

JULY 9, 2015 – PUBLIC HEARING

Minutes of a public hearing of the Town Board of the Town of Somers held on Thursday evening July 9, 2015 at 7:10 PM at the Town House, 335 Route 202, Somers, New York.

ROLL CALL:

PRESENT:	Supervisor	Rick Morrissey
	Councilman	Richard G. Clinchy
	Councilman	Thomas A. Garrity, Jr.
	Councilman	Anthony J. Ciriaco
	Councilman	William G. Faulkner

ABSENT:

Also present were Kathleen R. Pacella, Town Clerk, Patricia Kalba, Deputy Town Clerk and Roland A. Baroni, Jr., Town Attorney.

The Supervisor said that this was a public hearing with regard to the granting a of preliminary development concept plan approval and the reclassification of the site located at 16 Route 6 (Lot 15.07-1-6) for the proposed Hidden Meadow Development to the Multifamily Residence Baldwin Place District (MFR-BP) Floating Zone from an existing R80 Residence District pursuant to Section 170-13 Multifamily Residence MFR District. He invited Ms. Syrette Dym, Director of Planning to review the process.

The Town Clerk presented affidavit of public notice of the public hearing that appeared in the Somers Record on June 25, 2015 and posted on the Town Clerk's bulletin board the same day.

Ms. Dym said that she wanted to review where they were with the project and what the Board was being asked to do at that time. She said that the Hidden Meadow project was located at 16 Route 6 (Lot 15.07-1-6) and in September 2013 there was an application by Kearney Realty and Development Group. She said that the application proposed a 53 unit project to include 45 Market Rate Town Houses and additional 8 Town Houses within those 8 Town Houses there would be 8 One Bedroom Affordable Units, therefore there would be 16 Affordable Units in total. Ms. Dym said that in order to accomplish this project the Developer requested the designation of the Multifamily Residence Baldwin Place District (MFR-BP). She said that it was determined that there needed to be some adjustments both in the Zoning text and in the Comprehensive Master Plan in order to accomplish that request. She said that the Town Board undertook a series of actions which included the text changes, the environmental review and the approvals to the Comprehensive Master Plan that was necessary. Ms. Dym said that a Negative Declaration was issued by the Planning Board with regard to this action. She said that Town Board was being asked that evening to take public comments in order to make a decision regarding the approval of both granting of preliminary development concept plan, which was being considered by the Planning Board and the reclassification of the site located at 16 Route 6 (Lot 15.07-1-6) for the proposed Hidden Meadow Development to the Multifamily Residence Baldwin Place District (MFR-BP) Floating Zone from an existing R80 Residence District pursuant to Section 170-13 Multifamily Residence MFR District. She said that after the Board took public comments she wanted to go over the draft Resolution she had prepared and the findings of the Resolution. Ms. Dym said that was so that the Board was clear as to what they were voting on a result of the Resolution.

The Supervisor declared the hearing open and asked for comments from the public.

Mr. Ted Kugler, Mahopac Avenue, said that he was a 35 year resident of the Town of Somers and this project was something that the Town needed. He said that they needed affordable housing in the Town so that their children could stay in Town and raise their families. He said that he also owned a local business that was within 5 miles of Somers

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and he would like a place for his employees to buy a home in Somers. Mr. Kugler supported this project and he hoped that the Town Board supported it as well.

Councilman Garrity said that Mr. Kugler brought up a good point, there were 16 Affordable Units within the project as per definition by HUD. He said that meant a certain percentage of average income. He said that the other Units were not going to be high priced units, they were going to be affordable for people starting out or downsizing.

Councilman Ciriaco said that he liked the project because of the mixed concept of Affordable Units and Market Rate Units. He said that the Developer was known as a good builder and had a good track record in Town.

The Supervisor said that this project was kind of unique with the Affordable Town Houses with an Affordable Unit within the unit. He said that someone was not only buying a Town House they were going to have a built in tenant. He said that he had not seen that before and it seemed like an interesting and progressive model.

Mr. Michael McDonough, said that his family owned a business on Mahopac Avenue and they employ about 50 people and less than 20% of them live in Somers. He said that a lot of them would like to live in Somers but they cannot afford it. He said that the affordable units were great but the Kearney's were also proposing very affordable Market Rates as well and that was fantastic.

Mr. Ken Kearney, Kearney Realty and Development Group, said that the concept of the Town Houses with the rentals underneath was used in New Castle 25 years ago and he pointed out where they were located. He said that it worked out well for them. He explained that they were going to work with the homeowners and educate them on how to be a landlord. He explained that the project was a mixed income and a mixed use.

Councilman Ciriaco asked Mr. Kearney to explain how they were marketed. Mr. Kearney said that the 37 units were marketed by his company and they were fortunate that their partner, Housing Action Council was the appointed Marketing Consultant by Westchester County. He said that Ms. Rose Noonan of the Housing Action Council would be handling the marketing for the 8 Affordable Homeownership Units. He said that they would sell those units first and once they were sold Ms. Noonan would handle the Marketing for the 8 Affordable Rental Units.

There being no else to be heard on motion of Supervisor Morrissey, Councilman Clinchy, the public hearing was declared closed at 7:25 PM.

Town Clerk

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Minutes of a public hearing of the Town Board of the Town of Somers held on Thursday evening July 9, 2015 at 7:35 PM at the Town House, 335 Route 202, Somers, New York.

ROLL CALL:

PRESENT:	Supervisor	Rick Morrissey
	Councilman	Richard G. Clinchy
	Councilman	Thomas A. Garrity, Jr.
	Councilman	Anthony J. Ciriaco
	Councilman	William G. Faulkner

ABSENT:

Also present were Kathleen R. Pacella, Town Clerk, Patricia Kalba, Deputy Town Clerk and Roland A. Baroni, Jr., Town Attorney.

The Supervisor said that this was a public hearing with regard to a proposed Local Law to add Chapter 83 entitled Community Choice Aggregation (Energy) Program to the Code of the Town of Somers and adopt a Resolution with regard to the Town's participation in the Community Choice Aggregation Program.

The Town Clerk presented affidavit of public notice of the public hearing that appeared in the Somers Record on June 25, 2015 and posted on the Town Clerk's bulletin board the same day.

The Supervisor explained that the Board approved joining Sustainable Westchester and they would be purchasing energy. He said that the Town of Somers as a Community Choice Aggregation Program participant each resident and business would be able to sign up with them. He said that it was almost a guaranteed lower rate. He said that no one was made to change and had the option of staying with their current provider. The Supervisor said that once the Local Law and Resolution were enacted the residents and business owners would be receiving a notification from Sustainable Westchester. He continued that at that time the resident or business owner could opt-out of the Community Choice Aggregation Program.

Councilman Faulkner pointed out that if a resident or business owner opted-in and at a later time wanted to opt-out they could do so at that time.

The Supervisor said that they felt that this was a great benefit to the residents. He said that the energy was going to be purchased in bulk and that would lower the rates.

Councilman Clinchy said that there were a number of Towns in Westchester that were joining them although they were proud to say the Town of Somers was on the forefront.

Councilman Ciriaco said that he liked that there were other alternatives that would be available to the residents

Councilman Garrity said that he compares this to the Oil Plan that the Town already had in place.

The Supervisor declared the hearing open and asked for comments from the public.

There being no one to be heard on motion of Supervisor Morrissey, seconded by Councilman Garrity, the public hearing was declared closed at 7:37 PM.