

PLANNING BOARD

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

Town of Somers
WESTCHESTER COUNTY, N.Y.



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SOMERS PLANNING BOARD MINUTES May 11, 2022 7:30PM

ROLL

PLANNING BOARD MEMBERS PRESENT: Chairman John Currie, Vicky Gannon, Nancy Gerbino, Jack Mattes, Christopher Zaberto

PLANNING BOARD MEMBERS PRESENT BY ZOOM: Bruce Prince

ALSO PRESENT: David Smith, Consulting Town Planner, Planning & Development Advisors; Steve Robbins, Consulting Town Engineer, Woodard & Curran

ALSO PRESENT BY ZOOM: Joe Eriole, Planning Board Attorney

ABSENT: Dennis McNamara

MEETING COMMENCEMENT

The meeting commenced at 7:30pm.

Chairman Currie requests participants say the Pledge of Allegiance.

Consulting Town Engineer Steve Robbins calls the Roll and notes the required quorum of at least four members is present to conduct the business of the Board.

MINUTES

Chairman John Currie moves to accept the minutes for the April 13, 2022 Planning Board Meeting as presented.

Chairman Currie and members discuss an error in the Code Citation for the Granite Pointe Extension Request in the first draft of the Minutes.

Member Christopher Zaberto moves to approve the amended Minutes reflecting the change. Member Jack Mattes seconds the motion. All in favor. Motion passes.

PROJECT REVIEW

1. MASTRANTONI BROTHERS, INC. PRELIMINARY APPROVAL OF SUBDIVISION APPLICATION FOR PROPERTY LOCATED AT 2 AMAWALK POINT ROAD. TM 36.12-2-6

Subdivision, Steep Slopes, Stormwater Management, and Erosion Control permits for the subdivision of a 5.6-acre parcel into two lots.

The property is located in the R-80 zoning district.

Mr. Paul Lynch, Putnam Engineering, to represent the Applicant.

Mr. Lynch describes how the site plan is updated to disturb less than 1 acre, to 0.92 acres, and that the area of disturbance may be further reduced given changes to Westchester County Department of Health's change to onsite wastewater treatment design standards; the septic field can be further reduced in size.

The total area of disturbance with the two lots is 1.77 acres, requiring stormwater management.

Consulting Town Engineer Steve Robbins highlights the need for an existing conditions plan and additional stormwater management needs as it is located within the New York City Department of Environmental Protection watershed. The review memo outlined further technical items.

Mr. Robbins inquires if a Tree Removal Permit Application will be submitted. Mr. Lynch confirms that one will be submitted, though lacking an official street address as the subdivision is not yet finalized. Town Engineering Technician Steve Woelfle will receive and review the Application and is aware that the subdivision is not completed.

Mr. Lynch asks if drawings must be stamped and signed if drawings are available online, concerned that the stamp could be more easily lifted digitally and used fraudulently.

Member Christopher Zaberto notes that all submittals are public records and available to the public, whether in hard copy only or both hard copy and digital versions. The Planning Board Attorney may have recommendations.

Mr. Robbins notes that the State Department of Education has policies and procedures around the use of a digital stamp for Professional Engineers.

Member Nancy Gerbino recalls that in her time on the Planning Board they have discovered two expired licenses and three out of state licenses, so it is important for the stamp to be present.

Mr. Lynch asserts that his hard copy submittals are signed and stamped, and that may be sufficient for the Board's needs.

Mr. Zaberto suggests that the stamp and signature could be redacted prior to putting the drawings online.

Planning Board Attorney Joe Eriole offers the original stamp and signature is the most critical, and that it is difficult to replicate the raised seal in hard copy, though it is possible if someone really desires to commit fraud.

Mr. Robbins returns to the submittal, suggesting the Applicant resubmit next month and to schedule a Public Hearing after the resubmittal.

Consulting Town Planner Dave Smith has no additional comments.

Member Nancy Gerbino asks Mr. Robbins how large snowfalls are addressed with respect to space for snow removal with private roads. Mr. Robbins says that the private road is designed to a public road standard which should be wide enough to accommodate any large snowfall events.

2. MASTRANTONI BROTHERS, INC. WETLAND AND WATER COURSE PROTECTION PERMIT APPLICATION FOR IMPROVEMENTS IN THE VICINITY OF 12 HILLSIDE DRIVE. TM 16.05-3-6

Application to widen and provide stormwater improvements to approximately 550 LF of Hillside Drive from the intersection of Overhill Road.

The property is southwest of the intersection of Overhill Road and Hillside Drive in a R-40 District.

Mr. Paul Lynch, Putnam Engineering, to represent the Applicant.

Mr. Lynch describes the project briefly. The proposal is to widen the road to 16-feet and install stormwater management practices within the space constraints. The lot to be developed will have a separate stormwater system that includes stormwater planters and sedimentation pond.

Consulting Town Engineer Steve Robbins asks if the alternative moving forward, with the hammerhead turnaround, has been approved by the Fire Prevention Board. Mr. Lynch does not know. Mr. Robbins will discuss with Town's Engineering Technician Mr. Steve Woelfle and the Town's Building Inspector Mr. Tom Tooma.

Mr. Robbins asks if the hammerhead turnaround can be constructed to be a widened driveway or stay within the lot rather than protruding into the Town Right of Way. This may reduce the total impervious area; additionally, the current design may invite overflow parking by residents, which would block use by fire trucks. Mr. Robbins asserts the Fire Prevention Board has previously commented on hammerhead turnarounds, so consulting with them may expedite the final design and approvals process. Mr. Lynch confirms the turnaround could be contained on the lot.

Member Jack Mattes asks if the turnaround protrudes to the downhill side of the existing road or if the slope remains as is. Mr. Lynch says the slope and flat area opposite the road will remain as is.

Chairman John Currie remarks that if the project did not come before the Board, the Fire Department would not be able to turnaround if called to the residence at the end of the road. Member Nancy Gerbino offers that the residence at the end of the road belongs to a member of the Fire Department.

Mr. Robbins notes that the additional development of the lot in question increases the severity of the current non-conformance.

Chairman John Currie suggests holding off on the public hearing until consulting with the Fire Prevention Board. Mr. Robbins confirms that other items in the review member were minor and could be corrected in the meantime or made conditions of approval.

Consulting Town Planner Dave Smith has no additional comments.

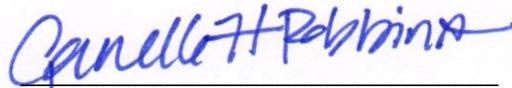
The Board has no additional comments.

MEETING ADJOURNMENT

Chairman Currie reminds the members that the next Planning Board Meeting is Wednesday, June 8, 2022 at 7:30pm.

Chairman Currie makes a motion to adjourn the meeting. Member Gerbino seconds. All in favor. Motion passes. The meeting is adjourned at 7:54pm.

Respectfully submitted,



Janelle Robbins, Transcriber

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