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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

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**SOMERS PLANNING BOARD MINUTES
OCTOBER 9, 2013**

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5

6

7 **ROLL:**

8

9 **PLANNING BOARD**

10 **MEMBERS PRESENT:**

Chair Currie, Ms. Gerbino, Mr. Goldenberg,
Mr. Foley and Ms. Gannon

11

12

13 **ALSO PRESENT:**

Director of Planning Syrette Dym
Consultant Engineer Joseph Barbagallo
Planning Board Secretary Marilyn Murphy

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16

17 **ABSENT:**

Mr. Keane and Mrs. DeLucia

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19

20 The meeting commenced at 7:30 p.m. Planning Board Secretary Marilyn
21 Murphy called the roll. She noted that a required quorum of four members
22 was present in order to conduct the business of the Board.

23

24 **DISCUSSION ON DRAFT SCOPING**

25

26 **SOMERS CROSSING**

27 **[TM: 17.15-1-15.1]**

28

29 Chairman Currie noted that the applicant asked that Somers Crossing be
30 first on the agenda. The Chair said that the Board will be discussing the
31 Draft Scoping document as an Involved Agency under SEQRA.

1 *At this point Mr. Goldenberg recused himself and did not participate in the*
2 *discussion.*

3
4 Chair Currie asked the Board if they had comments or questions regarding
5 the draft scoping document.

6
7 Ms. Gannon indicated that she is working with the redlined scoping
8 document dated October 7, 2013. She suggested that on the first page
9 under Scoping Session that the dates of the subsequent meetings be
10 added and the Board agreed. The Board also agreed to Ms. Gannon's
11 suggested change on the last line of Page 1 to read, "The subject parcel is
12 located *on* Route 202 *across from* the entrance to the Heritage Hills
13 development and *on Route 100* adjacent to the Towne Centre at Somers."
14 Ms. Gannon noted that under Anticipated Impacts on Page 11 that Ms.
15 Simpson, a member of the public who attended the Town Board meeting,
16 questioned the need for residential units as there are units for sale at
17 Heritage Hills. She also mentioned under Anticipated Impacts b) *Describe*
18 *the need for and marketability of the Memory Care facility and the retail*
19 *grocery.* Ms. Gannon suggested that housing be included to reflect the
20 statement made by Ms. Simpson at the scoping session.

21
22 Planning Director Dym stated that she will raise Ms. Gannon's concern with
23 the Town Board.

24
25 Consulting Engineer Barbagallo asked that an earth worktable on cut and
26 fill be added.

27
28 Applicant Gus Boniello said that if the answers are already in the scoping
29 document he prefers not to change it too much as the document will be
30 reviewed tomorrow by the Town Board for approval.

31
32 Ms. Gannon referred to Page 23 under Anticipated Impacts b) *hydrologic*
33 *calculations shall **consider** the SCS TR-55 drainage analysis method.* She
34 suggested that **consider** be changed to *use* and the Board agreed.

35
36 Planning Director Dym clarified that the traffic was reviewed and approved
37 by the Town Board's consultant TRC and they are fully aware of any
38 deletion or change in the scoping document. She stated that she will make
39 a call tomorrow to TRC to make sure they understand and approve any
40 deletion or change in the scoping document.

1 Ms. Gannon referred to Page 38 b) Anticipated Impacts (1) *Analyze the*
2 *generation of school children from the project and describe potential school*
3 *enrollment increases and impacts by grade. Explain the methodology used*
4 *to determine generation rates for the Willows.* She asked why the Willows
5 is used as a comparison point.

6
7 Planning Director Dym explained that the Willows is a family oriented
8 townhouse development in Somers.

9
10 Timothy Allen, the applicant's engineer, said that the Willows is in the MFR-
11 DH District.

