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PLANNING DEPARTMENT

TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.

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

SOMERS PLANNING BOARD
AGENDA
JUNE 11, 2014
7:30 P.M.

MINUTES Consideration for approval of Draft Minutes for April 9, 2014 and April 22, 2014

TIME-EXTENSION

1. **MERRITT PARK ESTATES FINAL SUBDIVISION APPROVAL [TM: 5.20-1-1]**
   Request for a 90-day time-extension to the period of Final Subdivision Approval from June 30, 2014 up to and including September 29, 2014 in accordance with §150-13.M. of the Code of the Town of Somers. This is the sixteenth request for a time-extension.

2. **WRIGHT'S COURT SITE PLAN SITE "A"**
   Request for a one year time-extension for Stormwater Management and Erosion and Sediment Control Permit from July 18, 2014 up to and including July 18, 2015 in accordance with §170-114K. of the Code of the Town of Somers

PROJECT REVIEW

3. **HIDDEN MEADOW AT SOMERS [15.07-1-6]**
   Application for Preliminary Subdivision Approval, Site Plan Approval Steep Slopes, Wetland, Stormwater Management and Erosion and Sediment Control Permits relative to application of Multifamily Residence Baldwin Place District (MFR-BP) under consideration by the Town Board to a 16.7 acre parcel located along the south side of US Route 6 for the proposed development of 53 units of housing, sixteen of which would be affordable, within 45 townhouse buildings on 45 fee simple lots plus one lot for lands to be owned in common by a Home Owners Association.

Next Planning Board Meeting, July 9, 2014
Agenda information is also available at www.somersny.com

CPB
TP

HOCHERMAN TORTORELLA & WEKSTEIN, LLP
ATTORNEYS AT LAW

ONE NORTH BROADWAY, SUITE 701
WHITE PLAINS, NEW YORK 10601-2319

GERALDINE N. TORTORELLA
ADAM L. WEKSTEIN

NOELLE CRISALLI WOLFSON

TEL: (914) 421-1800
FAX: (914) 421-1856
WEB: WWW.HTWLEGAL.COM

HENRY M. HOCHERMAN
RETIRED

May 23, 2014

RECEIVED
MAY 23 2014
PLANNING ENGINEERING
TOWN OF SOMERS

Via Electronic and First Class Mail

Hon. John Currie, Chairman
and Members of the Planning Board
Town of Somers
Somers Town Hall
335 Route 202
Somers, New York 10589

665

Re: Merritt Park Estates Subdivision
Town File No. 767
Sixteenth Request for Ninety-Day Extension of Final Subdivision Approval

Dear Chairman Currie and Members of the Planning Board:

At its meeting on March 12, 2014, the Board granted a fifteenth 90-day extension of Mancini Building Corp.'s ("Mancini") Conditional Final Subdivision Approval (the "Final Approval") for the above-referenced subdivision to and including June 30, 2014. We are writing to request a sixteenth 90-day extension pursuant to Town Law Section 276(7)(c), to and including September 29, 2014 (the first business day after the ninetieth day, which is a Sunday).

Since the last extension was granted, Mancini has completed the installation of the water and sewer mains within the Subdivision, installed some of the drainage improvements in the Subdivision (including the drainage basins), and completed the piping work in Lovell Street to which the Subdivision drainage system will be connected for discharge purposes. (The connection has not yet been made because construction on the Subdivision infrastructure is continuing.) Mancini is now working on installing the road network and the catch basin components of the road drainage system. It will continue to work on rough grading the road and setting the catch basins and, eventually, will finish grading the road and installing item #4. Thereafter, it will turn to the off-site drainage improvements on the Lake Lincolndale Property Owners' Association ("LLPOA") property. Before commencing that work, Mancini will contact representatives of LLPOA to give it notice of and coordinate the work.

We understand from our client that it has been in regular contact with Mr. Steve Woelfle and that there have been no issues with the site work.

The infrastructure improvements will not be completed by the June 30th expiration date. Therefore, we respectfully request that the Board grant an additional 90-day extension of Final Approval, to and including September 29, 2014 (the first business day following the ninetieth day, which is a Sunday), at which time we will report on the status of the work.

Kindly schedule this matter for consideration at the Planning Board's June meeting and let us know if an appearance is required. Thank you for your courtesy.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By: Geraldine N. Tortorella

GNT:mc
cc: *(via electronic mail)*
Syrette Dim, AICP
Roland Baroni, Esq.
Joseph P. Eriole, Esq.
Mr. Steve Woelfle
Mr. Richard Mancini
Mr. John Mancini
Joseph Riina, P.E.

