

John Currie, *Chairman*
Vicky Gannon
Nancy Gerbino
Eugene Goldenberg
Dennis McNamara
Bruce A. Prince
Christopher Zaberto

PLANNING BOARD

Town of Somers

WESTCHESTER COUNTY, N.Y.

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**SOMERS PLANNING BOARD MINUTES
SEPTEMBER 11, 2019**

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ROLL:

PLANNING BOARD

MEMBERS PRESENT: Chairman Currie, Ms. Gannon, Ms. Gerbino,
Mr. Goldenberg, Mr. McNamara and Mr.
Prince

ABSENT: Mr. Zaberto
Consultant Town Engineer Barbagallo
Planning Board Town Attorney Eriole
Planning Board Secretary Barbara J. Sherry

ALSO PRESENT: Director of Planning Syrette Dym
Senior Office Assistant Wendy Getting

The meeting commenced at 7:30 p.m. Senior Office Assistant Wendy Getting called the roll and noted that a required quorum of four members was present in order to conduct the business of the Board.

Chairman Currie called for a moment of silence in memory of the events of September 11, 2001.

1 **APPROVAL OF DRAFT MINUTES AND DVD OF THE PLANNING**
2 **BOARD MEETINGS HELD ON JUNE 12, 2019, JULY 10, 2019 AND**
3 **AUGUST 14, 2019**

4
5 Chairman Currie noted that Planning Board Secretary Barbara J. Sherry
6 prepared and submitted for the Board's approval the draft minutes and
7 DVD of the Planning Board meeting held on June 12, 2019.

8
9 The Chair asked if there were any comments or corrections from the
10 Board on the draft minutes and DVD of the June 12, 2019 Planning Board
11 meeting.

12
13 Mr. Goldenberg stated he was present at the June 12, 2019 Planning
14 Board meeting; however, the minutes indicate he was absent.

15
16 On motion by Chair Currie, seconded by Ms. Gerbino, and unanimously
17 carried, the draft minutes and DVD of the June 12, 2019 Planning Board
18 meeting were approved, as amended.

19
20 Chairman Currie noted that Planning Board Secretary Barbara J. Sherry
21 prepared and submitted for the Board's approval the draft minutes and
22 DVD of the Planning Board meeting held on July 10, 2019.

23
24 The Chair asked if there were any comments or corrections from the
25 Board on the draft minutes and DVD of the July 10, 2019 Planning Board
26 meeting. There were none.

27
28 On motion by Chair Currie, seconded by Ms. Gannon, and unanimously
29 carried, the draft minutes and DVD of the July 10, 2019 Planning Board
30 meeting were approved.

31
32 Chairman Currie noted that Planning Board Secretary Barbara J. Sherry
33 prepared and submitted for the Board's approval the draft minutes and
34 DVD of the Planning Board meeting held on August 14, 2019.

35
36 The Chair asked if there were any comments or corrections from the
37 Board on the draft minutes and DVD of the August 14, 2019 Planning
38 Board meeting. There were none.

39

1 On motion by Chair Currie, seconded by Ms. Gannon, and unanimously
2 carried, the draft minutes and DVD of the August 14, 2019 Planning Board
3 meeting were approved.

4
5

6 **PROJECT REVIEW**

7 **THE PARAMOUNT AT SOMERS: ENTRY RENOVATIONS**

8 **TM: 28.17-1-19.1**

9

10 Chairman Currie stated that the application is to enclose an existing open entry
11 canopy to create a large weather tight vestibule, to replace the existing concrete
12 entry patio and planting beds with new ornamental concrete, an open walkway
13 canopy to the vehicle drop-off area, new landscaping and site lighting. He noted
14 that the property is located on the west side of Route 100 and is located in an R-80
15 Residential District.

16

17 Robert J. Seigart, AIA, of Schopfer Architect, was present to represent The
18 Paramount for the project. He noted that they received the comments from staff
19 and will respond to those comments.

20

21 Architect Seigart explained that The Paramount would like to add a 420 square
22 foot vestibule, which is now a canopy. He stated that they will be removing much
23 of the concrete sidewalk and landscaping and replacing with the new vestibule and
24 from that there will be a canopy, almost to the drive (not all the way to the drive),
25 for weather protection. He noted that there will be new stamped concrete,
26 walkway pavers and landscaping in the courtyard area. He explained that it's a
27 58-acre parcel and the project site is well back from the street.

