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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

3

**SOMERS PLANNING BOARD MINUTES
SEPTEMBER 12, 2012**

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6

7 **ROLL:**

8

9 **PLANNING BOARD**

10 **MEMBERS PRESENT:**

Chairman Currie, Mrs. DeLucia, Mr. Keane,
Ms. Gerbino, Mr. Goldenberg, and Ms.
Gannon

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14 **ABSENT:**

Mr. Foley

15

16 **ALSO PRESENT:**

Town Planner Syrette Dym
Consultant Planner Joanne Meder
Consultant Engineer Joseph Barbagallo
Town Attorney Joseph Eriole
Planning Board Secretary Marilyn Murphy

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

25

26 **MINUTES**

27

28 **APPROVAL OF JULY 11, 2012 MINUTES**

29

30 Chairman Currie noted that Planning Board Secretary Marilyn Murphy
31 prepared and submitted for the Board's consideration the approval of the
32 draft minutes of the Planning Board meeting held on July 11, 2012.

1 Chairman Currie explained that Consultant Planner Joanne Meder of
2 Frederick P. Clark Associates, recommended a few additional revisions to
3 the draft minutes to clarify discussions that occurred at the July 11, 2012
4 Planning Board meeting regarding The Green at Somers application.

5
6 On motion by Ms. Gerbino, seconded by Ms. Gannon, and unanimously
7 carried, the minutes of July 11, 2012, as amended, were approved.

8
9 **TIME-EXTENSION**

10
11 **MERRITT PARK ESTATES FINAL SUBDIVISION APPROVAL**
12 **[TM: 5.20-1-1]**

13
14 Chairman Currie said that this time-extension request relates to the
15 application of Merritt Park Estates Final Subdivision Approval. He noted
16 that the request is for a 90-day time-extension of Final Subdivision Approval
17 from October 9, 2012 to and including January 7, 2013. Chair Currie
18 mentioned that this is the ninth request for a time-extension.

19
20 The Chair asked if there were any comments or questions from members of
21 the Board.

22
23 Mrs. DeLucia asked Rick Mancini, applicant, for an update on the project.

24
25 Rick Mancini said after 20 years he finally has all his approvals and can
26 start cutting trees next week.

27
28 Ms. Gerbino asked how many lots are in the subdivision and Mr. Mancini
29 stated that there are 20 lots.

30
31 On motion by Ms. Gannon seconded by Mrs. DeLucia, and unanimously
32 carried, the Board moved to grant a 90-day ninth time-extension to Merritt
33 Park Estates to the period of Conditional Final Subdivision Approval from
34 October 9, 2012 to and including January 7, 2013.

35
36 **MITCHELL CONSERVATION SUBDIVISION**
37 **[TM: 16.09-1-9]**

38
39 Chairman Currie said that the request is for the re-granting of Conditional
40 Preliminary Conservation Subdivision Approval, Tree Preservation, Steep

1 Slopes and Stormwater Management and Erosion and Sediment Control
2 Permits.

3
4 Chair Currie noted that Town Planner Dym prepared a Conditional Draft
5 Resolution and asked the Board if they had any questions or comments on
6 the Resolution and no one replied.

7
8 Timothy S. Allen, the applicant's engineer, stated that he had no comments
9 on the Draft Resolution.

10
11 On motion by Ms. Gannon, seconded by Ms. Gerbino, and unanimously
12 carried, the Board moved to approve a re-granting of Conditional
13 Preliminary Conservation Subdivision Approval, Tree Preservation, Steep
14 Slopes and Stormwater Management and Erosion and Sediment Control
15 Permits to Gary and Ann Mitchell for the Mitchell Conservation Subdivision
16 with the inclusion of all previous proceedings and approvals, as per
17 Resolution 2012-06 for the Chairman's signature.

18

19 **PROJECT REVIEW**

20

21 **THE GREEN AT SOMERS AMENDED SITE PLAN**
22 **WETLAND, STEEP SLOPES AND STORMWATER MANAGEMENT**
23 **AND EROSION AND SEDIMENT CONTROL PERMITS**
24 **[TM: 4.20-1-3.1]**

25

26 Chairman Currie noted that the Planning Board will review the application
27 of National Golfworx/Rick Van Benschoten (owner) for a mixed use
28 development consisting of four buildings with a combination of retail and
29 residential use. He mentioned that the site is proposed to be serviced by
30 public sewer and water.