S:\# MATTERS\Mancini 0047\Merritt Park 001\Letters\Planning Board Currie 5-23-14 Sixteenth Extension Request.doc

PLANNING AND ENGINEERING DEPARTMENTS

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Town of Somers

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Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com

Syrette Dym, AICP
Town Planner
sdym@somersny.com

DATE: **May 28, 2014**

TO: **Planning Board**

FROM: **Syrette Dym, AICP**
Town Planner

RE: **Merritt Park Estate Subdivision 16th Time-Extension**

On May 23, 2014, a request for a sixteenth 90-day time extension of Conditional Final Subdivision Approval was received in relation to the above referenced project. On March 12, 2014, the Planning Board granted a time extension for the final subdivision approval to June 30, 2014. The current requested time extension would extend approval through September 29, 2014 (the first business day after the ninetieth day, which is a Sunday). The request for extension was received within the 90 day period.

Installation of the water and sewer mains has been completed and some drainage improvements including drainage basins have been installed. Piping work in Lovell Street had been completed, although connection has not yet been made. The road network and catch basin components are now being installed. After installation of the road network and rough road grading and installation of item#4, off-site drainage improvements on Lake Lincolndale Property Owners' Association (LLPOA) property with commence, after contact with LLPOA representatives.

There has been regular contact with Steve Woelfle and there are no issues of concern. I have no objections to extension of the subdivision approval.

cc: Geraldine Tortorella, Esq.
RichardMancini
John Mancini

Z:\PE\Subdivision files\Merritt Park\Extensioins\16th time extension.doc

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HENRY M. HOCHERMAN
RETIRED

June 2, 2014

Via Federal Express

Hon. John Currie, Chairman,
and Members of the Planning Board
Town of Somers
Town House
35 Route 202
Somers, New York 10589

Re: Wright's Court – Request for Extension of Stormwater Management and Sediment and Erosion Control Permit

Dear Chairman Currie and Members of the Planning Board:

As you are aware, we represent Hallic Place Development, LLC ("Hallic"), the recipient of the approvals for Wright's Court and the owner of "Site A" in that development. Both the Amended Site Plan Approval and the Sediment and Erosion Control Permit for the project expire on July 18, 2014. Our client has not yet begun construction due to economic conditions. However, within the last several weeks it has submitted an application for a building permit to commence work on the development of Site A. We anticipate that, absent any unexpected delays in the processing of the building permit application, the building permit should be issued before the July 18, 2014 deadline for expiration of amended site plan approval.

In contrast, we do not anticipate that construction will start immediately or, necessarily, prior to July 18th. Rather, Hallic expects to begin land-disturbing activity and construction within the next several months. Accordingly, we respectfully request that pursuant to Section 93-20 of the Town of Somers Code your Board extend the Sediment and Erosion Control Permit for one year, up to and including July 18, 2015. Hallic believes that such an extension will allow sufficient time to install the requisite sediment and erosion control measures and complete construction during the term of the permit (as extended).

Please place this matter on your earliest available agenda.

Respectfully submitted,

Hocherman Tortorella & Wekstein, LLP

By: _____
Adam L. Wekstein

ALW:cv
cc: *(via electronic mail)*
Syrette Dym, AICP
Mr. Stephen Woelfle
Mr. Thor Magnus
John Kellard, P.E.

S:\# MATTERS\Nordic Custom Builders 6083\Hallie Place - Somers 001\Letters\Currie 6-2-14.wpd

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Town of Somers

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Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com

Syrette Dym, AICP
Director of Planning
sdym@somersny.com

DATE: **June 3, 2014**

TO: **Planning Board**

FROM: **Syrette Dym, AICP**
Director of Planning

RE: **Wright's Court – Site A – Second Extension of Stormwater Management and Sediment and Erosion Control Permit**

At its meeting of July 10, 2013, the Planning Board granted a time extension from July 18, 2013 up to and including July 18, 2014 for Site Plan and Stormwater Management and Erosion Control Permit for Wright's Court Site A in accordance with Section 170-114-K and 93-20 of the Code of the Town of Somers.

