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PLANNING DEPARTMENT

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Town of Somers

WESTCHESTER COUNTY, N.Y.

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**SOMERS PLANNING BOARD
AGENDA
DECEMBER 14, 2011
7:30 P.M.**

MINUTES Consideration for approval of Draft Minutes for October 26, 2011 and November 9, 2011

PUBLIC HEARING

**1. HOMELAND TOWERS, LLC\ NEW CINGULAR WIRELESS
PCS, LLC (AT&T) SITE PLAN, 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, Wetland Permit and Stormwater Management and Erosion and Sediment Control 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.
Review of Negative Declaration
Consideration of a Draft Resolution of Approval
Last discussed at the November 9, 2011 Planning Board meeting.

DISCUSSION

2. 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:

- A. Allowance to increase the FAR and provide for 50% of residential units as affordable.
 - 1. Authorize the Planning Board to reduce the required number of parking spaces (shared parking)
 - 2. Increase the maximum height to 3 stories

Last discussed at the October 26, 2011 Planning Board meeting.

3. PLANNING BOARD CALENDAR FOR 2012

PROJECT REVIEW

4. McENTERGART STEEP SLOPES, TREE PRESERVATION AND STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PERMITS [TM: 36.12-2-6]

Application of Marino Group, LLP (owner) and Patricia McEntergart (applicant) for a Steep Slopes, Tree Preservation and Stormwater Management and Erosion and Sediment Control Permits 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%.

Application submitted on February 18, 2004.

Last discussed at the August 25, 2010 Planning Board meeting.

Next Planning Board Meeting, January 2012

Agenda information is also available at www.somersny.com