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PLANNING DEPARTMENT

TOWN HOUSE
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Town of Somers

WESTCHESTER COUNTY, N.Y.



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

3

**SOMERS PLANNING BOARD MINUTES
NOVEMBER 13, 2013**

4

5

6

7 **ROLL:**

8

9 **PLANNING BOARD**

10 **MEMBERS PRESENT:**

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

11

12

13 **ALSO PRESENT:**

Director of Planning Syrette Dym
Consultant Engineer Robert Wasp
Planning Board Town Attorney Joseph Eriole
Planning Board Secretary Marilyn Murphy

14

15

16

17

18 **ABSENT:**

Mrs. DeLucia

19

20

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

24

25

26 **APPROVAL OF DRAFT MINUTES OF SPECIAL MEETING HELD ON
27 SEPTEMBER 24, 2013**

28

29 Chairman Currie noted that Planning Board Secretary Marilyn Murphy
30 prepared and submitted for the Board's consideration approval of the draft
31 minutes of the Planning Board special meeting held on September 24,
32 2013.

1 The Chair asked if there were any comments or corrections from the Board
2 on the September 24, 2013 Planning Board minutes and no one replied.

3
4 On motion by Chair Currie, seconded by Mr. Goldenberg, and unanimously
5 carried, the draft minutes of September 24, 2013 were approved.

6
7 The DVD of the Planning Board special meeting held on September 24,
8 2013 is made a part of the approved minutes and is available for public
9 viewing at the Somers Public Library. The text of the approved minutes is
10 also on the Town's website www.somersny.com and is available for public
11 review at the Planning & Engineering office.

12
13 **TIME-EXTENSION**

14
15 **SUSAN HAFT RIDGEVIEW DESIGNER BUILDERS, INC.**
16 **FINAL CONSERVATION SUBDIVISION APPROVAL**
17 **[TM: 16.12-1-41 & 42]**

18
19 Chairman Currie noted that this is a request for a 90-day time-extension of
20 Final Subdivision Approval for Susan Haft Ridgeview Designer Builders,
21 Inc. from November 18, 2013 up to and including February 18, 2014 in
22 accordance with §150-13.M. of the Code of the Town of Somers. He said
23 that this is the twelfth request for an extension of Final Conservation
24 Subdivision Approval.

25
26 Chair Currie acknowledged receipt of a letter from Geraldine Tortorella,
27 Esq. dated October 28, 2013 requesting a 90-day time-extension and a
28 memo from Director of Planning Dym dated October 28, 2013 commenting
29 that she had no objection to the Planning Board granting a twelfth time-
30 extension for this project.

31
32 Chair Currie asked the Board if they had comments or questions regarding
33 the requested time-extension and there were no comments or questions.

34
35 On motion by Chair Currie, seconded by Ms. Gannon, and unanimously
36 carried, the Board moved to grant a 12th request for a 90-day time-
37 extension to the period of Final Conservation Subdivision Approval from
38 November 18, 2013 up to and including February 18, 2014 in accordance
39 with §150-13.M. of the Code of the Town of Somers.

1 REFERRAL**3 HIDDEN MEADOW AT SOMERS****4 [TM: 15.07-1-6]**

6 Chairman Currie said that the Board will consider the referral from the
7 Town Board to act as Lead Agency under SEQRA for the project and if it
8 accepts the Lead Agency role they will make a determination regarding the
9 type of Action and vote to circulate Intent to be Lead Agency to all Involved
10 and involved agencies.

12 Chair Currie asked the applicant to update the Board on the project.

14 Ken Kearney, applicant, said that he will be working with Rose Noonan of
15 the Housing Action Council on the affordable units. He noted that the
16 property is located on Route 6. Mr. Kearney indicated that the adjacent
17 property is owned by the Town of Somers and is earmarked for recreational
18 purposes. He explained that there will be 45 home ownership opportunities
19 which are 45 townhomes, fee simple. He mentioned that 8 of the
20 townhomes will be affordable for first time homeowners. Mr. Kearney
21 commented that a row of townhomes is built on a grade which will allow a
22 full walk out lower level which will include a one bedroom rental apartment
23 on the ground level of the 8 affordable units. He explained that there will
24 be 45 units with 8 affordable units totaling 53 units. Mr. Kearney said that
25 he met with Westchester County and this project meets their criteria. He
26 explained that he will be working with Rose Noonan on the affordable units
27 and the other units will be market rate townhomes.

