

Vicky Gannon, Chair
Rick Bohlander
Paul W. Ciavardini
Damien DeSantis
Jack Mattes
Anthony Sutton
Christopher Zaberto

Town of Somers

WESTCHESTER COUNTY, N.Y.



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SOMERS PLANNING BOARD MINUTES

July 8, 2026

7:30 PM

ROLL

MEMBERS PRESENT Chair Vicky Gannon, Rick Bohlander, Damien DeSantis, Paul Ciavardini, Jack Mattes (via Zoom), Anthony Sutton, Christopher Zaberto

ALSO PRESENT David Smith- Consulting Town Planner, Steve Robbins- Consulting Town Engineer, Michael Towey- Planning Board Attorney, Nicole Montesano-Planning Board Secretary

MEETING COMMENCEMENT

The meeting commenced at 7:30 p.m.

Chair Vicky Gannon welcomed everyone to the meeting and then requested that participants please stand for the Pledge of Allegiance.

Planning Board Secretary, Ms. Nicole Montesano called the roll.

Chair Vicky Gannon stated that video conferencing is going to be used during this meeting in accordance with the Town of Somers Video Conferencing Policy. The Planning Board will conduct a meeting at the Somers Town House at 335 Route 202 Somers, New York. Board member Jack Mattes will participate in the meeting via Zoom.

She then stated it is longstanding policy of the Town of Somers Planning Board that it does not allow public comments on matters that are not before the Board for a Public Hearing. Members of the public are welcome to submit written comments to the Board, which are reviewed by the Board in advance of the meeting.

MINUTES

Chair Vicky Gannon stated the first item for consideration are the draft minutes from the May 13, 2026, meeting. Chair Vicky Gannon noted one change on page 3. There was a slight typo in the spelling of Mr. Paul Ciavardini's last name. She then asked the Board if anyone else had comments and/or questions. There were none. She then stated that she assumes that unless the new Board members, Mr. Rick Bohlander and Mr. Damien DeSantis watched the meeting that they would abstain from voting on the draft minutes. As there were no comments on the minutes, Mr. Anthony Sutton made a motion to approve the minutes as amended. Chair Gannon seconded and then asked Planning Board Attorney, Mr. Michael Towey if a roll call vote should be taken. Mr. Towey responded no. All in favor with the exception of Mr. Bohlander and Mr. DeSantis who abstained. Motion passes.

TIME EXTENSION REQUEST

**1. NYS POLICE HEADQUARTERS - SOMERS FIRE DISTRICT
295 ROUTE 100 SUBDIVISION – RESOLUTION NO. 2024-05
TM: 17.18-1-1.2**

For the record Chair Vicky Gannon stated this is a request from Somers Fire District Board of Commissioners for a 90-day time-extension from July 27, 2026, up to and including October 24, 2026, for an approved Preliminary Plat signature by the Planning Board Chairman to meet the conditions of approval, Resolution No. 2024-05 in accordance with Town Code Section 150-12.M.

Consulting Town Engineer, Mr. Steve Robbins advised Chair Gannon that he hoped that is the last time she has to read all of that for the application. He then advises that the Westchester County Health Department (WCHD) had comments on the Realty Subdivision plan and those have been addressed. He noted they worked with the surveyor to make those adjustments. Mr. Robbins stated that he personally hand delivered the printed copies, the mylar, and everything to the WCHD and has been following up with them regularly for their signature. He indicated that he knows that the reviewer is currently away on vacation, but he expects that any day now upon their return he will have those. Chair Gannon responded okay and asked if she would sign those once they come back. Mr. Robbins responded that is correct. Chair Gannon asked Planning Board Secretary, Ms. Nicole Montesano to let her know when they come in so she could make arrangements to come in and sign them. She then asked the Board if they had any questions and/or comments. There were none. Chair Gannon made a motion to grant the requested 90-day time-extension from July 27, 2026, up to and including October 24, 2026, for approved preliminary Plat signature by the Planning Board Chairman. Mr. Christopher Zaberto seconded. All in favor with the exception of Mr. Anthony Sutton who abstained. Motion passes.

CONTINUATION OF PUBLIC HEARING -ADJOURNED AT THE APPLICANT'S REQUEST**2. VEOLIA WATER NEW YORK, INC. – HERITAGE HILLS WATER TREATMENT PLANT SITE PLAN, WETLAND AND WATERCOURSE PROTECTION, STEEP SLOPE PROTECTION, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL AND TREE REMOVAL APPLICATIONS
TM: 6.20-10-13**

The project will consist of the installation of a new PFAS (Polyfluoroalkyl Substances) treatment building to house granular activated carbon (GSC) filtration vessels, which are to be used to reduce PFAS to regulatory compliance levels. The existing sodium hydroxide chemicals that feed the system will be relocated to dedicated rooms within the new building. An above-ground chlorine contact tank will be installed to replace the existing chamber. Additional process piping site improvements and associated modifications are required and further defined in the plans and the engineer's report. The project will also include a paved driveway, an underground stormwater tank detection system, and an above ground spill containment pad. The property is located in a Designated Residential Development Overlay District (DRD).

Chair Vicky Gannon stated that the Applicant requested that we adjourn the Public Hearing until next month. So, in order to do that, we need to open the Public Hearing and then adjourn it. Before doing that, she introduced the project and stated this is Veolia Water New York, Inc. – Heritage Hills Water Treatment Plant Site Plan, Wetland and Watercourse Protection, Steep Slope Protection, Stormwater Management and Erosion and Sediment Control and Tree Removal Applications. Tax Map 6.20-10-13. In light of the Applicant's request, Chair Gannon made a motion to open the Public Hearing. Mr. Paul Ciavardini seconded. All in favor. Motion passes. She then made a motion to adjourn the Public Hearing to our next meeting, which will be Wednesday, August 12, 2026. Mr. Ciavardini seconded. All in favor. Motion passes.