Section 170-114-Kof the Zoning Ordinance indicates that: "Only one extension of one year may be made for each of the following three stages: the time to obtain signature of site plan (complete), the time to obtain permit and the time to complete construction." According to the Building Department, the applicant met with the Building Inspector on May 16, 2014 regarding issuance of a building permit. As indicated to the Director of Planning in a phone conversation of May 29, 2014, the applicant was informed by the building department that he had to supply the following: (1) official signed copy of the site plan; (2) Highway Department approval; (3) take plans from Building Department to Health Department; and, (4) pay all fees. By letter of June 2, 2014 from Adam Wekstein, attorney for the applicant, it is indicated that, absent any unexpected delays, the building permit should be issued before the July 18, 2014 deadline for expiration of site plan approval. In a telephone discussion between the Director of Planning and the applicant on May 29, 2014, the applicant indicated that these items would be delivered to the building Department by the end of the week of June 6, 2014.

Section 93-20 of the Town Code allows for granting of "a reasonable extension of time to begin the work prescribed under the permit", if such request is made in writing "at least 30 days prior to the expiration date of the original permit" and "presentation of sufficient justification for delay made". By e-mail of May 1, 2014, the applicant requested a one year extension of the Stormwater Management and Sediment and Erosion Control Permit, well within the 30 day time period prior to expiration on July 19, 2014. By letter of June 2, 2014, the applicant's representative submitted further information related to the reason why the delay in receipt of a building permit and start of construction has occurred thereby requiring a need for extension of the Stormwater Management and Sediment and Erosion Control Permit.

Since the applicant actively engaged in obtaining a building permit and expects to receive such by the expiration of the building permit extension through July 18, 2014, I have no issues with the Planning Board granting a second one year extension up to and including July 18, 2015 for the Stormwaer Management and Sediment and Erosion Control Permit.

cc: Thor Magnus
Adam Wekstein

Z:\PE\Site plan files\Hallic Place-Wright's Court\Extensions\Stormwater Permit2.doc

Syrette Dym

From: Magnus, Thor <thor@nordiccustom.com>
Sent: Thursday, May 01, 2014 11:20 AM
To: Syrette Dym
Cc: Adam L. Wekstein
Subject: Wright's Court
Attachments: Scan0997.pdf

Syrette – we are filing for our building permits for this project this month but will not be finished with our construction until sometime next year. Currently our storm water management and erosion control approvals (see attached) are set to expire this July. Can we get a one year extension until next July? Thor

Thor Magnus
NORDIC CUSTOM BUILDERS
525 East Putnam Avenue
Cos Cob, CT 06807
(203) 629-0430 x102
thor@nordiccustom.com
www.nordiccustom.com

MEMBERS:

JOHN CURRIE, CHAIRMAN
FEDORA DELUCIA
CHRISTOPHER FOLEY
VICKY GANNON
NANCY GERBINO
EUGENE GOLDENBERG
JOHN KEANE

PLANNING BOARD
Town of Somers
WESTCHESTER COUNTY, N.Y.

Town House
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Tele # 914-277-5366
FAX # 914-277-4093

July 12, 2013

Adam Wekstein, Esq.
Hocherman, Tortorella and Wekstein LLP
One North Broadway Suite 701
White Plains, New York 10601-2319

Re: Wright's Court Site Plan Site "A"
Stormwater Management and Erosion and Sediment Control Permit Approval
Time-Extension

Dear Mr. Wekstein:

The Planning Board at their meeting of July 10, 2013 considered your request for a time-extension for the Wright's Court Site Plan and Stormwater Management and Erosion Control Permit for the above noted project, which expires on July 18, 2013.

In accordance with Section 170-114K. and 93-20 of the Code of the Town of Somers, the Planning Board granted a time-extension from July 18, 2013 to and including July 18, 2014 for Wright's Court Site "A"..