29 Richard Williams, the applicant's engineer, explained that he wants to talk
30 about the zoning procedure. He mentioned that the Multifamily Residential-
31 Baldwin Place Floating Overlay Zone (MFR-BP) has a specific procedure in
32 the Town Code to apply that zone. Engineer Williams mentioned SEQRA
33 which is part of the referral from the Town Board that ties to the zoning
34 process. He noted that the property is located on the northwest corner of
35 Somers. Engineer Williams showed the Board an aerial map which spans
36 from Route 118 into Yorktown and also shows the Putnam County/
37 Westchester County border and the Somers/Yorktown border. He noted
38 that on the aerial map you can see the Whispering Pine Nursery, the
39 Somers Commons Shopping Center, Somers Realty, Mahopac Avenue
40 and Route 6. Engineer Williams said that the project is located directly

1 across the street from the eastern end of Windsor Road and is surrounded
 2 by the Algonquin Gas Line on the eastern and southern side with the Town
 3 owned property forming the western boundary with Route 6 to the north.

4
 5 Engineer Williams said that there is a wetland in the center of the property
 6 and the boundary has been delineated and verified. He mentioned that the
 7 proposal is for 53 units of housing on 45 fee simple lots. Engineer Williams
 8 explained that 8 of the units have walkout basements which will be an
 9 affordable one-bedroom rental apartment owned by the townhome above.
 10 He noted that the income from the rental apartment helps supplement the
 11 affordable family's income that owns the townhome above it. Engineer
 12 Williams mentioned that there will be an entrance off Route 6 with a private
 13 road.

14
 15 Engineer Williams said with respect to stormwater on the concept plan he
 16 identified three stormwater management areas. He noted that they were
 17 conservatively sized to treat the full water quality volume from the site. He
 18 mentioned that once the real SWPPP is run the runoff production volume
 19 will allow to decrease the size of the stormwater management practices.
 20 Engineer Williams said that two stormwater practices are needed because
 21 of the State and Town of Somers Stormwater Regulations as well as the
 22 requirements of the Department of Environmental Protection (DEP).
 23 Engineer Williams said that the applicant will petition the Town to be
 24 included in the Amawalk Shenorock Water District and Somers Sewer
 25 District 1. He explained that as part of the Somers Sewer District
 26 Westchester County approval is needed to be in their sewer district. He
 27 said that based on conversations Mr. Kearney had with the County it is
 28 believed that this site will be included in the County Sewer District.
 29 Engineer Williams mentioned preliminary discussions with Adam Smith, the
 30 Town's Water Superintendent, and he indicated that this project should be
 31 in the water district. He said that Mr. Smith would like to see the water
 32 main extended down Windsor Road under Route 6 and into the Hidden
 33 Meadow site which will bring the water main one step closer to being
 34 looped.

35
 36 Engineer Williams noted that Route 6 is congested and the applicant has
 37 consulted with a Traffic Consultant who spoke with the Department of
 38 Transportation (DOT) who indicated that as part of a site entrance for the
 39 property a left turn lane will have to be included.

1 Engineer Williams stated that the reason the applicant is here tonight is a
2 referral from the Town Board. He indicated that the applicant is looking to
3 have the MFR-BP Floating Overlay Zone apply. He noted that there is a
4 section in the Town Code that defines the process of applying the MFR-BP
5 Zone to a site. Engineer Williams indicated that there is a two step
6 process. He explained that the first step is the development of a Concept
7 Plan that is reviewed by the Town Board who then sends a referral to the
8 Planning Board and the Open Space Committee for a recommendation and
9 then applies the Overlay Zone. He noted that the second step is to come
10 to the Planning Board with a Site Plan review. Engineer Williams said that
11 when the applicant went to the Town Board the question was how do you
12 marry the Town procedure with SEQRA. He noted that he had discussions
13 with the Director of Planning, Consultant Town Engineer and the Town
14 Attorney and they supported asking the Town Board to appoint the
15 Planning Board as Lead Agency.

16
17 Ms. Gerbino mentioned that there was criticism that the Town owned
18 property that was to be used for recreation presents a danger on entering
19 the site.

20
21 Engineer Williams indicated that the Town owned property is located on the
22 crest of Route 6 where there is limited sight distance. He noted that
23 Hidden Meadow is located further down Route 6 where there is better sight
24 distance. He said that the applicant is proposing to build an access road
25 through the Town property.