31

32 The Chair asked the applicant's representative to give a brief summary on
33 the changes in the application.

34

35 Linda Whitehead, the applicant's attorney, said at the last meeting the
36 Planning Board asked that the plan be revised in anticipation of the joint
37 Planning Board and Town Board meeting. She indicated that a revised
38 conceptual and landscape plan have been submitted. She noted that the
39 applicant responded to some of the F. P. Clark comments and submitted
40 preliminary language for a proposed text amendment.

1 Attorney Whitehead explained that most of Woodard and Curran’s memo
2 related to the Carlin-Simpson & Associates Geotechnical Report and she
3 will ask that the report be more detailed.

4
5 Attorney Whitehead said that she intends to provide language for the
6 proposed text amendment and background on the Neighborhood Shopping
7 (NS) Zone and changes made in 1996 to the NS Zone that were intended
8 to encourage residential development in the NS Zone which changed it to a
9 mixed use zone.

10
11 Nathaniel Holt, the applicant’s engineer, noted that the biggest change in
12 the plan occurred in the center of the property (the Green). He said that he
13 took comments from the Planning Board and staff and reconfigured the
14 parking by coming up with a different traffic pattern. He indicated that the
15 one-way traffic pattern with diagonal parking allowed the pavement areas
16 to shrink and reduce the impervious surfaces. Engineer Holt explained that
17 to clear up the intersection he pulled the driveway that serves the back of
18 the building and pulled it off the slope so it aligns better with the
19 intersection. He noted that the reconfiguration of the central area of the
20 site increased the size of the central green space and will provide a bio-
21 retention area and a proposed putting green.

22
23 Engineer Holt said that the Landscape Plan is conceptual with the buffer
24 area landscaped in a more natural form.

25
26 The Chair mentioned that the Board is in receipt of a memorandum from F.
27 P. Clark Associates and requested that Consultant Planner Meder provide
28 a summary of that memorandum.

29
30 Consultant Planner Meder indicated that the change to one-way circulation
31 seems to work well in most places except where diagonal parking backs
32 into the one-way lane which needs to be wider than is shown and needs to
33 be modified.

34
35 Attorney Whitehead advised that Town Code requires 15-18 feet which
36 defines aisle widths for different types of parking.

37
38 Consultant Planner Meder said that her comment was based on traffic
39 engineering requirements and not the Zoning Code. She noted that F. P.

1 Clark will revisit the issue but regardless the aisle has to be wide enough to
2 function.

3
4 Engineer Holt said that the wider parking width is self-defeating if you want
5 to eliminate impervious surface.

6 Consultant Planner Meder opined that F. P. Clark feels that the redesign of
7 the central green is heading in the right direction. She said as the plan
8 evolves F. P. Clark would like to see more pedestrian linkages between the
9 central area and the residential buildings surrounding the green.

10
11 Consultant Planner Meder recommended that a pedestrian linkage be
12 created along the entry driveway along the west side of the retail building in
13 order to provide a better connection between that side of the site and
14 Building 3.

15
16 Consultant Planner Meder said that the turning radii for an SU-30 (single –
17 unit 30-foot truck) has been provided on the Site Plan and appears
18 acceptable. She noted that provisions for circulation of a WB-50 (semi-
19 tractor trailer truck at 50 feet long) is not needed throughout the site;
20 however, the applicant has indicated that it recognizes that the occasional
21 moving van or other large vehicle may need to access the site and has not
22 studied the situation at great length. Some provision should be made for a
23 truck of that size for the occasions when it needs to access the site. In
24 addition, the applicant should consult with the Fire District regarding its
25 access requirements for fire apparatus.

26
27 Engineer Holt explained that the 50-foot tractor trailer access will be
28 possible along the outer loop driveway.

29
30 Attorney Whitehead noted that all needed traffic controls will be shown on
31 the plan.

32
33 The Chair mentioned that the Board is in receipt of memoranda from Town
34 Consultant Engineer Joseph Barbagallo.

35
36 Consultant Engineer Barbagallo explained that the plan is not developed to
37 the point where he can comment on the engineering for stormwater and
38 therefore his comments were mostly on the Carlin-Simpson Geotechnical
39 Report. He noted that Attorney Whitehead said that she will request that
40 the report be more detailed.