28

29 Ms. Gerbino asked how many feet from Route 100 the project site is proposed.

30

31 Architect Seigart answered 500 feet.

32

33 Mr. McNamara asked what is the net square foot increase in impervious surface.

34

35 Architect Seigart answered 298 square feet. He explained that the current
36 impervious area is 4.85% of the site, and the proposed project will increase the
37 impervious area to 4.86%. Architect Seigart stated this will be a small impact on
38 the site.

39

40 Mr. Prince asked if the original courtyard is exterior.

1 Architect Seigart answered that is correct.

2
3 Mr. Prince asked if the original courtyard and the current walkway are not
4 covered.

5
6 Architect Seigart answered that is correct. He explained that currently there is a
7 covered area that will become the vestibule.

8
9 Mr. Prince asked if the courtyard is going to stay open.

10
11 Architect Seigart responded yes.

12
13 Mr. Prince stated that the courtyard will act as an atrium.

14
15 Architect Seigart explained that within the courtyard there will be a paver
16 walkway and new plantings around, unlike the exterior which will have a covered
17 walkway with seating area on the side.

18
19 Chairman Currie mentioned that there are two memos; one from Syrette Dym,
20 Director of Planning and one from Joseph Barbagallo, Consultant Town Engineer.

21
22 Director of Planning Dym stated that the Planning Board will have to declare
23 themselves Lead Agency. She suggested that the applicant respond and explain
24 the responses to her comments in her memo of September 4, 2019.

25
26 Director of Planning Dym did mention there has been issues in the rear of the
27 building related to lighting and the residences in that area, but based on the
28 analysis of where the proposed project is located and the lighting diagram, it does
29 not appear there should be any impact whatsoever on the residences along Plum
30 Brook Road.

31
32 Ms. Gerbino asked that what's being done here will not impact Plum Brook Road.

33
34 Director of Planning Dym clarified the lighting will not have an impact on
35 residences of Plum Brook Road.

36
37 Architect Seigart referred to Director of Planning Dym's memo and explained that
38 they have added a Zoning Bulk Table to the drawing A1.1. He verified that the
39 420 feet of new building represents only the square footage of the new entry
40 vestibule and has been documented on the plan. He noted that the existing

1 building is 115,000 square feet and the building after the addition will be 115,420
2 square feet, which is an increase of .04%, which is also documented on the
3 drawing.

4
5 Architect Seigart noted that the impervious surface has been documented on the
6 drawing, an additional 298 square feet which is an increase of .01%.

7
8 Architect Seigart explained that the entire area of disturbance totals 3,800 square
9 feet which represents the entire building area, canopy area, landscaping and trench
10 for lighting.

11
12 Ms. Gerbino asked if the lighting changes.

13
14 Director of Planning Dym explained that the lighting hasn't changed, it's just now
15 the applicant identified the square footage of disturbance where they have to dig
16 trenches in order to place the lighting. She noted that the lighting plan is the
17 same.

18
19 Architect Seigart stated that the area of site disturbance that was noted on the
20 application is 1,880 square feet and noted that is not correct.

21
22 Ms. Gerbino wanted to confirm that 420 square feet of new building under an
23 existing canopy and that he is an architect. She asked if they are altering, overall,
24 how the building looks architecturally.

25
26 Architect Seigart confirmed that is correct. He explained architecturally, there
27 will not be much change as far as the look of the vestibule, however, the canopy
28 and the landscaping will give the building a much different appearance.

29
30 Mr. Prince asked how the applicant is roofing the new vestibule.

31
32 Architect Seigart explained that they are reroofing the vestibule with a new
33 insulated roof.

34
35 Mr. Prince asked is it pitched, flat or slanted.

36
37 Architect Seigart responded that the roof is basically flat however it is pitched
38 each way into the courtyard with an existing catch basin and out the other way.
39 He explained that it is pitched $\frac{1}{4}$ inch per foot.

40 Mr. McNamara opined that the roof appears to be flat.

1 Mr. Prince asked whatever is coming off the roof, what will it drain into.

2

3 Architect Seigart explained that the water will come off into the courtyard that has
4 an existing catch basin that will take the water.

5

6 Ms. Gannon noted that will happen in one direction and asked what will happen in
7 the other direction.

8

9 Architect Seigart explained the water will go off into the planting area.

10

11 Mr. Prince asked if there is something around the roof that is going to direct the
12 water into the catch basin.

13

14 Architect Seigart noted that the water is going to go into the landscaped area,
15 which is graded, and ultimately will go into the catch basin.