26
27 Mr. Kearney said that sight distance is an issue on the Town owned
28 property. He mentioned that he spoke to Jim Papa of the Parks and
29 Recreation Board in regard to the history of the site. He indicated that he
30 will bring water and sewer and safe access to the Town owned property.

31
32 Mr. Keane mentioned that when reviewing the Windsor Farms Subdivision
33 the Board realized that there were environmental problems on the Town
34 owned property.

35
36 Mr. Kearney said the best part of the Town parcel is the adjoining parcel.
37 He noted that there is a stone wall that separates his land from the Town
38 land. He opined that if the site is accessed there is a portion of the site that
39 can be utilized.

40

1 Engineer Williams indicated that he will be submitting a SWPPP with
2 calculations and soil testing will take place within the next week.

3
4 Mr. Keane said that it will be difficult to control the discharge from the
5 basins and the devastation on the river when there is a large storm.

6
7 Engineer Williams noted that this application has been referred to the
8 Planning Board from the Town Board to make a recommendation as part of
9 the overlay zone. He explained that the Town Board asked the Planning
10 Board to take over Lead Agency on this project under SEQRA.

11
12 Director of Planning Dym asked the Board if they had any comments or
13 questions on the project.

14
15 Ms. Gannon asked if there is a financing related deadline for the project.

16
17 Rose Noonan, Executive Director of the Housing Action Council, explained
18 that the funding for the affordable development involves funding from
19 Westchester County. She indicated that there is no specific deadline but
20 she hopes the project moves as quickly as possible. Ms. Noonan said that
21 she plans to submit an application to the NYS Affordable Housing
22 Corporation for their deadline of December 20, 2013. She mentioned that
23 the application can be added, amended or expanded upon. Ms. Noonan
24 indicated that as quickly as the application moves forward the NYS
25 Affordable Housing Corporation will make their determination.

26
27 Ms. Gannon said her question is what is the end game deadline of the
28 entities involved in the project.

29
30 Ms. Noonan said that there has to be demonstration that the applicant has
31 local approval prior to the NYS Affordable Housing Corporation granting
32 funding approval. She stressed that she can submit the application on
33 December 20, 2013 without the local approval in place. Ms. Noonan
34 indicated that the project will be reviewed until there are no funds left for
35 that particular year. She noted that the earlier that all approvals are met
36 the better chance there is to receive the funding.

37
38 Ms. Gerbino suggested that the Board hold a site walk of the property.

39

1 Mr. Keane said that there has to be documentation so the Board knows
2 what they are looking at.

3
4 Mr. Goldenberg asked if this development will be a condominium.

5
6 Mr. Kearney stated that homes will be fee simple with a homeowners
7 association and not a condominium.

8
9 The Chair asked Director of Planning Dym to give the Board an overview of
10 the project.

11
12 Planning Director Dym said that the Zoning Ordinance specifies a process
13 but when it was written it did not envision the detailed SEQRA process.
14 She indicated that there were numerous discussions with the applicant,
15 Consultant Town Engineer and the Town Attorney to understand how best
16 to process this application. Planning Director Dym noted that she provided
17 a timeline to attempt to establish the steps to mesh the two processes.
18 She explained that the Town Board referred the application for rezoning
19 and the concept plan to the Planning Board and the Open Space
20 Committee without reference to SEQRA. She explained that a report back
21 to the Town Board is required in 65 days. Planning Director Dym noted
22 that the Town Board only referred the application to the Planning Board but
23 will refer the application to the Open Space Committee at their meeting
24 tomorrow night.

25
26 Planning Director Dym said the Board has to decide if they want to accept
27 the invitation from the Town Board to act as Lead Agency on this project.
28 She noted that if the Board accepts the Lead Agency status the type of
29 action has to be determined. She explained that because this is more than
30 50 units that it falls within a Type I Action under the Town Code. Planning
31 Director Dym mentioned that the Board has to vote on the extension of the
32 65 day time frame which the Town Board will take up at tomorrow's
33 meeting.

34
35 Planning Director Dym mentioned that the applicant will be making an
36 additional application for the subdivision. She said that more information is
37 needed under the concept plan and in order to have that a traffic study,
38 subdivision plans and stormwater will have to be provided to move forward.
39 Town Attorney Eriole advised the Board to accept Lead Agency on this
40 project. He said that typically Lead Agency is taken on by the agency

1 with the greatest level of interaction on the issues most pertinent to the
 2 application in question and the Planning Board is that agency.