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Chair Currie asked if there were any comments from the Board.

Ms. Gannon referenced number 8 in F. P. Clark’s memo, *we believe that the Applicant should be required to provide a market study confirming its assertion that there is little or no market for retail uses either on the site or in the NS District generally before any serious consideration is given to modifying the NS District provisions...*

Attorney Whitehead stated that the market study will be provided in time for the joint Town Board and Planning Board meeting. She said that most of the site is not visible from Route 6 and retailers want visibility. Attorney Whitehead mentioned that residential uses were included in the NS Zone which is a mixed-use zone. She provided a brief description of the proposed zoning text amendment and noted that she is requesting that first floor retail not be required in every building. Attorney Whitehead explained that she is requesting that the change be only applied on NS properties that have a minimum of 8 acres with less than 500-feet of frontage and have at least 50% affordable housing. She said that when the incentives are not used, such as a third story building and where a building is 100-feet back from the road, you do not have to have first floor retail but one building does have to have first floor retail. She stated that before the joint meeting she will submit a history of the NS Zoning, some of the Comprehensive Plan policies, a Market Study and a Zoning Text Amendment.

Ms. Gannon asked if the Principal Uses Section 170-20 of the Somers Town Code is still an issue because it asks for apartments over stores and now the proposal is apartments over retail.

Attorney Whitehead mentioned that there was discussion with the Town Board on making it more generic by permitting apartments to be located over any non-residential uses. She said that the wording under the list of permitted principal uses should be corrected.

Consultant Planner Meder noted that there is no mention of the term “residential” in reference to a project that is proposed to be 50% affordable on the second line of the proposed zoning text provision and that should be clarified.

1 Chair Currie indicated that it is the consensus of the Board that the
 2 Conceptual Plan is ready to be reviewed by a joint meeting with the Town
 3 Board.

4
 5 Town Attorney Eriole said that homework has to be done on the Zoning
 6 Text Amendment to make sure that it makes sense and to limit the
 7 amendment to NS sites that contain more than eight (8) acres, with road
 8 frontage of less than 500 feet, for a project which is proposed to include
 9 residential units with at least 50% being affordable. He stressed that if the
 10 Zoning Text Amendment makes intellectual and planning sense the Board
 11 will be protected from the spot zoning concern.

12

PROJECT REVIEW

14

**SOMERS REALTY PLANNED HAMLET
 PRELIMINARY SUBDIVISION APPROVAL AND LOT LINE CHANGE**

17

**THE MEWS AT BALDWIN PLACE PHASE 2, SITE PLAN APPROVAL,
 WETLANDS, STEEP SLOPES, TREE PRESERVATION AND
 STORMWATER MANAGEMENT AND EROSION AND SEDIMENT
 CONTROL PERMITS**

22

23 Chairman Currie noted that this is the project review of the Somers Realty
 24 Planned Hamlet for Preliminary Subdivision Approval and a Lot Line
 25 Change and for The Mews at Baldwin Place Phase 2.

26

27 Linda Whitehead, the applicant's attorney, explained that in 2009 the Board
 28 completed the SEQRA process, adopted a Findings Statement
 29 and granted Master Plan Approval for the Somers Realty Planned Hamlet
 30 Master Plan. She noted that Site Plan Approval was completed for the
 31 Mews Phase 1. Attorney Whitehead said that she is here to request a
 32 series of approvals. She commented that she is representing Somers
 33 Realty on the subdivision and related approvals. Attorney Whitehead said
 34 that she is requesting subdivision approval to create a new 7.7 acre lot for
 35 the location of The Mews Phase 2 and an extension of Clayton Boulevard.
 36 She mentioned that the lot line adjustment is for the Sewer Pump Station
 37 parcel and is very minor. Attorney Whitehead explained that there will be
 38 62.3 acres remaining for the rest of the Somers Planned Hamlet
 39 development. She noted that the improvements that will be part of
 40 subdivision approval will be the road extension along the front of The Mews