Yours truly,

Marilyn Murphy
Planning Board Secretary

Copy to: Planning Board

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Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com

Syrette Dym, AICP
Director of Planning
sdym@somersny.com

MEMORANDUM

TO: Town of Somers Planning Board

FROM: Syrette Dym, Director of Planning

DATE: June 3, 2014

RE:

Project:	Hidden Meadow – Town Board Referral
Applicant:	The Kearney Realty & Development Group
Location:	16 Route 6 (Section 15.07 Block 1 Lot 6)
Zoning:	R80 Residence District
Actions:	Request for Designation of the MF-BP Multifamily Residence Baldwin Place Floating Overlay Zone – Preliminary Subdivision and Site Plan Approval Application

Application Request:

By original application dated September 27, 2013 and received by the Town Board on September 27, 2013 and by the Planning Board office on September 30, 2013, The Kearney Realty & Development Group seeks to develop a 16.7 acre parcel located on Route 6 that is currently zoned Residence District R-80 with 53 townhouse type dwelling units through application of the Multifamily Residence Baldwin Place MFR-BP Floating Overlay district (Section 170-13.A Town Code) that would permit development at the requested density and unit type. Specifically, there will be 45 townhouses on individual fee simple lots, of which 8 will be affordable. In each of those 8 affordable townhomes, there will be a first floor affordable one-bedroom rental unit to be rented out by the owner of the three-bedroom affordable townhouse building above, for an additional 8 affordable units, or total of 16 affordable housing units.

In furtherance of that original application, the Applicant submitted an application for preliminary subdivision approval and site plan approval with accompanying applications for environmental permits that include those for steep slopes, wetland and watercourse protection, and stormwater management and erosion and sediment control, all dated December 18, 2013. An Application for a tree removal permit with tree removal plan followed after completion of a tree survey and was dated March 26, 2014.

Background

Preliminary Application for MFR-BP Overlay District and Town Board Actions

At the Town Board meeting of October 10, 2013, the Town Board reviewed the Applicant's preliminary development concept plan and submission letter. After review and discussion regarding the proposal, the Town Board indicated its opinion that the MFR-BP Floating Zone could be applied to this site, but that this opinion was not binding and was subject to all future analyses and studies.

The Town Board decided that the Planning Board was best suited to carry out the SEQR environmental review process. Therefore, the Town Board referred the application to the Planning Board for its review under the procedures of Section 170-13C and, asked the Planning Board to act as lead agency as part of a coordinated review under SEQR (6 NYCRR Part 617).

The additional actions undertaken by the Town Board under Section 170-13C.(1)(a)[5][f] at its meeting of October 10, 2013 included the establishment of an application fee and escrow fee.

Preliminary Actions by Planning Board

Planning Board Meeting of November 13, 2013

- Planning Board declared its intent to establish itself as Lead Agency
- Planning Board determined the Proposed Action to be a Type I Action
- Notice of intent was sent to all involved agencies; responses required by December 19, 2013
- Planning Board in receipt of correspondence indicating no objection to Planning Board as lead agency from:
    - NYC DEP(12-18-13), NYS DEC Ret.3 Division of Environmental Permits (11-25-13),
    - NYS Affordable Housing Corporation (12-3-13),
    - NYS Office of Parks, Recreation & Historic Preservation (12-6-13;11-25-13)
    - Westchester County (11-25-13)

Planning Board Meeting of January 8, 2014

- Planning Board accepts lead agency status

- Receipt of correspondence from Open Space Committee dated November 27, 2013

Planning Board Meeting of February 12, 2014

- Continued Discussion regarding location of recreation space, stormwater and phosphorous issues, information needed by Board for SEQR determination of significance.

Planning Board Meeting of March 14, 2014

- Presentation of alternative locations of recreation area by applicant; determination by Planning Board that it be onsite and in rear of site away from Route 6
- Discuss issues in letters from Watershed Attorney General of February 25, 2014 and March 11, 2014
- Set extra meeting for discussion of EAF Parts 2 and 3
- Request determination by Director of Planning regarding eligibility of site for application of MFR-BP district

Planning Board Meeting of March 25, 2014

- Review of EAF Parts 2 and 3; identification of additional studies to be required or further input necessary to make such determination
- Discussion regarding approach, approved by Town Attorney; regarding steps necessary to consider site eligible for application of MFR-BP site; determination to continue with site and SEQRA review while that eligibility determination is ongoing by Town Board

Planning Board Meeting of April 9.2014

- Extended time frame for determination of significance from May 20, 2014 to August 13, 2014.
- Identify alternative of placing garages in rear or other site plan alternatives

Planning Board Meeting of April 22, 2014

- Review Alternative concept plans and select Alternative A3 for site plan modification
- Recommended agreement with changes to 1994 Comprehensive Master Plan and MFR-BP Zoning district with minor change back to town Board
- Heard ecological filed plans for determination of impacts due to concerns by OSC

Basis of Comments

Preliminary Subdivision, Site Plan and Environmental Permit Applications to Planning Board- To Be Considered at Planning Board Meeting of June 11, 2014

