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PLANNING DEPARTMENT

TOWN HOUSE
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Town of Somers

WESTCHESTER COUNTY, N.Y.



John Currie, *Chairman*
Jan Corning
Fedora DeLucia
Vicky Gannon
Nancy Gerbino
Eugene Goldenberg
Dennis McNamara

3

**SOMERS PLANNING BOARD MINUTES
MARCH 23, 2016**

4

5

6

ROLL:

8

PLANNING BOARD

MEMBERS PRESENT:

Acting Chairman McNamara, Mrs. DeLucia,
Ms. Gerbino, Mr. Goldenberg, Ms. Gannon,
and Ms. Corning

13

ABSENT:

Chairman Currie

15

ALSO PRESENT:

Director of Planning Syrette Dym
Consultant Town Engineer Joseph Barbagallo
Planning Board Town Attorney Gerald Reilly
Planning Board Secretary Marilyn Murphy

20

Acting Chairman McNamara explained that Chairman Currie is taking his
wife on a well-deserved vacation and asked him to Chair the meeting.

23

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

27

**APPROVAL OF DRAFT MINUTES AND DVD OF THE PLANNING
BOARD MEETING HELD ON FEBRUARY 10, 2016**

30

1 Acting Chairman McNamara noted that Planning Board Secretary Marilyn
2 Murphy prepared and submitted for the Board's approval the draft minutes
3 and DVD of the Planning Board meeting held on February 10, 2016.

4
5 The Acting Chair asked if there were any comments or corrections from the
6 Board on the draft minutes and DVD and no one replied.

7
8 On motion by Mr. Goldenberg, seconded by Ms. Gannon, and unanimously
9 carried, the draft minutes and DVD of the February 10, 2016 Planning
10 Board meeting were approved.

11
12 Acting Chairman McNamara stated that the text of the approved minutes is
13 available on the Town's website www.somersny.com and is also available
14 for public review at the Planning & Engineering office at the Town House.
15 The approved DVD is available for public viewing at the Somers Public
16 Library.

17
18 **PROJECT REVIEW**

19
20 **SOMERS REALTY SUBDIVISION PHASE 3 [TM: 4.20-1-15]**

21
22 Acting Chairman McNamara noted that this is an application for Final
23 Subdivision Approval, Wetland, Steep Slopes, Tree Removal and
24 Stormwater Management and Erosion and Sediment Control Permits to
25 create Lots 3a, 3b, 3c, and 3d relative to the Site Plan application for
26 AvalonBay Communities, Inc. and Lot 4 for future commercial and
27 firehouse uses, respectively, and Lot 6 to be marketed for an Assisted
28 Living Facility, stormwater management improvements, including road
29 right-of-ways as part of the Planned Hamlet proposed subdivision.
30 Acting Chair McNamara said that the Board will be considering a Draft
31 Resolution of Final Subdivision Approval.

32
33 Mrs. DeLucia requested that the Board table the Somers Realty and
34 AvalonBay Draft Resolutions until the April 13, 2016 Planning Board
35 meeting to give members enough time to review the changes to the
36 Resolutions.

37
38 Acting Chair McNamara polled the Board on the tabling of the Resolutions.

39
40 Ms. Corning Review the Resolutions this evening.

1 Ms. Gerbino Review the Resolutions this evenings.

2

3 Ms. Gannon Review the Resolutions this evening.

4 .

5 Mr. Goldenberg Review the Resolutions this evening.

6

7 Acting Chair McNamara advised that it was the consensus of the Board to
8 review the Resolutions this evening as there were no significant changes.

9

10 The Acting Chair asked the Director of Planning to review the changes to
11 the Draft Resolution of Final Subdivision Approval.

12

13 Director of Planning Dym explained that there were meetings and
14 continued discussions at the end of last week with staff, Town Attorney and
15 the applicants to try to work out the conditions and language in the
16 Resolution. She mentioned that the most significant change is related to
17 the looped water system and that language was provided to the Board and
18 the applicants. Director of Planning Dym noted that the language in the
19 Resolution has to do with Somers Realty and their obligations to the Town.
20 She said that Somers Realty has an adequate water supply but questions
21 came up related to emergency backup water supply. Director of Planning
22 Dym said it was determined that if the looped water system cannot be
23 constructed due to the inability to obtain required permits or agreement with
24 the Town of Yorktown, the Town shall refund monies to Somers Realty
25 less actual costs to date for the applicant to design, permit and build the
26 pneumatic tank system, and such tank system shall be completed prior to
27 the issuance of the last Certificate of Occupancy (CO) for the first phase of
28 AvalonBay Somers.