1 Phase 2 that will end in a hammerhead, the installation of utilities and the
2 construction of the pump station. Attorney Whitehead mentioned that a
3 Wetland Permit is needed for the pump station and the sewer lines going
4 into the pump station. She said that only four (4) trees will be removed and
5 the steep slopes are not Town regulated. Attorney Whitehead commented
6 that an approval is also needed for the modification of the Master Plan.
7 She explained that the proposal is to modify land use on one lot with 75
8 units of senior affordable housing. She noted that the applicant is working
9 on the Stormwater Pollution Prevention Plan (SWPPP). Attorney
10 Whitehead explained that there is no change to the general layout but only
11 to the land use. She stressed that this use is less intense than the uses
12 that were originally proposed and there will be less impervious surfaces.
13 Attorney Whitehead said that under SEQRA the Board has to decide if this
14 is consistent with the original process.
15 Chair Currie asked Consultant Engineer Barbagallo to summarize his
16 memo dated September 10, 2012.

17
18 Consultant Engineer Barbagallo said that the applicant has stated that the
19 only change to the Master Plan is land use and that the SWPPP is being
20 worked on. He noted that he is concerned on how Note 3 will be
21 addressed on the Subdivision Plat which says that “prior to any further
22 subdivision of Lot 2 the owner should provide the Town of Somers
23 anticipated stormwater analysis based upon modifications to the applicable
24 regulations which may require resizing stormwater basins and/or reductions
25 in impervious surfaces and shall amend the Somers Realty Planned
26 Hamlet Master Plan, if necessary”. Consultant Engineer Barbagallo said
27 that the applicant should provide a site wide analysis in accordance with
28 the current regulations and the Master Plan as it exists on the other side of
29 Clayton Boulevard that all stormwater can be accommodated.

30
31 Attorney Whitehead said that she will talk to the Department of
32 Environmental Protection (DEP) in reference to Note 3. She explained that
33 she went to the DEP after Final Subdivision Approval was granted and their
34 concern was the change in Regulations which require more area from a
35 stormwater standpoint. She noted that impervious surfaces have been
36 reduced, the stormwater practices have been resized and everything that
37 was supposed to drain to that area can be accomplished. Attorney
38 Whitehead opined that providing a site wide analysis would just be
39 guessing and is an exercise in futility. She stressed that the Master Plan

1 and SEQRA requires that every time a new application comes in the
2 analysis has to be redone.

3
4 Mr. Keane interjected that the design criteria that was used for stormwater
5 for SEQRA purposes for this project was based on the pre 2010 Chapter.
6 He explained that the Chapter 10 changes are now more stringent and
7 anything the applicant does now to comply with current regulations will be
8 more than what was done in the past. He said that the issue when looking
9 at the entire site is whether the pieces fit together and if the water leaving
10 the site at the design points meets the Chapter 19 criteria. He said by
11 concentrating the impervious surface goal one was violated because it is
12 difficult to use a lot of the practices for low impact development. Mr. Keane
13 said that the applicant has to prove in regard to stormwater that they shall
14 meet Chapter 10 criteria. He noted that on the remainder of the site the
15 applicant takes the risk that they may lose some square footage.

16
17 Town Attorney Eriole advised that the Note issue has to be addressed.
18 He said that the Master Plan meant something and is not just guessing
19 there is a baseline.

20
21 Attorney Whitehead suggested that the applicant's engineer, Consulting
22 Town Engineer Barbagallo and the DEP meet to discuss the Note issue.

23
24 Mr. Keane stated that the Note issue has to be looked at in an over arching
25 way to ensure that the Mater Plan is accomplished.

26
27 Consultant Engineer Barbagallo asked if the road will be extended to Route
28 6. He noted that the last time discussion took place he thought it was
29 decided that the road would extent to Route 6.

30
31 Attorney Whitehead said that the road will not extent to Route 6. She
32 stated that the access to The Mews will be adequate with the parking lots
33 connected for a secondary means of access.

34
35 Town Planner Dym noted that she asked F. P. Clark to review the
36 transportation elements. She explained that the road will now be ending in
37 a hammerhead and she wants F. P. Clark to determine if the access is
38 adequate.

39

1 Attorney Whitehead questioned why F. P. Clark should handle the
2 transportation elements.

3
4 Chair Currie asked the Board if F. P. Clark should handle the transportation
5 elements and it was the consensus of the Board that it is not necessary to
6 request F P Clark to review the hammerhead issue.