- Cover Letter – May 28, 2014
- Site Plan Set (13 sheets), last revised May 28, 2014.
- Full Environmental Assessment Form and Supplemental Reports – May 28, 2014

Nineteen (19) hardcopies of the above referenced items are being delivered to the Town for distribution to the Planning Board (7 copies), Town Board (6 copies), Town Attorney (1 copy). Town Planner (2 copies) and Town Engineer (1 copy), the Armey Corps of Engineers (1 copy) and the Westchester County Department of Planning (1 copy). In addition to the hardcopies, twenty-four (2r) CD's, with a corresponding letter of transmittal, containing the above referenced items were also sent. The CD's are provided for distribution to the interested and involved agencies under SEQRA.

Plans

- Site Plan Set (13 sheets) **dated May 28, 2014 – Insite Engineering**
  - EX-1 - Existing Conditions Plan,
  - SP-1 – Layout and Landscape Plan,
  - SP-2 – Grading Plan
  - SP-3 – Utilities Plan
  - SP-4 – Erosion & Sediment Control Plan
  - TR-1 – Tree Plan
  - PR-1 – Road Profiles
  - LP-1 - Lighting Plan
  - D-1 – Details
  - D-2 – Details
  - D-3 – Details
  - D-4 – Details
  - SL-1 – Sight Line Profiles

- **Typical Unit Plans – 3 sheets dated May 27, 2014 – Coppola Associates**
  - A1 – Typical Building Elevations
    - 1 – Units 38-45 Typical Front Elevations
    - 2 – Units 38-45 Typical Rear Elevations
    - 3 – Units 22-37 Typical Front Elevation
    - 4 – Units 1-21 Typical Front Elevation
  - A2 – Typical Units Plans
    - 1 – 3 Br End Unit Second Floor Plan - #1-21 - 3BrMR-GB
    - 2 – 3 Br End unit First Floor Plan - #1-21- 3BrMR-GB
    - 3 – Br Unit Second Floor Plan - #1-21- 3BrMR-GB
    - 4 – 3 Br Unit First Floor Plan - #1-21- 3BrMR-GB
    - 5 - 3Br Unit Second Floor Plan – Units #22-37 – 3BrMR
    - 6 – 3 Br Unit First Floor Plan – 3Br MR
  - A3 – Typical Units Plans
    - 1 – 1 Br Unit Porch Screen
    - 2- 1 Br Unit Floor Plan - #38B-45-B – 1BrA
    - 3- 2 Br Unit Second Floor Plan – #1-21 – 2BrMRGB
    - 4 – 2 Br Unit First Floor Plan - #1-21 – 2BrMRGB
    - 5– 3 Br Unit Second Floor Plan - #38A-45A – 3BrA
    - 6 – 3 Br Unit First Floor Plan - #38A-45A- 3BrA

- **Preliminary Subdivision Plat - May 28, 2014**

Prior Submitted Plans

- Preliminary Subdivision Plat – 1-29-14 – Insite Engineering
- Typical Unit Plans – Sheet A1 - Drawing, dated January 16, 2014 – Coppola Associates
- Tree Removal Plan – TR- 1 date March 26, 2014

Other

- Westchester County Planning Board Letter – April 17, 2014
- NYCDEP Letter – May 12, 2014

Main Issues for Planning Board Meeting of June 11, 2014

Changes in Site Plan and Impacts

Plan Layout

A detailed site plan drawing SP-1 (05-28-14) was submitted based on the agreed Alternative A-3 Concept plan voted on by the Planning Board at its meeting of April, 22, 2014. The entry driveway and future connection to the adjacent Town owned parkland has been reconfigured and represents an improved circulation pattern for the existing proposed residential community and future park connection.

The layout of the proposed townhouses has been significantly improved. Of the nine townhouse clusters, two have six attached units, five have five attached units and two have four attached units. This compares with eight building clusters of which five contained six units each and three contained five units each. There is a greatly expanded central green which is now the focus of circulation as well as active and passive community recreation. There is a gazebo, set within a stormwater retention pond that provides a visual water element, a 7,500 square foot multipurpose recreation field and playground within the green. Details of the playground still need to be provided. A proposed 3,900 square foot multi-use sports court and picnic/barbeque area is located at the eastern edge of the loop road north of unit 37 and across from the affordable townhome clusters. Therefore, the total amount of recreation area now being proposed is 11,400 square feet compared with 8,900 square feet in the previous plan and compared with 8,700 required. This does not include the passive recreation space provided by the enhanced walkways around the stormwater pond for the gazebo. There are 19 sets of paired driveways, or 38 out of 53 units now have paired driveways compared with none in the earlier plan. This allows for more continuous green areas in front of townhomes.

