memos and respond to action memo. Discussion of shared parking and 1 st floor residential instead of all retail. Ownership being considered as rental. Looking for stormwater controls in buffer but removing impervious surface from buffer. |
| 10/26/11 | Discussion of project and residential on first floor, 3 stories, etc. request for work session before New Year. Applicant to revise and respond to board concerns. |
| 12/14/11 | Presentation of 3D modeling, further discussion of third floor, affordability, retail on 1 st floor. Recommendation to TB re: application of all three. |
| 03/14/12 | On motion by Chair Currie, seconded by Mr. Goldenberg, and unanimously carried, the Board moved to declare its intent to be Lead Agency on The Green at Somers Site Plan and circulate the notice to interested and involved agencies. a site walk be scheduled for Saturday, April 14, 2012 at 7:30 AM |
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| PROJECT NAME | TOMAHAWK REALTY, LLC. |
| TM # | 27.05-1-13 |
| OWNER | Brian Goc |
| PROPERTY SIZE | .44 Ac. |
| ZONING DISTRICT | NS- Neighborhood Shopping District |
| APPLICATION FOR DESCRIPTION | Site Plan Approval The site plan application is to convert the first floor of the existing building into a retail store for the sale of windows and doors and to construct a second story, which will contain two one-bedroom apartments. An addition is also planned for the rear of the building for storage of inventory. The proposal is to improve the site with the required parking, which will be surfaced with pervious pavers to reduce stormwater runoff. Pedestrian walks and landscaping will be installed. The building |

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will continue to use the community water supply and will continue to use the existing septic system.

SEQR CLASSIFICATION TBD

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 8/10/05 | Applicant reviewed project. Mentioned a variance regarding non-conformance with the required setbacks was granted. The Planning Board requested copies of the variances. Parking was discussed. The wetland across the street was noted. The plans were to be revised to show adjacent off site areas and consideration for stormwater should be given. Applicant was directed to meet with Staff prior to submitting site plan application. |
| 1/25/06 | Project review. Applicant directed to address staff comments. Site walk scheduled. |
| 3/8/06 | Project discussed. Applicant to address staff memos and revise plans. |
| 6/14/06 | Project review. Applicant to address staff comments re: functioning septic system, delineation of wetland buffer, parking, EAF revisions, etc. |
| 9/20/06 | PB determined Lead Agency, Applicant to submit Wetland Application and associated materials (mitigation plan) and then Public Hearing will be scheduled. Written proof of septic function to be provided by contacting WCHD. |
| 10/04/06 | Sidewalk agreement needs to be presented in recordable form. Applicant to provide for Planning Board Attorney review. Issue re: septic expansion. Joint meeting between WCHD and NYCDEP and Applicant to be held. Once the septic issue is resolved, the project will come back to the board. |
| 2/28/07 | Applicant presented revised drawings. Discussion of WCHD approval of septic system with 30' of trench. Applicant to submit design specs. for septic and directed to meet with CB to discuss revised plans. Revise and resubmit plans. |
| 4/26/07 | Applicant has addressed staff comments. Discussion of functionality of existing septic system, stormwater, historical use of building, etc. Public Hearing scheduled for 6/13/07. |
| 6/13/07 | Public Hearing- Public comments regarding traffic on Anita Road, Dumpster, location of Parking, how much of backyard will remain. PB directed applicant to remove dumpster until construction begins. Applicant indicated they would work with TP regarding affordable rent restrictions in the apartments. PH closed. Applicant to revisit with ARAB and make changes to plans. |
| 7/25/07 | Applicant considered affordable housing and cannot accommodate at this time. Motion to consider draft resolution as amended on 8/8/07 granted. |

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| 8/8/07 | PB approved draft resolution (DK voting "no") |
| RESOLUTION #2007-11 Granting of Amended Site Plan Approval and Wetland Permit for Tomahawk Realty, LLC | |