7
8 Peter Gregory, Somers Realty engineer, noted that the improved portion of
9 the road is approximately 600 feet where the hammerhead occurs and the
10 proposal is to provide a 10-12 foot wide gravel driveway to access the
11 pump lift station parcel. He said that at this time the road will not connect
12 to Route 6.

13
14 Consultant Engineer Barbagallo indicated that a Department of
15 Transportation (DOT) work permit will be necessary for the sewers and a
16 portion of the drainage.

17
18 Attorney Whitehead clarified that the District was extended to include the
19 Planned Hamlet property and the applicant does not have to go back to the
20 Board of Legislators.

21
22 Town Planner Dym explained that her memo reviews all the previous
23 approvals. She noted that she is not comfortable with the parking with the
24 total number of spaces allocated toward different types of uses. She said
25 that there are references to land banked spaces and she wants to see how
26 this works with the overview. Town Planner Dym stated that she will have
27 discussions offline to make sure that she is comfortable recommending to
28 the Board that everything meets the requirements.

29
30 Attorney Whitehead indicated that the parking table on the plans will be
31 updated. She stated that the applicant will not be land banking any spaces.

32
33 On motion by Mr. Goldenberg, seconded by Ms. Gannon, and unanimously
34 approved, the Planning Board of the Town of Somers declared its intent to
35 be Lead Agency for a coordinated review under SEQRA with regard to (1)
36 an application, from Somers Realty Corporation for a Preliminary
37 Subdivision #2 for the Somers Realty Planned Hamlet Master Plan to
38 further subdivide prior created Lot 2, Town Tax Map Sheet 4.20, Block 1,
39 Lot 15, into a 7.7 acre parcel out of 70.7108 acres, make a minor lot line
40 change to the previously created Sewer Pump Station Parcel, Town Tax

1 Map Sheet 4.20, Block 1, Lot 18, and extend Clayton Boulevard, and (2) a
 2 second application from the Housing Action Council and The Kearney
 3 Realty and Development Group, Inc. for Site Plan approval for The Mews
 4 at Baldwin Place Phase 2 to construct a 75 unit senior affordable housing
 5 development on the proposed newly created 7.7 acre subdivided lot. The
 6 subject lands are located in a "Planned Hamlet District".
 7

8 Richard Williams, engineer representing The Mews Phase 2, showed the
 9 Board an overall plan for Phase 1 and 2 of The Mews. He said that the
 10 Board has a unique advantage in reviewing this application because it is
 11 very similar to Phase 1 of The Mews. He explained that there will be two
 12 L-shaped buildings that are almost identical in height, size and architectural
 13 design to The Mews Phase 1. Engineer Williams said that the site layout is
 14 similar with two parking areas in front of each building. He indicated that
 15 for stormwater management bio-retention filters will be used to reduce run-
 16 off reduction requirements according to the NYS Department of
 17 Environmental Conservation (DEC) Design Manual. The bio-retention
 18 filters will be located throughout the courtyard and around the perimeter of
 19 the parking areas. Engineer Williams commented that the balance of the
 20 water quality volume will be treated in a surface sand filter located in the
 21 rear of the property which will discharge to the existing pocket wetland. He
 22 noted that when Clayton Boulevard is extended there will be three (3)
 23 stormwater basins. Engineer Williams indicated that lighting and
 24 landscaping will be the same that was used in Phase 1.
 25

26 Ms. Gerbino asked the age requirement for residents at The Mews Phase
 27 2.
 28

29 Rose Noonan, executive director of the Housing Action Council, said that
 30 the age requirement for Phase 2 of The Mews is 52 and older.
 31

32 Mr. Keane asked that the applicant make sure than the age requirement
 33 meets Somers Town Code.
 34

35 Ms. Gerbino requested that a posting be made with the Town Clerk on the
 36 requirements for housing at the Mews 2.
 37

38 Ms. Gerbino asked how garbage will be handled. She said that presently
 39 garbage is put into a dumpster and she asked that the design faciliate the
 40 truck but have a hidden area for the dumpsters.

1
2 Engineer Williams noted that there will be two refuse enclosure areas, one
3 in the southwest corner of the site for Building 2 and one located on the
4 northeast corner of the site for Building 1. He said that he will review the
5 dumpster issue.