29

30 Consultant Town Engineer Barbagallo stated that the Town will benefit from
31 the looped water system.

32

33 Richard Williams, the applicant's engineer, noted that the improvement
34 Somers Realty is making will be very expensive and a big improvement for
35 the Town.

36

37 Ms. Gannon suggested adding language on Page 5. The third Whereas
38 clause to read ...additional modifications to the Somers Realty Planned
39 Hamlet *were consistent with the originally approved Planned Hamlet*
40 *Master Plan, as amended*

1 On motion by Mr. Goldenberg, seconded by Ms. Gannon and unanimously
 2 carried, the Board moved to grant a Conditional Final Subdivision Plat
 3 Approval, modification of Somers Realty Planned Hamlet Master Plan,
 4 Wetland and Watercourse Protection, Steep Slopes and Stormwater
 5 Management and Erosion and Sediment Control Permits by Resolution
 6 2016-01 to create Lots 3a, 3b, 3c and 3d relative to the Site Plan
 7 application of AvalonBay Communities, Inc., as part of the Planned Hamlet
 8 proposed subdivision to Somers Realty Corp. pursuant to Section 150-13J
 9 of the Code of the Town of Somers, as amended.

10
 11

12 **AVALONBAY SOMERS [TM: 4.20-13, 14, 15, PO 12]**

13

14 Acting Chairman McNamara said that this is an application for Site Plan
 15 Approval, Steep Slopes, Tree Removal and Stormwater Management and
 16 Erosion and Sediment Control Permits for AvalonBay Communities Inc. for
 17 the construction on 45.1 acres of 152 residential units within 17 buildings
 18 with 23 affordable units. He noted that a community recreation building,
 19 pool and 324 parking spaces is also proposed. Acting Chair McNamara
 20 mentioned that the Board will be considering a Draft Resolution for Site
 21 Plan Approval.

22

23 Acting Chair McNamara mentioned that there is a change on Page 2
 24 that was suggested by Ms. Corning: *62 one-bedroom units, 66 two-*
 25 *bedroom units and 24-three-bedroom units and of which a total of 23 of the*
 26 *152 units were to be affordable.*

27

28 Planning Director Dym read the change to condition 20 on Page 19:
 29 *Following the substantial completion of all construction activity associated*
 30 *with any building (including all utilities, means of access, and other*
 31 *improvement required for safe occupancy of that building under applicable*
 32 *law), the Applicant shall be required to submit an as-built survey of the*
 33 *constructed building and utilities, consistent with the requirements of*
 34 *Section 144-7 of the Code of the Town of Somers prior to issuance of a*
 35 *certificate of occupancy for that building.* She explained that there will be
 36 phased construction on this site and certificates of occupancy will be issued
 37 in a phased manor.

38

39

1 Ms. Corning asked if there will be a final as-built for the complete Site Plan
 2 showing signage streets and curb cuts based on field changes.

3
 4 Peter Wise, the applicant’s attorney, said that he has no problem providing
 5 a final as-built drawing.

6
 7 Director of Planning Dym said that will be condition 20 and will read: *At the*
 8 *completion of all construction, and prior to issuance of the final certificate of*
 9 *occupancy for the development, the Applicant shall provide a final As-Built*
 10 *Site Plan for review and approval by the Town Consulting Engineer.*

11
 12 Attorney Wise mentioned that the payment of the Recreation fee will be
 13 done before the signing of the Site Plan.

14
 15 Acting Chair McNamara agreed with Mr. Goldenberg that this application
 16 will be a benefit to the Town and mentioned that he expressed concern
 17 about multi-family fire protection and feels that the appropriate New York
 18 State and Somers Town Codes needs enhancements.

19
 20 On motion by Ms. Gerbino, seconded by Mr. Goldenberg, and
 21 unanimously carried, the Board moved to grant a Conditional Site Plan
 22 Approval, Steep Slopes and Stormwater Management and Erosion and
 23 Sediment Control Permits by Resolution 2016-02 for the construction of
 24 152 residential units within 17 buildings with 23 affordable units on 45.1
 25 acres including a community recreation building, pool and 324 parking
 26 spaces to AvalonBay Communities, Inc. pursuant to Section 170-114.C of
 27 the Code of the Town of Somers, as amended.