3
 4 Mr. Keane opined that the Planning Board is more qualified than the Town
 5 Board to act as Lead Agency from a technical and experience perspective
 6 on this project.

7
 8 On motion by Chair Currie, seconded by Mr. Goldenberg, and unanimously
 9 carried, the Board moved to accept the request by the Town Board based
 10 on referral of the Hidden Meadow at Somers application pursuant to §170-
 11 13.C. (1) (6) of the Somers Town Code and under SEQRA (6 NYCRR Part
 12 617), to act as Lead Agency under SEQRA for the proposed zoning
 13 application, concept and associated subdivision plan and to issue the
 14 Notice of Intent.

15
 16 Engineer Williams asked that the County of Westchester and the NYS
 17 Affordable Housing Corporation be added to the list for Involved Agencies.

18
 19 Town Attorney Eriole advised that the Action should be Type 1.
 20 He noted that the applicant states that there are 53 units of residential
 21 housing.

22
 23 Mr. Keane disagreed saying that under the SEQRA Code there is no
 24 definition of a residential dwelling unit. He opined that there are only 45
 25 units not 53 therefore that does not trigger the Type I Action.

26
 27 Planning Director Dym said that Type I Actions are listed in Chapter 92-6
 28 Section A. (5) *Construction of 50 or more residential dwelling units.*
 29 She mentioned that the County is stating that there are 16 affordable units.

30
 31 Engineer Williams explained to the Board that there will be nine clusters of
 32 buildings and each cluster has 5 buildings. He noted that 8 of the footprints
 33 will have a separate apartment in lieu of a basement.

34
 35 Ms. Gannon asked about parking and if it will be based on 45 or 53 units.

36
 37 Engineer Williams said that parking will be based on 53 units.

38
 39 Chair Currie said it was the consensus of the Board that there will be 53
 40 residential units.

1 On motion by Chair Currie, seconded by Ms. Gannon, and unanimously
2 carried, the Board moved to designate the proposed Hidden Meadow
3 action for the development of 53 multifamily residential units as a Type I
4 Action under Chapter 92-6, Section A.(5) of the Somers Town Code stating
5 that a Type I Action will include: "Construction of 50 or more residential
6 dwelling units".

7
8 Mr. Kearney said that the 65 day extension of the time frame for the
9 Planning Board to report its recommendation to the Town Board is
10 acceptable.

11
12 On motion by Chair Currie, seconded by Mr. Goldenberg, and unanimously
13 carried, the Board moved to extend the 65-day time frame specified by
14 §170-13C. (1) (b) to May 14, 2014 in which the Planning Board is required
15 to report back its recommendation on the application for rezoning and
16 concept plan to the Town Board with the applicant's consent.

17
18 Engineer Williams said that he will submit reports and a revised sketch plan
19 for the December 11, 2013 Planning Board meeting.

20
21 Mr. Keane suggested that staff prepare a list of what the Board needs to
22 receive the information that is necessary. He opined that there is not
23 enough information to make a Determination of Significance.

24
25 Planning Director Dym said that the Board can consider a discussion on
26 the Determination of Significance at their January Planning Board meeting
27 after the acceptance of Lead Agency.

28
29 Ms. Gerbino asked how the affordable ownership works and how is it
30 limited on the resale of the unit.

31
32 Ms. Noonan said the strictest requirement is the County funding source.
33 She indicated that there will be a 50 year affordability requirement. She
34 noted that there is a formula pegged to the consumer price index tied to
35 increases in the salary of residents in the metropolitan area for the resale of
36 the unit.

37
38 Mr. Keane suggested numerous changes to the Environmental
39 Assessment Form (EAF) especially the action on the number of
40 townhomes and the description on wetlands.

1
2 Engineer Williams agreed with Ms. Gerbino’s suggestion to schedule a site
3 visit.

4
5 Mr. Keane asked that a constraints map be provided and fully describe all
6 the adjoining properties so the Board can understand what they are dealing
7 with using colors and hydrologic soil groups. He asked that the amount of
8 total impervious surface and the total disturbed area be provided.

9
10 The Chair directed that a site walk be scheduled for Saturday, November
11 23, 2013 at 9:00 A.M. and walkers park at The Mews Building 2.