The changes in impacts on the MFR-BP requirements are that the required building setbacks of 75 feet which were 183 feet in the earlier plan are now 191 feet in this plan or an additional eight feet. Required buffer setback which are required at 30 feet and were 5 feet in the old plan, already requiring a modification as permitted by the Planning Board, are now reduced to 0 feet in this plan, still requiring a modification by the board. There

is an enhanced sidewalk system on the south side of the entry drive leading south to the eastern recreation area, as well as around the affordable unit cluster and the common green. The one area where it appears that sidewalks have not been provided and should be is on the southern edge of the roadway extension leading to the Town park property. At such time that the park is improved and additional traffic is accessing it through the Route 6 project driveway, there will need to be safe pedestrian access from the community to the park.

Building Design

The change in building design that places garages under buildings for all townhouse clusters on the western side of the loop road has provided the additional space that has opened up the site allowing for additional green and recreation areas. All affordable unit buildings have garages at grade as part of the first floor as do units market rate units 22 through 32. Market rate units 22 through 37 have front porches and rear patios or decks depending on the rear topography or elevation. There is no typical rear elevation drawings provided for units 22-37 and should be since these are the units that will need a reduction in the buffer requirement for adjacency to a residential zone and there is no visual presentation of the rear of the units. There also needs to be a rear elevation shown for units 1-21 to understand the relationship of the at grade patio to the rear of the units. It should be noted how many of units 22 through 37 have decks above patios. All affordable units 1-21 have garages under units. Affordable owner units are shown with front porches and the one bedroom renter units have a small porch at their rear entryway. There is now a detail provided of the porch screen to be provided to screen the location of garbage pails. It appears that owner affordable units will only have access from the front of their units and that they will have no accessible common yard area

Visual Impacts, Landscape Plan and Tree Removal

The overall impact on tree removal is that there is a net addition of two existing trees to remain, although there are 30 trees that have switched from being preserved in the old plan to being removed in this plan and vice versa. The most significant area of tree removal in this plan as opposed to the old is in the area along Route 6 where there is now to be a proposed bioretention filter#2. Areas of tree preservation in this plan as opposed to the earlier plan are also along Route 6 where eight trees to the west of the bioretention filet and slightly set back from the road will be retained. Also, some trees along the southwest periphery behind units 17 through 21 will also be preserved. The new landscape plan proposes additional evergreen screening along the proposed entry road south of the bioretention filter #2 along Route 6 to fill in visual gaps due to the additional required tree removal in these areas.

Modifications to Impacts from Plan Change and Resulting Changes in EAF

The following are the changes in the new plan versus the old plan as identified in the EAF's completed for both plans.

Part 1 EAF	Old Plan	New Plan
D.1. Project Details		
D.1.b.b.Disturbance	8.5 ac.	9.4 ac.
D.1.d iii.	1,680sf min aff. lot	1,756 sf min aff. lot
	2,120 mkt. rate lot	2,166 mkt. rate lot
	632,729 sf. common lot	646,203sfcommon lot
D.1.e.ii.	Start some units in Phase 1	Build all units Phase 2
D.1.h.iv.	0.222 mi. gal.volume	0.829 mi.gal. volume
	0.5 acr. Surface area	0.75 acr. Surface area
D.2. Project Operations		
D.2.a.ii.	14,000cy remov.f. site	0 cy remov. f. site
D.2.a. v.	8.5acrs. dredged/excav.	9.4acrs. dredg.excav.
D.2.a.vii	15 ft.dred/excav.	10 ft. dred/excav
D.2.b.iv.	0.04 aquat.veg remov.	0.02 aquat.veg.remov.
D.2.e.i.	2.8acrs. imperv. surf.	2.9 acrs. imperv. surf.
E.1. Land uses on and surrounding the project site		
E.1.b.	2.8 acrs.imperv. surf	2.7 acrs. imperv. surf
	6.8 acrs. forest	6.7 acrs.forest
	5.5a.lawn,wetl,stm.manag.	5.7lawn,wetl,stm.man

Of the above items, please explain why disturbance has increased from 8.5 to 9.4 acres.