16

17 Mr. Prince asked where the water will go in the front.

18

19 Architect Seigart noted that a catch basin is not shown in the front but he will look
20 into it.

21

22 Ms. Gannon opined that something would be necessary in the front, for the people
23 that are coming to visit they will not be any more susceptible to ice or any other
24 elements of the weather.

25

26 Architect Seigart noted that he will look into adding more catch basins in other
27 areas.

28

29 Mr. Prince asked if there is a drawing that shows where the canopy hits the new
30 vestibule.

31

32 Architect Seigart showed the Board on the drawing where the canopy meets the
33 vestibule.

34

35 Mr. Prince asked if the canopy is flat.

36

37 Architect Seigart stated that the canopy has a ridge through the center and is
38 pitched slightly in both directions.

1 Mr. Prince opined that the water coming off the vestibule will be going onto the
2 canopy and it will go into a catch basin on one side and the other side he asked is
3 that where the planting is.

4
5 Architect Seigart stated yes, one side has plantings. He noted he will look at this
6 issue for resubmittal.

7
8 Ms. Gerbino noted that this is a commercial site and the Town has an ordinance
9 that requires the applicant go before the Architectural Review Board (ARB). She
10 stated that one issue is that the site is an old commercial site, 60 years old, it
11 originally came in as a Special Exception Use Permit with many changes over the
12 years and it is difficult for the Board not to have a book to go to and rules have
13 changed. She explained that one of the rules is that a commercial site with
14 architectural changes is reviewed by the Architectural Review Board before the
15 Planning Board reviews it.

16
17 Architect Seigart asked that he be advised what needs to be done next.

18
19 Director of Planning Dym stated she would look into it and advise the applicant.

20
21 Ms. Gannon asked if there are any steep slopes involved because Woodard &
22 Curran's memo dated September 6, 2019 mentioned a need for a Steep Slope
23 Permit but opines that may have been a typo, along with the first bullet point at
24 the bottom of page one. She noted there is information in the memo that does not
25 pertain to this project; first bullet on page 2 and last bullet on page 1.

26
27 Architect Seigart responded that a Steep Slope Permit is not necessary.

28
29 Chairman Currie referenced Woodard & Curran's memo that stated "the proposed
30 project does not result in disturbance of steep slopes or wetland/wetland buffer
31 areas." He noted that it does not need a Stormwater Pollution Prevent Plan, it is
32 less than 5,000 square feet.

33
34 Architect Seigart agreed that that's the way he read Woodard & Curran's memo.

35
36 Chairman Currie asked if there were any other comments from the Board or staff.
37 Architect Seigart referred to Director of Planning Dym's memo "General Note
38 #2" with regards to contractor's employees and parking. He explained that there
39 is a gravel area that is identified as the staging area and is where the contractor's

1 employees will be parking. He noted that a construction fence will be installed.
2 He noted that there is plenty of parking on the site for employees.

3
4 Architect Seigart referred to Director of Planning Dym's memo "General Note
5 #4" with regards to special inspections. He explained that special inspections are
6 typically inspections of items such as soils, concrete, steel and masonry that are
7 required by New York State Building Code. He also noted that it is an
8 independent inspector who is hired by the owner and is mandated to report the
9 results to the contractor as well as to the architect and engineers.

10
11 Architect Seigart referred to Director Planning Dym's memo and spoke about the
12 temporary entrance and explained that the former main entrance will act as the
13 temporary entrance during construction, which is about 200-feet from the existing
14 main entrance.

15
16 Ms. Gannon asked where people that arrive in an ambulance will be brought to.

17
18 Mark Badolato, Administrator for the Paramount at Somers, explained that current
19 ambulance entrance will be used for ambulances and families as well.

20
21 Mr. Prince noted that the canopy drains mostly into planted areas, however, the
22 part that goes across the center, the water will drop off the canopy onto the
23 walkway but the walkway may have water on it. Mr. Prince asked if there is a
24 possibility that where the canopy empties on, can it be slightly sloped away from
25 the walkway into the planting area. He opined that the ARB will ask the same
26 question.

27
28 Architect Seigart responded that he expects that there is a slope but he will look
29 into this issue further and make sure that is the method being used and possibly
30 may need a small catch basin.

31
32 Ben Blumenkrantz, Director of Construction Management and Development for
33 CareRite Centers, LLC, explained that the canopy will create an embedded gutter
34 system that catches the water and brings it off to the grassy area.

35
36 Mr. Prince opined that would be excellent and suggested that before the applicant
37 goes to the ARB to have this information available.

38
39 Mr. McNamara opined that what is more critical is ice on the walkway rather than
40 the water. He said that represents a real liability.

