

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
APRIL 13, 2011
7:30 P.M.**

MINUTES Consideration for approval of Draft Minutes of February 23, 2011

PUBLIC HEARING

- 1. HERITAGE HILLS OF WESTCHESTER
SEWAGE TREATMENT PLANT SUBDIVISION
[TM: 17.10-10-18]
APPLICATION FOR ABBREVIATED APPROVAL PROCESS**
Application of Heritage Hills for Abbreviated Approval Process under Section 150-15 for a two lot subdivision located at the intersection of Heritage Hills Drive and Route 202. A portion of this parcel is improved with the Heritage Hills Sewage Treatment Plant. The purpose of the subdivision is to provide for the transfer of an approximately 9 acre portion of the parcel containing the sewage treatment plant to the Heritage Hills Sewage-Works Corporation.
Application submitted on February 14, 2011.
Last discussed at the Planning Board meeting of February 23, 2011.

TIME-EXTENSION

- 2. MERRITT PARK ESTATES SUBDIVISION
[TM: 5.20-1-1]**
Request for a 90-day time-extension to the period of Final Subdivision Approval from April 11, 2011 through July 11, 2011. This is the third request for a time-extension.

DECISION

**3. NEW CINGULAR WIRELESS PCS, LLC (AT&T)
AMENDED SITE PLAN APPROVAL, WETLAND PERMIT
80 ROUTE 6 [TM: 4.20-1-11]**

Application of New Cingular Wireless PCS, LLC (AT&T) for Amended Site Plan Approval and Wetland Permit to co-locate a wireless telecommunication facility for three (3) panel antennas inside existing flagless flagpole and related equipment cabinet inside new shelter at grade located at the Somers Commons Shopping Center, 80 Route 6.

Application submitted on December 6, 2010.

Consideration of a Draft Resolution of Approval

Last discussed at the March 9, 2011 Planning Board meeting

PROJECT REVIEW

**4. METROPCS NEW YORK, LLC
AMENDED SITE PLAN APPROVAL,
WETLAND AND STORMWATER MANAGEMENT AND
EROSION CONTROL AND SPECIAL EXCEPTION USE PERMIT
FOR THE GROUNDWATER PROTECTION OVERLAY DISTRICT
[TM: 17.15-1-13]**

Application of MetroPCS New York, LLC for Amended Site Plan Approval, Wetland and Stormwater Management and Erosion and Sediment Control Permits and a Special Exception Use Permit for the Groundwater Protection Overlay District. In order to co-locate a wireless telecommunications facility on the existing 103" tall stealth flagpole tower located at the Somers Towne Centre at 325 Route 100.

Application submitted on January 28, 2011.

Last discussed at the Planning Board meeting of March 9, 2011.

***** **BREAK** *****

**5. HOMELAND TOWERS, LLC, NEW CINGULAR WIRELESS
PCS, LLC (AT&T) SITE PLAN 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 and Wetland Permit 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 February 9, 2011 Planning Board meeting.

**6. 102 MOSEMAN LLC (GAGGINI)
WETLAND AND STORMWATER MANAGEMENT AND
EROSION AND SEDIMENT CONTROL PERMIT
[TM: 48.18-1-10]**

Application of Elizabeth Gaggini (applicant) and 102 Moseman LLC (owner) for a Wetland, Stormwater Management and Erosion and Sediment Control Permit for property located at Moseman Avenue for a garage addition and landscaping improvements to an existing single family residence.
Application submitted on February 9, 2011.
Last discussed at the Planning Board meeting of March 9, 2011.

SCHEDULE PUBLIC HEARING

**7. SOMERS ESTATES SUBDIVISION
PERFORMANCE BOND REDUCTION**

Request for the first reduction of the Performance Bond for the roadway improvements of the extension of Florence Drive (public road) and the installation of two private common driveways and associated infrastructure improvements.
The original bond amount is \$970,846. with the bond reduction adjusted amount reduced to \$275,306

Next Planning Board Meeting, April 27, 2011
Agenda information is also available at www.somersny.com