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| PROJECT NAME | TWIN KNOLLS SECTION IV PLOT REVISION |
| TM # | |
| OWNER | Boniello Development Corporation |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR DESCRIPTION | Amendment of Final Subdivision Approval Request to modify the drainage easement on Lot #28 and add a new drainage easement on Lot #25. |
| SEQR CLASSIFICATION | Type II |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|---|---|
| 1/26/05 | Consideration of amending 1997 Resolution Granting Final Subdivision Approval (#1997-14) due to widening of Pines Bridge Road Extension right-of-way and the addition of drainage easements. Planning Board scheduled public hearing, and determination of significance and directed Applicant to post notices. |
| 2/23/05 | Public Hearing rescheduled to 3/1/05 |
| 3/9/05 | Public Hearing Opened. Applicant explained modifications. Dispute between neighbor and applicant concerning survey discrepancies discussed. Surveys to be provided to Town Engineer and each other for resolution of dispute. |
| 4/13/05 | Property boundary dispute resolved. Public Hearing Closed. Determination as Type II action. Planning Board directed staff to prepare resolution. |
| RESOLUTION #2005-02 Granting of Amended Overall Final Subdivision Approval- Phase Four Twin Knolls Subdivision | |
| 9/26/07 | Request for release of Performance Bonds and Erosion and Sediment Control Bonds granted. Recommendation made to the Town Board TG/JK All. |

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| PROJECT NAME | VIEIRA HOLDING CORP. SITE PLAN APPLICATION |
| TM # | 16.16-1-12 |
| OWNER | Vieira Holding Corp. |
| PROPERTY SIZE | 2.31 |
| ZONING DISTRICT | NS (Nonconforming Use) |
| APPLICATION FOR DESCRIPTION | Site Plan Approval (Under violation from Town Court) |
| SEQR CLASSIFICATION | TBD |

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| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 05/12/10 | Discussion with Applicant regarding missing items from application which deem it incomplete. Applicant to submit missing items and resubmit for Planning Board review. In addition, applicant will need to seek waiver from TB for waiver under Restrictive Processing Law. |
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| PROJECT NAME | WHISPERING PINE |
|------------------------------------|---|
| TM # | 4.18-1-1, 4.18-1-2, 4.18-1-3 |
| OWNER | Margaret and Thomas Kuck |
| PROPERTY SIZE | 22 Acres |
| ZONING DISTRICT | R80 [Current non-conforming use] |
| APPLICATION FOR DESCRIPTION | Subdivision and Site Plan Approval The proposed application is to subdivide the 22 acre parcel into two (2) 11.48 acre parcels and construct a 9,600 SF Tractor Sales and Service building with a separate access driveway and parking facilities. |
| SEQR CLASSIFICATION | Unlisted |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 9/19/00 | (ZBA Mtg.) ZBA request to interpret whether or not the addition of a new building is not an expansion of a non-conforming use. |
| 10/17/00 | (ZBA Mtg.) Application determined to be an expansion of a non-conforming use. Discussion of 1962 and 1970 variances. |
| 11/14/00 | (ZBA Mtg.) Discussion of the intent of the 1997- variance. Motion approved to amend the variance. |
| 12/22/00 | ZBA Resolution noting new building will not constitute a change in use of the property |
| 5/11/05 | Project review. Applicant requested to submit formal application with information pertaining to all variances. |
| 12/14/05 | Applicant noted that uses are non-conforming uses per 1962 variance. Applicant agreed to address staff comments but questioned driveway grade. Planning Board declared intent to be Lead Agency. |
| 1/25/06 | Planning Board meeting discussion re: driveway grade. Site walk scheduled for 2/18, determination of significance for next review and public hearing. |
| 2/22/06 | Planning Board received EAF Part II and set public hearing for 3/22/06. Size and location of underground fuel storage tanks discussed. Spill prevention measures in building/relocation of well discussed. |