1 Mr. Prince agreed that there shouldn't be any moisture on the walkway.

2

3 Ms. Gannon also pointed out that the canopy will block the sun from melting
4 whatever is freezing.

5

6 Architect Seigert explain that the canopy will let through some sun since it is a
7 clear polycarbonate but will still have to protect against ice.

8

9 Ms. Gannon stated that her recollection is that there is no canopy over the
10 ambulance entrance.

11

12 Architect Seigert responded that is correct.

13

14 Ms. Gannon asked if there is any consideration of putting a canopy in at that
15 entrance.

16

17 Mr. Blumenkrantz explained that currently the ambulance entrance drive through
18 goes directly to the entrance of the building, whereas the main entrance is very far
19 so the ambulance/residences is able to drive up and go directly into the building.
20 He stated that one of the main reasons for the canopy is that there is no clear
21 differentiation of where the central access point of the building is and the canopy
22 will create a welcoming entrance as well as provide the cover necessary for the
23 whole walkway.

24

25 Mr. Prince asked if the vehicle is still going to be 10-15 feet from the canopy and
26 asked if there is any thought to extend the canopy all the way to the drive for
27 people being dropped off.

28

29 Mr. Blumenkrantz responded that they felt this would be the best way to meet and
30 greet people however, they will look into it and consider extending the canopy.

31

32 Architect Seigart referred to Director of Planning Dym's memo and the issue
33 about trees. He explained that there are 2 ornamental trees; one outside the
34 existing canopy and the other one in the courtyard that will be replaced with a
35 number of other trees and landscaping.

36

37 Ms. Gerbino noted that the applicant is required to identify the tree(s) to be
38 removed and explain why.

39

1 Mr. Prince pointed out that the Open Space Committee would like the trees to be
2 replaced with native species.

3
4 On motion by Chairman Currie, seconded by Mr. McNamara, and unanimously
5 carried, the Board moved to declare its intent to be Lead Agency on this project
6 under SEQRA.

7
8 The Board agreed that a Site Walk would not be necessary.

9
10 The applicant was directed to attend the next available Architectural Review
11 Board meeting.

12
13 **ADDED ITEM – INFORMAL APPEARANCE**
14 **OPENGATE GRAY HOUSE ICF – RENOVATIONS INCLUDING**
15 **ADDITIONAL SIDEWALK**
16 **TM: 17.06-1-2**

17
18 Chairman Currie announced that the next item on the agenda is an informal
19 discussion for the potential need for revised Site Plan Approval for the addition of
20 164+/- square feet of new sidewalk/impervious surface.

21
22 Jay Diesing, Mauri Architects PC, stated he is working with Opengate on a small
23 project at their campus at 29 Warren Street. He explained that the project is
24 proposed to occur at the building on the north side of the campus called the Gray
25 House. He noted that a piece of sidewalk will be replaced and a small piece of
26 sidewalk will be added, about 30-35 feet along the existing parking lot, a standard
27 4-foot sidewalk. He stated that the sidewalk is being built because the existing
28 garbage dumpster is set on the grass and Opengate would like it set on the
29 concrete so it's cleaner, easier to get to and the sidewalk allows people to get in
30 and out of the parking lot.

31
32 Ms. Gerbino stated the sidewalk is for the parking lot and asked if it will be taking
33 away any parking spaces.

34
35 Architect Diesing responded no, the sidewalk will go on a strip of lawn next to the
36 parking lot.

37
38 Chairman Currie asked why this application is not administrative.

39

1 Director of Planning Dym explained that the application came to Principal
2 Engineering Technician, Steve Woelfle, who then referred the application to her
3 and since the Planning Board agenda was short, she opined that the Planning
4 Board should take a look at the application and let them determine if it's
5 administrative.

6
7 Chairman Currie noted that the sidewalk is roughly 4 feet times 30 feet.

8
9 Architect Diesing responded that the proposed sidewalk is 164 square feet.

10
11 The Board unanimously decided that the application should be handled
12 administratively.

13
14 Chairman Currie announced that the next Planning Board meeting is scheduled
15 for October 16, 2019 at 7:30 p.m. and Dennis McNamara will be Acting Chairman
16 at the meeting.

17
18 There being no additional business, on a motion by Chairman Currie, seconded by
19 Ms. Gannon, and unanimously carried, the meeting adjourned at 8:10 p.m.

20
21 Respectfully submitted,

22
23 
24
25 Wendy Getting
26 Senior Office Assistant

27
28
29 Z:\PE\Planning Board meetings\Minutes\2019\September 11, 2019.doc