12
13 Ms. Gannon referred to Page 59, IV. *Alternatives 4. Inclusion of affordable*
14 *housing units into proposed district based on existing multifamily district*
15 *regulations into* should be changed to *for the proposed project ...*

16
17 Engineer Allen said that he received Mr. Foley's comments and they will be
18 incorporated into the energy section of the document.

19
20 Ms. Gerbino said that the consultants found that there is no value in the
21 videos because there was no way in categorizing them into a chart. She
22 asked if this can be included in the scope if it is not in the scoping
23 document. Ms. Gerbino mentioned that the videos were instructional as it
24 relates to the accident reports and how driving exists in the hamlet.

25
26 Ms. Gannon mentioned that she watched the videos and saw some near
27 misses with bicyclists integrated with the traffic. She commented that she
28 saw some beautiful vistas and when the discussion about the greenbelt
29 came up it reminded her of what the Board is trying to preserve.

30
31 Consultant Engineer Barbagallo asked if the applicant would object to the
32 videos if they still exist from a previous application and if an old study is still
33 valuable the video can be used.

34
35 Engineer Allen said that the videos probably still exists. He noted that the
36 Board has tried to create a bicycle friendly town.

37
38 Planning Director Dym indicated that she will make copies of just the
39 changed pages and will forward them to the Town Board for tomorrow's
40 meeting.

1 *At this time Mr. Goldenberg joined the meeting.*
2

3 **TIME-EXTENSION**

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5 **MITCHELL CONSERVATION PRELIMINARY SUBDIVISION**

6 **[TM: 16.09-1-9]**

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8 Chairman Currie noted that this is a request for a 180-day time-extension of
9 Preliminary Subdivision Approval from October 14, 2013 up to and
10 including April 14, 2014 in accordance with §150-12.N. of the Code of the
11 Town of Somers. He said that this is the second request for an extension
12 of Conservation Preliminary Subdivision Approval.

13
14 Chair Currie acknowledged receipt of a memo from Director of Planning
15 Dym dated October 3, 2013 stating that she had no objection to the
16 Planning Board granting a second time-extension for this project.

17
18 Chair Currie asked the Board if they had comments or questions regarding
19 the requested time-extension and there were no comments or questions.

20
21 Consultant Engineer Barbagallo asked the reason for the delay.

22
23 Timothy Allen, the applicant's engineer, explained that the surveyor has to
24 finalize the plat. He noted that the legal documents have been approved
25 by the Town Attorney

26
27 On motion by Chair Currie, seconded by Ms. Gannon, and unanimously
28 carried, the Board moved to grant a 180-day time-extension to the period of
29 Preliminary Conservation Subdivision Approval from October 14, 2013 up
30 to and including April 14, 2014 in accordance with §150-12-N of the Code
31 of the Town of Somers.

32
33 **APPROVAL OF DRAFT AUGUST 14, 2013 MINUTES**

34
35 Chair Currie noted that Planning Board Secretary Marilyn Murphy prepared
36 and submitted for the Board's consideration approval of the draft minutes of
37 the Planning Board meeting held on August 14, 2013.

38
39 The Chair asked the Board if there were any comments or questions on the
40 draft minutes of August 14, 2013 and no one replied.

1 On motion by Chair Currie, seconded by Ms. Gerbino, and unanimously
2 carried, the draft minutes of August 14, 2013, were approved.

3
4 The DVD of the August 14, 2013 Planning Board meeting is made a part of
5 the approved minutes and is available for public viewing at the Somers
6 Public Library and that the text of the approved minutes is also on the
7 Town’s website and is available for public review at the Planning &
8 Engineering office at the Town House.

9
10 On motion by Ms. Gannon, seconded by Mr. Goldenberg, and unanimously
11 carried, the meeting adjourned at 8:15 P.M. and the Chair noted that the
12 next Planning Board meeting will be on Wednesday, October 30, 2013 for a
13 Special Meeting at 7:30 P. M. at the Somers Town House. There being no
14 further business the meeting adjourned.

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Respectfully submitted,

Marilyn Murphy
Planning Board Secretary