12
13 **PROJECT REVIEW**

14
15 **NEW YORK SMSA LIMITED PARTNERSHIP (VERIZON WIRELESS)**
16 **AMENDED SPECIAL USE PERMIT AND AMENDED SITE PLAN**
17 **[TM: 37.13-2-3]**

18
19 Chairman Currie said that the Board will be reviewing the application of
20 New York SMSA Limited Partnership for Amended Site Plan and Amended
21 Special Use Permit.

22
23 Chair Currie asked the applicant’s representative to describe the
24 application to the Board.

25
26 Michael Sheridan, the applicant’s attorney, noted that Verizon Wireless
27 wants to co-locate on the tower located at 2580 Route 35. He said that
28 Verizon will be the second co-locator on the pole which was designed for
29 five co-locators. Attorney Sheridan explained that the facility has been
30 designed to have no adverse impacts with the antennas camouflaged
31 within the branches of the existing stealth monopole and placement of
32 related equipment within the existing 3,500 square foot communication
33 compound that was previously approved.

34
35 Attorney Sheridan asked the Board to waive Site Plan Approval and the
36 Public Hearing requirement. He said that the Middle Class Tax Relief and
37 Job Creation Action of 2012, Section 6409, contains a provision that a local
38 government “may not deny, and shall approve” an application for co-
39 location of new transmission equipment on an existing wireless tower that
40 does not substantially change the tower. He mentioned that the antennas

1 are not at a level that increases the height of the tower and the equipment
2 is located in the existing communication compound that there is no
3 substantial change and the application should be approved.

4
5 Chair Currie acknowledged receipt of memos from Robert Wasp, Assistant
6 Consultant Engineer, and Director of Planning Dym.

7
8 Director of Planning Dym indicated that the original tower does not have a
9 Certificate of Occupancy (CO) and she asked for the status of the
10 completion of construction and pending date of the issuance of the CO.

11
12 Attorney Sheridan said it is his understanding that inspections have been
13 completed and the CO is moving forward and should be done within the
14 next few weeks.

15
16 Director of Planning Dym said that when the Board hears all the details
17 related to the applicant's request for a waiver of Site Plan review she
18 recommends that the Board not waive Site Plan Approval but consider
19 waiving the Site Plan and Special Permit Public Hearings.

20
21 Director of Planning Dym indicated that the Board has to decide if it will
22 waive Site Plan Approval and the issue of Public Hearings so staff knows
23 how to proceed.

24
25 Director of Planning Dym mentioned that she provided a Draft Resolution
26 but considering all the questions the Assistant Consultant Engineer has,
27 the Draft Resolution is premature.

28
29 Robert Wasp, Assistant Consultant Engineer, said that he reviewed the
30 application and it is consistent with other applications for co-locations that
31 have been before the Planning Board for other sites in Somers. He
32 indicated that some of his comments still have to be addressed and more
33 information is needed.

34
35 Assistant Consultant Engineer Wasp referred to his memo dated November
36 8, 2013. He noted that the application document indicates that no
37 additional ground disturbance outside the existing gravel surface
38 communications compound will be created as a result of construction
39 activities. He said that a Stormwater Management and Erosion Control
40 Permit is not required but temporary erosion and sediment controls should

1 be utilized during construction to protect nearby environmentally sensitive
2 areas. Assistant Consultant Engineer Wasp mentioned the proposed
3 generator that is proposed to be constructed on a concrete pad adjacent to
4 the 12 foot by 20 foot equipment shelter. He said that a concern is will this
5 impact or limit the ability of other wireless carriers to co-locate within the
6 existing equipment compound. He asked that the applicant clarify if a
7 separate fuel storage tank is necessary for the proposed diesel generator.
8 Consultant Assistant Engineer Wasp explained that based on the technical
9 details provided by the applicant the generator uses four gallons of fuel per
10 hour under full load and that could require a substantial storage unit.

11
12 Attorney Sheridan interjected that the generator includes the fuel tank but
13 he will provide details and specs on the generator for the next meeting.
14 He showed the Board on the plan where the generator is located and said
15 that there will be enough room for the anticipated co-locators that will
16 eventually be on the tower.