EAF Part 2 –

13. Impact on Transportation	**NO**	**YES**
Former EAF Part 2	**X**	
Current EAF Part 2		**X**

At the request of the Planning Board, the impact on transportation has been modified to indicate the proposed action may result in a change to existing transportation systems. All the impacts of these changes, however, are deemed not significant or small. The evaluation of the magnitude of Impacts Item 13 on page 3.20 of the narrative indicates that the traffic report originally submitted will also study the potential development of the adjacent property as a Town Park. While the Town was initially exploring the possibility of developing a conceptual plan for this site, the Parks Commissioner has now focused near term attention of the Town on development of potential additional fields on a parcel adjacent and to the south of Reis Park. The Town consulting engineer is developing a conceptual plan for use of this parcel. Therefore, amendment to the traffic report to include traffic from the Town owned parcel adjacent to the Hidden Meadow site does not appear to be appropriate a part of the proposed development.

This new focus also raises the issue as to whether construction of the roadway connection to the adjacent parcel, which was to be constructed by the Hidden Meadow developer,

makes sense at this time, given the above information. An alternative might be provision of an easement with a letter of credit that provides for future development of the road connector and any legal agreements necessary that give the Town the right and resources to build the connection at such time that future parks uses are developed on the adjacent parcel.

As indicated in the cover letter of May 28 in response to comments of April 22, 2014, there should still be an identification of the potential impacts associated with school bus stopping to pick up children on US Route 6.

Details of Site and Residential Unit Retaining Walls

There does not appear to be any indication of the heights of the various retaining walls throughout the site and related to the residential units although a detail of the materials proposed to be used for such walls has been provided. Please provide the heights.

Miscellaneous

Please explain the note on Site Plan drawing SP-1 that indicates "provide opening in existing stone wall? What is this for?

Submission Cover Letter – May 28, 2014

As indicated above under Transportation in the EAF Part 2, all issues relative to the previously discussed adjacent Town Park should now be reconsidered. The Board will still need to determine whether fencing and what type should be provided between the project parcel and the adjacent Town parcel. Item 15 on page 5 of the May 28, 2014 submission cover letter indicated the possibility of a chain link fence.

Cc: Town Board
Town Clerk
Roland Baroni
Open Space Committee
Joe Barbagallo
Ken Kearney
Rich Williams

Z:\PE\Subdivision files\Hidden Meadow\Town Comments\Subidivsison-Site Plan Application\Planner's Comments 06-02-14.docx

Wendy Getting

From: Syrette Dym
Sent: Tuesday, June 03, 2014 2:02 PM
To: Wendy Getting; Marilyn Murphy; Marge Davis
Cc: Barbara Sherry; Denise Schirmer
Subject: FW: Hidden Meadow at Somers

Wendy – Please forward to Planning Board, W&C, applicant etc.

Barbara – Please forward to Hidden Meadow list

Denise – Please forward to Open Space Committee

Thanks. Syrette

Syrette Dym, AICP
Town Planner
Town of Somers
335 Route 202
Somers, NY 10589

914-277-5366 (phone)
914-277-4093 (fax)
sdym@somersny.com
www.somersny.com

From: Rich Williams [mailto:RWilliams@insite-eng.com]
Sent: Tuesday, June 03, 2014 12:36 PM
To: Garcia, Cynthia; Syrette Dym; Jeff Contelmo; kenkgroup@aol.com
Cc: Fox, Eve
Subject: RE: Hidden Meadow at Somers

Syrette –

No grading or construction will occur past the property line relative to the emergency spillway construction. Since no grading or construction is to occur on NYC property a Land Use Permit would not be required from NYC.

Rich

From: Garcia, Cynthia [mailto:CGarcia@dep.nyc.gov]
Sent: Tuesday, June 03, 2014 11:21 AM
To: Syrette Dym (sdym@somersny.com)
Cc: Rich Williams; Fox, Eve
Subject: Hidden Meadow at Somers

Syrette,
Upon further review of the above referenced project, it appears that grading and construction of the spillway for the basin may potentially result in disturbance to New York City-owned land. As such, a Land Use Permit from DEP may be required.

Thank you,

Cynthia Garcia| Bureau of Water Supply, SEQRA Coordination Section
(O) 914 773 4455 | (F) 914 773 0342 | cgarcia@dep.nyc.gov