

Telephone
(914) 277-5366

FAX
(914) 277-4093

PLANNING DEPARTMENT

Town of Somers

WESTCHESTER COUNTY, N.Y.

TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

Fedora DeLucia, Chairman
John Currie
Christopher Foley
Vicky Gannon
Nancy Gerbino
Eugene Goldenberg
John Keane



**SOMERS PLANNING BOARD
AGENDA
OCTOBER 26, 2011
7:30 P.M.**

MINUTES Consideration for approval of Draft Minutes of September 14, 2011.

PUBLIC HEARING

**1. NACLERIO SITE PLAN, STEEP SLOPES AND
STORMWATER MANAGEMENT AND EROSION AND
SEDIMENT CONTROL PERMITS [TM: 4.20-1-7]**

Application of Vincent and Julianne Naclerio for Site Plan Approval, Steep Slopes and Stormwater Management and Erosion and Sediment Control Permits for property located at 75 Route 6 for grading and filling to level yard around existing building requiring approximately 16,000 SF of disturbance. Application submitted on September 17, 2010. Consideration of a draft Negative Declaration and Conditional Resolution of Approval.
Last discussed at the September 14, 2011 Planning Board meeting.

DECISION

**2. MITCHELL CONSERVATION SUBDIVISION
[TM: 16.09-1-9]**

Application of Gary Mitchell for a four (4) lot Conservation Subdivision on a 7.1 acre property.
Preliminary Subdivision Application submitted on June 27, 2008.
Consideration of a draft Negative Declaration and draft Conditional Resolution of Preliminary Subdivision Approval
Last discussed at the October 12, 2011 Planning Board meeting.

PROJECT REVIEW

3. **HOMELAND TOWERS, LLC,\ NEW CINGULAR WIRELESS PCS, LLC (AT&T) SITE PLAN APPROVAL, TREE REMOVAL, STEEP SLOPES AND WETLAND PERMIT (SANTARONI PROPERTY) [TM: 37.13-2-3] 2580 ROUTE 35**

Application of Homeland Towers, LLC/ New Cingular Wireless (AT&T) for Site Plan Approval, Tree Removal, Steep Slopes and Wetland Permits for property located at 2580 Route 35 owned by Umberto and Carol Santaroni for a wireless telecommunications facility premises in an R-120 Residential Zoning District.
Last discussed at the September 14, 2011 Planning Board meeting.

DISCUSSION

4. **THE GREEN AT SOMERS AMENDED SITE PLAN, WETLAND, STEEP SLOPES AND STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PERMITS [TM: 4.20-1-3.1]**

Discussion on recommendation to the Town Board regarding §170-20.4-B:

1. Allow increase in FAR and 50% of residential affordable
2. Authorize the Planning Board to reduce the required number of parking spaces (shared parking)
3. Allow an increase in maximum height to 3 stories

In addition the applicant would like to place residential units on the first floor.

Next Planning Board Meeting, November 9, 2011
Agenda information is also available at www.somersny.com