6
7 Mr. Keane said that from a SEQRA perspective the Board needs sufficient
8 information to make a Determination of Significance which would include all
9 the appropriate calculations that satisfy Somers and the Department of
10 Environmental Protection (DEP) stormwater calculations.

11
12 Attorney Whitehead asked the Board to schedule a Public Hearing.
13 Town Planner Dym mentioned that the applicant needs a quick turnaround
14 with approvals by the December meeting.

15
16 Mr. Goldenberg opined that the Public Hearing should be scheduled so the
17 Board can hear from the public who may have information that the Board
18 has not thought about.

19
20 Town Attorney Eriole said that the Board has to make a determination if
21 there is sufficient information to hold a Public Hearing.

22
23 Mrs. DeLucia said that the Board can hold additional meetings if necessary.

24
25 On motion by Chair Currie, seconded by Mr. Goldenberg, and unanimously
26 carried, the Board moved to schedule a Public Hearing for October 10,
27 2012, at 7:30 P.M. at the Somers Town House on the application of
28 Somers Realty Planned Hamlet, Preliminary Subdivision Approval, Lot Line
29 Change, Wetland, Tree Preservation, and Stormwater Management and
30 Erosion and Sediment Control Permits and The Mews at Baldwin Place
31 Phase 2 Site Plan Approvals, Steep Slopes, Tree Preservation and
32 Stormwater Management and Erosion Control Permits.

33
34 Consultant Engineer Barbagallo scheduled a site walk for Saturday,
35 September 22, 2012 at 8:00 A.M. He said that he is concerned that there
36 is not enough room between the easement line for the stormwater and the
37 property line.

38
39 Mr. Kearney, applicant, suggested that the Board meet at Building 2 for the
40 site walk.

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DISCUSSION

PROCEDURES FOR TIME-EXTENSIONS OF CONDITIONAL FINAL AND CONDITIONAL PRELIMINARY SUBDIVISION APPROVALS

Chair Currie explained that the Board will be reviewing and commenting on Town Planner Dym's memo dated August 22, 2012 referencing procedures for time-extensions of Conditional Final and Preliminary Subdivision Approvals.

Town Planner Dym mentioned that at the last meeting there were issues related to time-extensions. She said that she reviewed the procedures and would like the applicants to request the time-extension within the time frame of the agenda. She noted that the Chairman has discretion what items appear on the agenda.

Town Attorney Eriole agreed that the applicant's should be told the rules and a letter provided to the applicant when they receive their resolution.

Mr. Keane mentioned that there are submission dates for applicants that are not always followed and this practice has to stop.

Town Planner Dym reminded the Board that the Planning Office is not staffed on a five-day basis. She mentioned that there was discussion on submission dates for meetings and with the office on a part-time basis more time for applicant's submissions is needed in order for everyone to do their job.

On motion by Chair Currie, seconded by Ms. Gerbino, and unanimously carried, the Board moved to change the applicant's submission date to 10 business days before a meeting starting at the November Planning Board meeting.

Mrs. DeLucia suggested that Town Planner Dym at the budget hearings request the Town Board to give her more time in order to get her work done.

On motion by Mr. Goldenberg, seconded by Mrs. DeLucia, and unanimously carried, the Board moved to have the Planning Office send

1 letters to the applicants explaining the time frame on submission to the
2 agenda for time-extensions.

3
4 Chair Currie noted that the joint meeting to discuss The Green at Somers
5 with the Town Board and Planning Board will be held at the
6 Van Tassell House at 7:30 P.M. on Monday, September 24, 2012.

7
8 Chair Currie said that a site walk has been scheduled for Somers Realty
9 Planned Hamlet for Preliminary Subdivision and Lot Line Change and for
10 The Mews Phase 2 Site Plan Approval for Saturday, September 22, 2012
11 at 8:00 A.M.

12 There being no further business, on motion by Ms. Gannon. seconded by
13 Ms. Gerbino, and unanimously carried, the meeting adjourned at 10:15
14 P.M. and the Chair noted that the next Planning Board meeting will be held
15 on Wednesday, October 10, 2012 at 7:30 P. M. at the Somers Town
16 House.

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Respectfully submitted,

Marilyn Murphy
Planning Board Secretary