17
18 Mr. Keane asked if the generator is of a sufficient capacity to handle all the
19 co-locators on the pole. He said that the owner of the Tower, Insite, should
20 have emergency generators that are the proper size that will handle all the
21 co-locators. Mr. Keane said that an issue is that the tank may become
22 ruptured in some way causing the diesel fuel to dribble out. He suggested
23 that the entire circumference of the generator be diked.

24
25 Attorney Sheridan stressed that he is here only on the Verizon application
26 and he will provide the specs for the generator which have safety
27 precautions built in.

28
29 Mr. Keane stated that it is mandatory because any discharge from that
30 compound into the local intermittent stream that discharges into the
31 Muscote River will create a mess. He noted that the easiest solution is a
32 dike with no drain.

33
34 Chair Currie suggested that the generator use propane instead of diesel
35 fuel.

36
37 Assistant Consultant Engineer Wasp mentioned that the applicant shall
38 provide documentation to demonstrate that the existing Abandonment
39 Removal Bond has sufficient balance to remove additional equipment

1 proposed for co-location. He asked that the construction improvement
2 costs be added to amend the Abandonment Removal Bond amount.

3
4 Mr. Keane asked if the antennas will have camouflaged colors.

5
6 Assistant Consultant Engineer Wasp asked that the applicant provide the
7 colors for the antennas. He indicated that the EAF states that a motion
8 activated light will be installed on the exterior of the equipment shelter and
9 positioned to face the ground. He said that Town Code §170-129.5(E)
10 specifies that illumination is prohibited on a wireless telecommunication
11 facility with the exception of facility safety lighting. He said that the
12 Planning Board has to consider whether motion activated lighting
13 constitutes safety lighting as defined by Town Code.

14
15 Attorney Sheridan explained that the light is near the door of the equipment
16 shelter and is pointed at the ground for the safety of the technician working
17 in an emergency.

18
19 Assistant Consultant Engineer Wasp also asked that the applicant's
20 engineer provide supporting structural analysis calculations to demonstrate
21 that the provided structural certification consider all currently proposed
22 loads by co-location in addition to existing and future anticipated co-
23 location loads on the Tower.

24
25 Ms. Gannon said that she is concerned that there is not enough detail and
26 that there is not sufficient use of space and if other generators will be
27 needed on this site the Board should consider that. She noted that there is
28 a limited footprint and capacity has to be provided. Ms. Gannon noted that
29 originally the tower was approved with the potential that the tower could be
30 made higher.

31
32 Consultant Engineer Wasp said that he requested the construction detail
33 for the generator pad with a section view showing the height of the
34 structure and the relationship to the fence compound.

35
36
37 Chair Currie noted that there was a consensus of the Board not to waive
38 Site Plan review.

39

1 On motion by Chair Currie, seconded by Mr. Goldenberg, and unanimously
2 carried, the Board moved to waive the Public Hearing for the Special
3 Permit pursuant to §170-129.6F and the Public Hearing for Site Plan
4 pursuant to §170-114.C. (8) (e) of the Code of the Town of Somers.
5

6 **PLANNING BOARD CALENDAR FOR 2014**
7

8 Chair Currie indicated that the Board will discuss the calendar for the
9 Planning Board meetings for 2014. He explained that there are two options
10 because the Director of Planning cannot attend the February 13, 2014
11 meeting.
12

13 Ms. Gerbino opined that it is very important to be consistent with the
14 Planning Board meeting dates. She noted that the Board meets on the
15 second Wednesday of each month and she opposes changing that
16 schedule. Ms. Gerbino indicated that she made plans based on the regular
17 meeting schedule. She said she understands the Director of Planning
18 cannot make the February meeting but she will have her reports ready for
19 that meeting. Ms. Gerbino mentioned that if Chair Currie is reappointed
20 next year he can appoint an acting Chair for the February meeting. She
21 commented that applicants also plan on the Planning Board's regular
22 schedule.
23

24 On motion by Chair Currie, seconded by Mr. Keane, and unanimously
25 carried, the Board moved to adopt the Regular Schedule of the Second
26 Wednesday of each month (option 1) for the Planning Board meetings for
27 2014.
28

29 There being no further business, on motion by Ms. Gannon, seconded by
30 Mr. Goldenberg, and unanimously carried, the meeting adjourned at 9:30
31 P.M. The Chair noted that the next Planning Board meeting will be held on
32 December 11, 2013 at 7:30 P. M. at the Somers Town House.
33

34 Respectfully submitted,
35

36 Marilyn Murphy
37 Planning Board Secretary
38
39