28
 29 *At this point Mr. Goldenberg recused himself and did not participate in the*
 30 *application.*

31
 32 **SOMERS POINTE COUNTRY CLUB [TM: 6.17-20-1.21]**

33
 34 Acting Chairman McNamara said that this is an application for Site Plan
 35 Approval for property located on the southeast side of the Somers Pointe
 36 Clubhouse at 1000 West Hill Drive for the construction of a swimming pool,
 37 cabana building and two tennis courts with associated parking to provide
 38 additional recreation activities.

39

1 The Acting Chair acknowledged receipt of a memo from Director of
2 Planning Dym and Consultant Town Engineer Barbagallo both dated
3 February 5, 2016.

4
5 The Acting Chair asked the applicant's representative to bring the Board
6 and the public up to date on the changes to the Site Plan.

7
8 John Petroccione, the applicant's engineer, said that a truck loading area
9 has been added in front of the existing restaurant and will be in the grassed
10 area between the two existing parking areas located at the building
11 entrance. He explained that this will allow the trucks to park instead of
12 parking on the road. He noted that he made technical comments to the
13 Stormwater Pollution Prevention Plan (SWPPP) and the Grading Plan.
14 Engineer Petroccione indicated that in order to accommodate the truck lane
15 three of the existing parking spaces have been lost. He said that two of the
16 spaces will be added to the proposed landbanked parking area.

17
18 Consultant Town Engineer Barbagallo said that there is a concern with
19 stormwater that is running off the existing areas into the Condo 15 area. He
20 mentioned that temporary measures have been put in place but more
21 permanent measures are needed.

22
23 Engineer Petroccione said that a diversion swale has been added from the
24 maintenance building down to the proposed area of development to
25 eliminate some of the runoff.

26
27 Richard Dorno, manager of Somers Pointe Country Club, said that Condo
28 15 has an issue with the maintenance building in the winter and he will put
29 a fence with trees and bushes to buffer the view.

30
31 Director of Planning Dym said that she had questions in reference to the
32 right turn into the lane as it is shown as angled, and it is not clear that the
33 existing land configuration and entrance island would permit a clean truck
34 turning movement. She asked if the SWPPP has taken into account that
35 the landbanked spaces are paved. Director of Planning Dym noted that
36 landbanking has to be assumed at some point.

37
38 Engineer Petroccione replied that full buildout of the project and the areas
39 that are proposed for landbanking are self-sufficient. He said that if those

1 areas are not developed the porous pavement below them will not be
 2 necessary to achieve reductions for the upstream areas.

3
 4 Ms. Gerbino referred to the memo from the Open Space Committee dated
 5 March 21, 2016 which reads: *The Committee would like dark sky*
 6 *compatible lightning fixtures to be installed. After our last review, we*
 7 *requested that native plantings be used. The Landscape Design Plan lists*
 8 *several plantings that are not native.* Ms. Gerbino asked if there is a
 9 problem with the lighting.

10
 11 Mr. Dorno said that the lights are on a timer and go off at 11:00 P.M.

12
 13 Mrs. DeLucia asked if Somers Pointe Country Club has their own security.

14
 15 Mr. Dorno noted that they use Heritage Hills Security and pay Heritage Hills
 16 a fee for the security and the use of the roads.

17
 18 Acting Chair McNamara directed that a site walk be scheduled for
 19 Saturday, April 2, 2016 at 9:00 A.M.

20
 21 The Acting Chair said that the parking area, pool and the tennis courts are
 22 to be staked.

23
 24 On motion by Acting Chair McNamara, seconded by Ms. Gannon, and
 25 carried, the Board moved to schedule a Public Hearing for the Somers
 26 Pointe Country Club for Wednesday, April 13, 2016 at 7:30 P.M. at the
 27 Somers Town House.

28
 29 *AT THIS POINT MR. GOLDENBERG RETURNED TO THE MEETING*

30
 31 **SOMERS COMMONS [TM: 4.20-1-11]**

32
 33 Acting Chairman McNamara noted that this is an application for Amended
 34 Site Plan approval to construct two (2) additional freestanding signs at the
 35 access drive on Route 6 and the access drive on Miller Road/Route 118.