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| 3/22/06 | Public hearing opened. Public comments re: additional work being done, large pile in back of property causing drainage problems on properties in Mahopac. Planning Board referred application to Town Attorney re: expansion of nonconforming use due to subdivision. Continued to 4/5/06 |
| 4/5/06 | Public comments regarding drainage issues in Carmel. Town Engineer noted that his site inspection revealed drainage problem coming from blocked swale in subdivision and catch basin within the Town of Carmel. Discussion regarding changes between 2000 site plan and 2005 site plan. Town Attorney reviewed his opinion re: changes and need for variances and directed Planning Board to refer matter to ZBA with a recommendation to approve or deny use variances. Applicant to provide soil certification for material dumping from Taconic reconstruction. Planning Board adjourned to May 10 th . |
| 5/10/06 | Public Hearing-Applicant requested to submit title report and corrected application forms. Public Hearing adjourned to May 24 th . |
| 5/24/06 | Applicant submitted revised application forms. Discussion of preparing two site plans- one for lower parcel, one for upper parcel. Concern with runoff from stockpiles discussed. Discussion of sign on triangular property and whether or not appropriate permits were received for sign. |
| 6/14/06 | Applicant request to adjourn to July 12, 2006. PB adjourned. |
| 7/26/06 | Applicant to revise drawings to remove sheds that require area variances. Applicant to identify sheds with C.O.'s. Parcel A and Parcel B to be shown on separate plans with Zoning Conformance Tables. Public Hearing continued to August 9. |
| 8/9/06 | P.H. adjourned to 9/6/06 |
| 9/6/06 | Applicant will remove or move the three non-conforming sheds. Applicant agreed to incorporate pervious parking at western parking area and provide information / verification regarding Bog Turtle habitat. Town Planner to discuss parking quantity with Building Inspector. Applicant to provide operations manual for Parcel B. Public Hearing closed. |
| 11/15/06 | Applicant to revise drawings, provide area calculations for sediment trap, assess failure mode, Applicant to go to ZBA for parking. Time extension to Dec. 13 th . Staff to prepare resolution with conditions. |
| 12/13/06 | Discussion of plan revisions requested at 11/15/06 mtg. Review of draft resolutions of approval. Applicant indicated did not want site plan for Parcel B. Time extension granted until 1/10/07 |
| 1/10/07 | Review of resolutions, PB motioned and approved three resolutions, as each one amended, for Site Plan Approval (Parcel A), Site Plan Approval (Parcel B) and Subdivision Approval. |

RESOLUTION # No. 2007-02 Granting of Conditional Preliminary Subdivision Approval

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| WHISPERING PINE | |
|------------------------|---|
| 6/27/07 | PB Granted 1 st time extension from July 10, 2007 to January 10, 2008. |
| 01/09/08 | PB Granted 2 nd time extension from January 10, 2008 to July 10, 2008. NG/JC All |
| 07/09/08 | PB Granted a two month time extension thru and including September 10, 2008. (JK/GG) |
| 09?10/08 | PB granted a one year time extension thru and including Septemeber 10, 2009 (DK/CF) |

| PROJECT NAME | WHITEHALL CORNERS |
|------------------------------------|--|
| TM # | 37.20-1-8.1 & 37.20-1-8.2 |
| OWNER | Goldmark 35 |
| PROPERTY SIZE | |
| ZONING DISTRICT | |
| APPLICATION FOR DESCRIPTION | Subdivision and Site Plan Approval Application is for two contiguous parcels of land- one is located in NS Zone and the other is located in R-120. The site plan application for the lot in the NS Zone is for two office buildings totaling 35,750 sq. ft. with parking. The residential lot includes a 6-lot subdivision with access through a roadway across the NS lot. |
| SEQR CLASSIFICATION | Type I |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|--|
| 6/26/02 | Concerns regarding office use, parking, overall layout, stormwater, including detention in buffer area were discussed. Planning Board declared intent to be lead agency. |
| 9/04/02 | Board formally declared Lead Agency. Site Walk scheduled for 10/19/02 where wetland delineation questioned, low impact technology should be used, and real estate buffer of existing tree stand should be preserved. |
| 11/6/02 | Applicant requests additional time to address wetland delineation, traffic and visual analysis concerns. |
| 5/28/03 | Discussion of revised plans. Concerns regarding size of development, appropriateness of uses, and SEQR issues discussed. |
| 7/9/03 | Project Review and SEQR Determination of Significance discussed. |
| 7/23/03 | Continued discussion of EAF and visual, historic, and stormwater impacts. |
| 10/8/03 | Planning Board directed staff to prepare Positive Declaration. |
| 12/10/03 | Positive Declaration adopted by Planning Board. Scope prepared by Applicant and submitted April 2004. |

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| 8/25/04 | Planning Board requests applicant consider additional items in scope. Applicant will consider while writing the DEIS. |
| 3/30/05 | Planning Board determined that DEIS was incomplete and insufficient. Motion made to notify applicant in writing. |
| 2/22/06 | Planning Board agrees to Applicant hiring of Paul Muessig, Senior Environmental Scientist to review proposed soil testing protocol for the Town. |
| 3/22/06 | Discussion of soil testing protocol- Applicant agreed to incorporate Paul Muessig's comments into protocol. Okay for Applicant to move forward. |