36
 37 The Acting Chair asked the applicant's representative to update the Board
 38 and the public on the application.

39

1 Jody Cross, the applicant's attorney, noted that all the comments from staff
2 have been addressed.

3
4 Mr. Goldenberg asked if the new signs will be identical to the
5 existing signs.

6
7 Attorney Cross said that the new signs will be smaller than the existing
8 signs.

9
10 Consultant Town Engineer Barbagallo noted that the applicant provided an
11 updated Site Plan drawing in response to his previously identified
12 engineering concerns. He said that the two items that remain are minor in
13 nature and relate to required notes on the drawings. The Consultant Town
14 Engineer Barbagallo mentioned that a note stating that all disturbed areas
15 must receive permanent stabilization at the completion of construction.
16 He said that the applicant should revise the description of the proposed
17 electrical conduit trench to include the installation of warning tape.

18
19 Director of Planning Dym clarified that the applicant is asking that the
20 Board waive the full Site Plan application process. She said that applicant
21 submitted the Approved Site Plan Comparison Plan Drawing CP-1 and the
22 Overall Amended Site Plan Drawing OP-1.

23
24 Attorney Cross said that there is a provision in the Site Plan Regulations
25 that allows for the waiving of the full Site Plan process. She also pointed
26 out that the Zoning District where the signs are located exempts them from
27 Site Plan approval. She mentioned that the reason the application is
28 before the Board is because the Resolution of Approval requires Planning
29 Board approval.

30
31 On motion by Acting Chair McNamara, seconded by Mr. Goldenberg and
32 unanimously carried, the Board moved to waive the requirement of Section
33 144-7 of the Code of the Town of Somers regarding necessary elements of
34 an amended Site Plan due to the determination by the Planning Board that
35 the spirit of the requirement has been met by submission of the Approved
36 Site Plan Comparison Plan Drawing CP-1 and the Overall Amended Site
37 Plan Drawing OP-1.

38
39
40

ANTHONY BONIELLO SUBDIVISION [TM: 47.16-1-31]

Acting Chairman McNamara said that this is an application for Preliminary Subdivision Approval for property located at Moseman Avenue to subdivide one (1) acre lot out of an existing 23.5 acre lot.

The Acting Chair asked the applicant’s representative to explain the application for the benefit of the Board and the public.

Gus Boniello, representing the applicant, said that the new lot will contain a single family dwelling from the existing 23.5 acre parcel. He said that it will be a separate tax lot and will be served by a new groundwater well and a septic system. He explained that there is a working farm. Mr. Boniello noted that there is an existing driveway curb cut that is shared with the neighboring lot and will be used to access the new lot.

The Acting Chair asked Director of Planning Dym to discuss her memo for the benefit of the Board and the public.

Director of Planning Dym said that what was submitted is a concept plan but there are a lot of requirements that have to be identified. She noted that the once steep slopes are determined there needs to be a zoning conformance table provided showing that each of the two lots to be created meets the dimensional regulations in the R-120 Zoning District and the conformity of setback requirements of pre-existing buildings needs to be verified. Director of Planning Dym indicated that a series of pre-existing stone retaining walls exist on the site and clarification is needed to identify where, if any, additional walls will be provided and their heights. She commented that a Tree Removal Permit was not submitted and a tree survey of the area of disturbance needs to be provided with a tree removal permit application, if required.

On motion by Acting Chair McNamara, seconded by Mr. Goldenberg and unanimously carried, the Board moved to declare its intent to be Lead Agency and circulate the Notice of Intent and the EAF to involved and interested agencies.

Timothy Allen, the applicant’s engineer, said that this should be an uncoordinated review under SEQRA and does not require Lead Agency status.

1 On motion by Acting Chair McNamara, seconded by Ms. Gerbino
2 and unanimously carried, the Board rescinded their motion for the Board's
3 Intent to be Lead Agency.

4
5 On motion by Ms. Corning, seconded by Ms. Gannon and unanimously
6 carried, the Board declared the action an uncoordinated review under
7 SEQRA.

8

9 **DISIENA PRELIMINARY SUBDIVISION [TM: 27.08-2-1, 2.1]**

10

11 Acting Chairman McNamara noted that this is an application for Preliminary
12 Subdivision Approval, Stormwater Management and Erosion and Sediment
13 Control, Steep Slopes and Tree Removal Permits for property located at
14 Primrose Street (Route 139) for the subdivision of two existing lots into four
15 new lots.