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| PROJECT NAME | WINDSOR FARM |
| TM # | 4.18-1-2, 1.19-1-1, 15.06-1-3,15.06-1-4, 15.07-1-5 |
| OWNER | James Zappi |
| PROPERTY SIZE | |
| ZONING DISTRICT | R-80 |
| APPLICATION FOR DESCRIPTION | Subdivision Approval Subdivision of two separate lots located on Windsor Road. Lots are located across from each other on Windsor Road. Applicant is proposing a 34-lot conservation subdivision. |
| SEQR CLASSIFICATION | Unlisted (Negative Declaration) |

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
|------------------------------------|---|
| 5/10/00 | Application for 13-lot and 25-lot subdivision on 45.7 acres and 62 acres respectively. Discussion of cluster lots on northern property. Asked for lot count and offered southern parcel for recreational purposes. Discussion of road lengths, soil classifications for septic systems, inclusion in sewer district, municipal water traffic, etc. Applicant to revise plans and submit prior to site walk. |
| 10/10/01 | Applicant determined that several lots were constrained and eliminated 4 of the 38 lots. |
| 2/9/02 | Discussion of transfer of development rights from southern parcel to northern parcel for conservation subdivision. Lots are not contiguous. |
| 3/6/02 | Maximum lot count granted (11-lots southern parcel/ 23 lots northern parcel). Discussion of request to Town Board to revise legislation to allow clustering of non-contiguous parcels. |
| 5/22/02 | Planning Board reviewed proposed legislation to allow clustering on one of two non-contiguous parcels and unanimously votes to refer legislation to Town Board |
| 1/16/03 | Town Board approves revised legislation. |
| 2/12/03 | Planning Board reviewed revised plans showing 34-lot cluster subdivision on northern property and 80-acre open space |

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| | property on southern property. Board requests alternative layouts and northern open space lands should be considered for parkland dedication. Applicant requests minimum lot size reduction from 40,000 sq. ft. to 12,000 sq. ft. |
| 3/26/03 | Planning Board noted new alternative preferred layout due to longer cul-de-sac and even distribution with lots greater than 20,000 sq. ft. |
| 4/23/03 | Revised plans discussed and Planning Board makes recommendation to Town Board to vary minimum dimensional standards to allow smaller lots. Applicant proposes to dedicate entire southern parcel and half of the northern parcel to the Town for open space or town park use. |
| 5/28/03 | Issue discussed. |
| 7/9/03 | Public Hearing opened and included comments pertaining to safety and traffic along Windsor Road, stormwater runoff and potential uses of dedicated property. |
| 8/13/03 | Discussion of traffic study. Public Hearing continued. |
| 9/24/03 | Public Hearing closed with 14-day written comment period. |
| 10/22/03 | Project Review |
| 11/19/03 | Project Review |
| 12/10/03 | Preliminary subdivision approval granted |
| <i>RESOLUTION #2003-23 Granting of Conditional Preliminary Subdivision Approval for Windsor Farms Subdivision</i> | |
| 12/8/04 | Six-month time extension granted. |
| 5/25/05 | Six-month time extension granted. |
| 12/14/05 | Conditional Resolution for final subdivision granted |
| <i>RESOLUTION #2005-23 Granting of Conditional Final Conservation Subdivision Approval and Wetland Permit for Windsor Farms Subdivision</i> | |
| 2/8/06 | Request to change minimum dimensional standards for certain lots within subdivision. Discussion ensued and Motion for Planning Board to recommend letter to the Town Board to amend the minimum dimensional standards was granted. |
| 3/8/06 | Amended Conditional Resolution granted. |
| <i>RESOLUTION #2006-06 Granting of Amended Conditional Final Conservation Subdivision Approval and Wetland Permit for Windsor Farms Subdivision</i> | |
| 7/12/06 | Planning Board motioned to recommend to Town Board to grant building permits with the understanding that a Certificate of Occupancy for any of these lots will not be issued until the Westchester County Department of Health has issued its approval to place the utilities in service and accepted by the Town. |
| 10/04/06 | Planning Board to recommend to Town Board issuance of 12 building permits. |
| 12/13/06 | Planning Board opened/closed public hearing and motioned to recommend to the Town Board a reduction in the performance bond. |

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| 8/8/07 | Performance bond reduction approved. |
| 9/22/10 | PH scheduled for performance bond reduction |
| 10/13/10 | PH opened, PH closed EG/VG Discussion of condition of Windsor Road. Memo re: reduction to be sent to the Town Board. |

WOODCREST TERRACE/RIDGEVIEW BUILDERS

PROJECT NAME

TM # 36.08-1-26
OWNER Eric Moss Ridgeview Builders
PROPERTY SIZE 1.07 acres
ZONING DISTRICT R-10
APPLICATION FOR DESCRIPTION Steep slopes and tree permits
 Application to construct a single family home in the R-10 district with an individual driveway, septic system, and well constructed in the steep slope range of 25%-35% and the removal of 35 trees for the construction of the house and the road.