16

17 Director of Planning Dym explained that the applicant asked to make a
18 presentation to the Board.

19

20 Timothy Allen, the applicant's engineer, said that a discussion took place at
21 the site walk where the Board looked at the property in regard to the
22 Conventional Subdivision layout and that may be able to pass the zoning
23 test and the applicant can move on to the Conservation Subdivision.
24 He stressed that the applicant does not want to build the Conventional
25 Subdivision. Engineer Allen stated that the applicant wants to build a
26 common driveway onto the property and get the Board's feedback on the
27 Conservation Subdivision. He asked the Board to consider a Resolution of
28 Approval to prove that the Conventional Subdivision can work but the
29 applicant can move forward to the Conservation Subdivision.

30

31 Mrs. DeLucia clarified that there will be three houses on the common
32 driveway.

33

34 Ms. Corning asked what the difference is between a standard subdivision
35 and a Conservation Subdivision.

36

37 Acting Chair McNamara said that with the Conservation Subdivision the
38 applicant does not have to build a road.

39

1 Engineer Allen explained that the applicant has to prove that they can build
 2 a Town Road with frontage under the Conventional Subdivision. He said
 3 that with the Conservation Subdivision the Town does not have to plow the
 4 driveway as the Homeowner’s Association will have that responsibility.
 5

6 Director of Planning Dym clarified that Article 3A Conservation Subdivision
 7 Section 170-13 explains the Town’s Conservation Zoning under NYS Law
 8 and Subdivision Law. She mentioned that there are three types of
 9 subdivisions, Conservation, Conventional and Cluster. She stressed that
 10 everything starts with the Conventional Subdivision. Director of Planning
 11 Dym read that standards and requirements 170-13.3a: *the number of*
 12 *building lots or dwelling units permitted within a Conservation Subdivision*
 13 *shall in no case exceed the number that would be acceptable in the*
 14 *determination of the Planning Board if the land was subdivided into the lots*
 15 *conforming to all normally applicable requirements of this chapter and all*
 16 *other chapters of the Town Code and all other chapters of the Health*
 17 *Regulations and all other applicable governmental requirements.*
 18

19 Director of Planning Dym said that the Code requires that the Board make
 20 a determination if the Conventional Plan can be proven as required by
 21 Code.
 22

23 Consultant Town Engineer Barbagallo said that the Board does not have
 24 the detail to meet that test yet. He said that the applicant has to prove that
 25 all the septic areas are viable. The Consultant Town Engineer indicated
 26 that there may be an issue with the watercourse on the property.
 27

28 Planning Board Town Attorney Reilly said that the applicant has to
 29 establish the Conventional Subdivision and then come in with the
 30 alternative. He said that the applicant has to prove it can have the number
 31 of units as if it is a Conventional Subdivision.
 32

33 Engineer Allen proposed to put together an engineering report that
 34 summarizes what needs to happen in terms of stormwater and septic.
 35

36 Director of Planning Dym said that more information is needed before the
 37 Board can review the application.
 38
 39
 40

1 GRANITE POINTE SUBDIVISION [TM: 27.05-2-5]

2
3 Acting Chairman McNamara said that the Board will be reviewing a
4 memorandum from Town Attorney Baroni regarding Granite Pointe and
5 interaction with the Watershed Inspector General (WIG).
6

7 The Acting Chair acknowledged a letter from Attorney William Maker and
8 an e-mail from Julia Rellou.
9

10 Planning Board Town Attorney Reilly explained that he spoke to Attorney
11 Baroni who mentioned that the WIG was ready to bring a lawsuit against
12 the Town and the applicant. He said that Attorney Baroni is asking the
13 Planning Board to comply with comments from the WIG and the
14 Department of Environmental Protection (DEP). Planning Board Town
15 Attorney Reilly said that the request is that the Planning Board, by
16 Resolution, affirm its continuing offer to cooperate with WIG in the review of
17 the revised Stormwater Pollution Prevention Plan (SWPPP) for the Granite
18 Pointe Subdivision and authorize the Town Attorney to enter into a Tolling
19 Agreement with the Granite Pointe Applicant and WIG. He said that the
20 suggestion is to let the Article 78 play out so no additional funds will have to
21 be spent.
22