SEQR CLASSIFICATION TBD

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
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| 8/10/05 | Project Review- Applicant is requesting an extension of Woodcrest Terrace to gain access to a town roadway. |
| 7/25/07 | Planning Board scheduled site walk on 9/15/07 with hopes of placing the project on the agenda for 9/26/07. |
| 9/26/07 | Recommendation made by consensus to ZBA that the preference is the common driveway approach and that matter should be returned back to Planning Board for environmental permits. |

WRIGHT'S COURT SITE PLAN (BARLOW COURT)

TM # 17.11, 1-5, 1-18
OWNER Hallic Place Development LLC
ZONING DISTRICT B-HP (Business Historic Preservation)
APPLICATION FOR DESCRIPTION Site Plan Approval
 A formal site plan application for the development of two lots located within the Business Historic Preservation (BHP) District, with access provided off Scott Drive. The proposal includes 17,750 square feet of office buildings with 72 parking spaces on the western lot, and one 7,500 square feet office building with 30 parking spaces on the eastern lot.

SEQR CLASSIFICATION Type I

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
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| 6/11/03 | Plan does not comply with present zoning requirements, discussion of impervious surface and stormwater and size of footprint. |
| 3/24/04 | Discussion of conceptual site plan- Transitional zone, reduction of density, residential uses on second floor, Consideration of alternative surfaces, groundwater protection overlay district, scale of the building, etc. |
| 9/22/04 | Continued discussion of size, bulk, consistency with surrounding properties and historical significance. |
| 10/19/05 | Discussion of orientation and entrance to the buildings, design issues, courtyard concept, etc. Lead Agency declared- revised EAF to be submitted. |
| 5/24/06 | Applicant received FPC's memo on 5/19 have not had time to discuss/prepare written response. Issues relate to missing information and technical issues and Policy issues. FPC reviewed summarized technical issues. A few policy issues were discussed- size/bulk of buildings noted- applicant indicated color will reduce appearance of bulk, access via shared driveway with Il Forno- applicant did not want to mix residential uses with restaurant use- further info. requested re: accident data which may help with access discussion. Landscaping from driveway's to residential area of Scott Drive. Affordable Housing- Applicant feels that one bedroom will be affordable compared to other housing options in Somers, but they will not meet WC affordable housing standards and Applicant has no intention of providing specific affordable units. FPC and Kellard are to meet to discuss memo and issues and report back to Planning Board. |
| 3/28/07 | FPC reviewed substantive issued from memo- bulk / mass of buildings is an issue, as well as rent restricted affordable units. Applicant noted that if size is reduced, ability to provide affordable units would be reduced. The PB will need to balance competing interests. Height issue discussed- height of building is not as high as other buildings- fits in with other buildings on the street. Sidewalk type needs clarification from Town Attorney as to whether or not a variance is needed. Parking- provide alternative to grasscrete with plastic rings. Other items discussed. Applicant to address staff memos and submit revised plans. |
| 9/26/07 | Project Review. Discussion of Policy issues. Applicant offered two affordable housing units. Mass of buildings discussed. Appearance discussed. Action Item list sent to applicant 9/27/07. PH set for 10/24/07. |
| 10/24/07 | Public Hearing Opened. Comments regarding traffic, access egress from Scott Drive. Viewshed from Scott Drive residences, concern about well water quality, infiltration, safety of children, tenant screening, absentee landlords, privacy, scale and volume of buildings is too big, not in keeping with hamlet character and |

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| | intent of historic district. Applicant to provide an alternative plan representing 25' setbacks and will provide a photo view of the development from the Scott Drive residential neighborhood's perspective. |
| 11/28/07 | Continuation of Public Hearing. Applicant discussed submission in response to last meeting. New picture, alternative plan with 25' setback, confirmation of traffic counts, etc. Public comment regarding picture not representative from property line, traffic congestion, concern about drinking water quality, Town Board did not support project, make building smaller to save the beech tree, etc. Public Hearing adjourned to December 12 th PB Meeting. |
| 12/12/07 | PH continued. Issues regarding trucks parking and unloading along Scott Drive, need for a refined traffic study, further discussion regarding barrier/delineation to Scott Drive neighborhood, additional info. regarding hydrology (push test), more info. regarding landscape plan. Has NYSDOT been approached regarding access off of Route 202? Applicant indicated that he will submit response to questions in writing. Revised plans should address revised MS4 permit requirements, more affordable units necessary, discussion of 25' or 15' setback. PB felt 18' setback on Lot A was appropriate. Split decision regarding 25' or 15' setback on Lot B. Applicant indicated that he has no intention of changing building size. PH closed with 10-day written comment period TG/JK |
| 02/13/08 | Applicant requested informal discussion with the Planning Board to discuss scale of buildings, affordable housing, and access easement to Il Forno. Applicant presented a smaller scale building on Site B and agreed to make all three one-bedroom apartment units affordable. They offered that they would agree to an access easement only if Il Forno was zoning code compliant. The Planning Board asked them to consider swapping the building on Site B with the smaller building on Site A, improve the landscaping along 202 and requested them to consider moving the majority of the parking onto site B. |
| 10/29/08 | Applicant provided an update regarding project changes, presentation of alternatives that they were asked to provide and discussion of well testing. Applicant asked to re-open the public hearing in December after being directed to visit ARB and Landmarks Committee. Planning Board motion to meet in November to discuss scheduling in December EG/DK-All. |
| 11/12/08 | Discussion of CB memo response. Public Hearing scheduled for 12/10/08 Meeting. |
| 12/10/08 | Public hearing opened. Public concerns regarding traffic, affect on neighborhood, concern with affordable housing tenants, who will maintain and monitor the property, creating a barrier to defray traffic from residential neighborhood. Public hearing |

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| | continued 1/14/09. Applicant to provide chair's alternative plan for the next meeting and the Town Attorney is to provide a legal opinion regarding section 170-17.2(19)-easements. |
| 01/14/09 | Continuation of Public Hearing- Public Comments related to this project being a "done deal", previous public comments have not been incorporated, etc. Discussion of need for geogrid by the FPB- they should provide reasoned rationale as to why this is necessary (Code is already being met). Applicant agreed to discuss continuation of sidewalk in front of the Annex. PB selected alternative B as preferred alternative. PH closed (JK/CF) with a 10-day written comment period. |
| 9/9/09 | Discussion of all units as affordable, shared parking- Applicant does not want shared parking, Phosphorus free fertilizers unless tests show need. Waivers to be granted (JK/CF-EG opposed). Refer for Variances (VG/JK-EG opposed) |
| 10/07/09 | Review of EAF Part II. Discussion as to how to approach. PB meeting dates to be incorporated into timeline, FPC to create narrative to Part II for submission to PB, Discussion of fire sprinklers and emergency access road (courtyard). Next to appear on agenda-November 4, 2009. |
| 11/4/09 | Review of Part II. Discussion of WC comments re: affordable housing. Resident comments re: Visibility of dumpsters, lighting. Discussion re: Scott Drive entrance. No stone wall in ROW. Motion Determination of non-significance. Neg Deck to be prepared for Nov. 18 th . |
| 11/18/09 | Review of resolution. Motion to approve as amended. VG/JK-EG Nay. |
| Resolution No. 2009-17 <i>Granting of Conditional Site Plan Approval, Special Exception Use Permit for Location Within the Groundwater Protection Overlay District and Stormwater Management and Erosion and Sediment Control Permit to Hallic Place Development, LLC for Wright's Court.</i> | |
| 10/13/10 | Time extension to November 18, 2011 granted (EG/CF-opposed) |
| 10/12/11 | Time extension to November 18, 2012 granted (JK/CF-All) |
| 02/08/12 | Applicant requested change to resolution to remove condition requiring Il Forno Easement. Discussion as to why Board requested written affidavits/explanations. |
| 04/11/12 | On motion by Chair Currie, seconded by Ms. Gannon, (Mr. Goldenberg voting nay) and carried, the Board moved to modify the resolution by removing the condition for an access easement. On motion by Chair Currie, seconded by Mr. Keane, and unanimously carried, the Board moved to amend Resolution 2009-17 Granting of Conditional Site Plan Approval to Hallic Place Development, LLC for Wright's Court to extend the proposed walkway at the rear of Building B to the property line |