23 Consultant Town Engineer Barbagallo noted that the WIG's interpretation is
24 that the Tolling Agreement is up on March 30, 2016 but the Town Attorney
25 is asking that the length should be determined by the final adjudication of
26 the litigation.
27

28 Mr. Goldenberg mentioned that the Planning Board was told that the WIG
29 was an advisory group and now he is threatening to sue the Town and the
30 applicant.
31

32 Consultant Town Engineer Barbagallo said that the WIG is relying on a
33 statement in SEQRA and is looking for a SWPPP that he is comfortable to
34 him, the DEP and the Town. He said the requirement in the Resolution
35 was put on the SWPPP and states that after the applicant receives the
36 DEP Approval he comes back to him as the Consultant Town Engineer to
37 receive his final acceptance. He mentioned that the WIG wanted to see his
38 comments addressed before the Board issued an approval. The
39 Consultant Town Engineer explained that the Tolling Agreement protects

1 the WIG's rights under SEQRA. He opined that the Board is not at risk by
2 agreeing to the Tolling Agreement.

3
4 Ms. Gerbino said that the definition of a Tolling Agreement is facts which
5 are aimed to remove the bar of the limitation.

6
7 Consultant Town Engineer Barbagallo noted that there was a meeting with
8 himself, Town Attorney Baroni and Supervisor Morrissey and it was always
9 the intention to cooperate and work closely with the WIG.

10
11 Mrs. DeLucia referred to number 6 of the Tolling Agreement: *The parties*
12 *enter into this Modified Tolling Agreement in a good faith effort to resolve*
13 *the State's Potential Claims.*

14
15 Mr. Goldenberg said he is concerned because he does not want to agree to
16 something without a date.

17
18 Ms. Gannon noted that the Tolling Agreement is a stop gap measure that
19 gets the Board to the point that they can in good faith move forward.

20
21 Mrs. DeLucia read from the memo from Attorney Baroni: *Hence, I am*
22 *seeking an affirmation from the Planning Board of its continuing offer to*
23 *cooperate with the WIG in its review of a revised SWPPP for this*
24 *Subdivision and, secondly, your authorization to enter into a Tolling*
25 *Agreement with the applicant and WIG, the length of which will be*
26 *determined by the final adjudication of the extant litigation and resolution of*
27 *the apparent delay in receiving NYCDEP comments on the last revised*
28 *Subdivision SWPPP.*

29
30 Mrs. DeLucia asked what step has to be taken to give Town Attorney
31 Baroni permission to enter into the Tolling Agreement.

32
33 Planning Board Town Attorney Reilly said granting permission for him to
34 enter into the Tolling Agreement pursuant to his memorandum dated March
35 17, 2016 as discussed at the Planning Board meeting of March 23, 2016.

36
37 Ms. Gannon asked Mr. Goldenberg if the essence of his concern is that the
38 risk of Tolling is only on the Town's side and that there will be no potential
39 suspension of litigation on the part of the WIG and that he can engage in
40 litigation before the end of the agreement.

1 Mr. Goldenberg said that is the essence of his concern.

2

3 Planning Board Town Attorney Reilly said that the WIG is agreeing not to
4 litigate before the Article 78 is adjudicated.

5

6 Engineer Allen explained that there are two SWPPP, one for the cleanup
7 and one for the subdivision.

8

9 On motion by Mrs. DeLucia, seconded by Ms. Gerbino, (Mr. Goldenberg
10 abstained) and carried, the Board moved to resolve that the Planning
11 Board affirms its continuing offer to cooperate with the Watershed Inspector
12 General (WIG) in its review of a revised Stormwater Pollution Prevention
13 Plan (SWPPP) for the Granite Pointe Subdivision and, secondly, authorizes
14 the Town Attorney to enter into a Tolling Agreement with the Granite Pointe
15 Applicant and WIG, the length of which will be determined by the final
16 adjudication of the extant litigation and resolution of the apparent delay in
17 receiving NYCDEP comments on the last revised Subdivision SWPPP.

18

19 There being no further business, on motion by Mr. Goldenberg, seconded
20 by Ms. Gannon, and unanimously carried, the meeting adjourned at 10:00
21 P.M. The Chair announced that the next Planning Board meeting will be
22 held on Wednesday, April 13, 2016 at 7:30 P.M. at the Somers Town
23 House.

24

25

26

27

Respectfully submitted,

28

29

30

Marilyn Murphy
Planning Board Secretary

31

32

33