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| | for the Chairman's signature. Ms. DeLucia directed that the plan be revised and a note added to the amended signed Site Plan. |
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| PROJECT NAME | ZAPPI, ROSEMARY (KNIFFEN ROAD) |
| TM # | 28.09-1-8 |
| OWNER | Rosemary Zappi |
| PROPERTY SIZE | 6.627 Acres |
| ZONING DISTRICT | R-80 |
| APPLICATION FOR DESCRIPTION | Subdivision Approval The subject application is to create a two lot subdivision on lot 17 of the Tip Top Farms Subdivision. The property is located off of Kniffen Road The property currently contains one single family home, a septic system, and a well. There is a wetland and associated 100' wetland buffer adjacent to the southern property line. There are also steep slopes within the 15-25% and 25-35% categories. No disturbance is proposed within the 25%-35% steep slopes. Approx. 9,940 sq. ft of disturbance is to occur on the 15%-25% steep slopes. |

SEQR CLASSIFICATION

| PLANNING BOARD MEETING DATE | STATUS SUMMARY |
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| 7/26/06 | Project review. Applicant spoke of desire to develop conservation subdivision. Site walk scheduled for 8/26. |
| 11/1/06 | Discussion of benefits to apply conservation zoning. Applicant to bring another plan re: Common driveway. PB to review all three plans and determine action. |
| 7/11/07 | Planning Board meeting- Application to be processed as conventional subdivision, discussion of shifting the road. |
| 9/12/07 | Applicant to address staff comments. Board declared intent to be lead agency. PH scheduled for November 14, 2007. |
| 11/14/07 | PH Opened. Public Comments regarding intent of subdivision was 49 lots, not 50. Declaration of restrictions is based on 49 lots, development will be disrupted with this lot, not supposed to be there. If it could have been built would have been built with original subdivision. Concern @ notification process, not everyone notified. PH continued to November 28 th . Applicant to submit revised plans. |
| 11/28/07 | Continuation of PH. Public comments related to concern of cumulative impacts of allowing additional homes beyond 49 lots and the eventuality of the WC Health Dept. law which may require sewer and/or water. The homeowners present want a guarantee that they will not be forced to bear the cost of sewers and water mains. Applicant agreed to place restriction on road |

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| | use only for the two lots and there will be no future subdivision. Condition of resolution regarding full disclosure of 49'er issue to the Health Dept prior to application for final subdivision. PB closed public hearing (TG/KB) Motion to prepare resolution and negative declaration for January 9 th PB meeting. |
| 01/09/08 | Motion regarding Negative Dec as amended NG/JC ALL Motion to approve conditional resolution as amended JC/NG ALL |

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| Resolution No. 2008-01 <i>Granting of Conditional Preliminary Subdivision Approval, Tree Preservation Permit, Steep Slopes Permit and Erosion and Sediment Control Permit to ROSEMARY ZAPPI</i> |
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| 05/28/08 | Time Extension to January 9, 2009 granted KB/JK- all |
| 12/10/08 | Time Extension to July 9, 2009 granted JK/all |
| 3/25/09 | PB review of final subdivision application. Review of staff memos, mention of level spreader near property line, need to put valve located in stormwater basin in a vault. Final PH waived JK/DK-All Motion for staff to prepare draft final resolution FD/VG-all. Applicant to revise and resubmit. |
| 4/22/09 | PB approved resolution as amended for Chair's signature. |

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| Resolution No. 2009-06 <i>Granting of Conditional Final Subdivision Approval, Tree Preservation Permit, Steep Slopes Permit and Stormwater Management and Erosion and Sediment Control Permit to ROSEMARY ZAPPI</i> |
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| 10/07/09 | Time extension from October 20, 2009 through January 20, 2010 granted EG/DK-All. |
| 01/13/10 | Second time extension from January 20, 2010 to April 20, 2010 granted EG/VG-All |
| 08/11/10 | Request for performance bond reduction made. PH set JK/EG-All. |
| 08/25/10 | PH opened no one present. EG objects to motion b/c applicant not present. PH closed NG/JC. Memo to be sent to TB regarding reduction EG/VG |