PROJECT REVIEW**3. HERITAGE HILLS SOCIETY, LTD.
SITE PLAN APPLICATION
51 HERITAGE HILLS DRIVE – EAST HILLS GOLF COURSE
TM: 6.18-10-11**

For the record Chair Vicky Gannon stated the next item on the agenda is Heritage Hills Society Site Plan Application and indicated that she had a conflict because she owns a unit at Heritage Hills and is therefore a member of the Society and as such, she recused herself. Mr. Jack Mattes stated that he is going to recuse himself as well for the same reasons. Chair Gannon left the room and Planning Board Attorney, Mr. Michael Towey advised Mr. Mattes to turn off his camera or step away if that was easier.

Deputy Chairman, Christopher Zaberto indicated he would be filling in as Chair Gannon has recused herself. For the record, Deputy Chairman Zaberto stated the third item on our agenda is a project review of the Heritage Hills Society Limited, Site Plan application at 51 Heritage Hills Drive, formerly known as the East Hills Golf Course, which he believed is now known as Meadowland Park. This is for TM 6.18-10-11. The Applicant is requesting approval to assemble a 14-foot gazebo on the 62-acre parcel now

known as Meadowland Park, and the property is located in the Designated Residential Development Overlay District, otherwise known as a DRD. Mr. John Milligan, the property manager for Heritage Hills Society came to the podium and introduced himself. He indicated that he started the process by meeting with the Building Inspector, Mr. Tom Tooma. He had asked him if this was a permitted accessory on that parcel of land. Mr. Tooma told him that it was. He then met with the Town Principal Engineering Technician, Mr. Steven Woelfle on site and it was determined that there were no environmental concerns related to this particular application. He then reached out to Consulting Town Planner, Mr. David Smith, who mentioned to him that the Planning Board needs to approve structures on a Site Plan for the Building Department. Mr. Milligan indicated that another individual in the Town of Somers mentioned to him that the Planning Board was interested in what had been done with the property up until now, and what the plans are for the future. As such, he indicated that his submission was sort of geared more towards answering that latter question, and he thought it would give some context for this particular application. That property became available in 2020. Because of its location, immediately adjacent to the Heritage Hills main activities complex, the Society Board felt strongly that if anyone were to own that piece of property, it should be the residents of Heritage Hills. Because of its size, the purchase was subject to a vote of the community. It was passed overwhelmingly, and they closed on the property in February of 2021. They immediately formed the Park Committee. One of its first tasks was to name the park. It is actually Meadowlark Park, not Meadowland Park. Funny story, the Audubon Society did a bird inventory shortly after the property was purchased, and a meadowlark was one of the few birds they did not find on that property, but it was such a poetic name, they kept it. He then thanked Planning Board Secretary, Ms. Nicole Montesano for her help in putting the submission together. Mr. Milligan continued and stated that one of the reasons they bought that property was it sort of filled two needs in Heritage Hills. One was they now had property that allowed them to put in a playground. There are more and more children in Heritage Hills, and there really was nowhere to place a playground. They had parcels of land at some of the recreation areas which were located in close proximity to units, and they figured it would probably not be the ideal location for a playground. This, of course, gave them a huge opportunity to put in a playground. It was really the first item that they did in Meadowlark Park – they installed a really nice playground in June of 2021. Again, he went to Mr. Tooma first and made sure that was a permitted accessory, which it was. Mr. Milligan added that the second reason they bought it was because people walking in Heritage Hills is sort of a big safety problem. They walk on the roads; they are narrow roads with blind turns. So, they decided that this was a perfect piece of property to create walking trails, and it was fairly simple to create them. That was why they put in those fiberglass trail markers, which he shared pictures of, and they just connected existing cart paths and created some walking trails. He added there are three walking trails now - designated red, yellow, and green. They numbered the markers on the trails so that if a resident has a problem while on the trail, they can reference the marker they are near and their security team is aware of what that is, and they can respond to the right spot in quick fashion. Mr. Milligan, stated unfortunately, it did not really reduce the number of people walking on the roads. He noted it is a beautiful piece of property, and they are constantly encouraging people to use the park. There are people that just want to leave their front door and go for a walk – they are not going to get into their car and drive to the park. As you know a lot of the residents are elderly, but it does get used. He shared a map with the Board of the red trail which goes up the middle of the property. He added that they have larger versions of the map which are available to residents to pick up in several locations in the park to help orient them. Mr. Milligan stated again that the red trail essentially goes up the middle of the park property. He added that there is a real steep section as you get to the top of that hill. He then put a drawing on the easel and stated he was going to reference it as it will become pertinent shortly. He continued and stated as you get to the top of that hill, it levels out and while pointing to the drawing stated it actually is this green and they put a bench up there. The problem is it is in the sun all day long. As stated earlier, it is a steep trail. When

people climb up there, they are looking for someplace to rest. While they do have a bench, it is in the hot sun. So, the Meadowlark Park Committee, decided that they would like to consider putting a gazebo in that location. There are three other gazebos in Heritage Hills - one at Lake Lodge, one in Condo 25 and a smaller one in Condo 11. This gazebo is basically the same style, and the intent was to put that gazebo on that spot to give people a little shade and some benches inside to sit and rest. Mr. Milligan added it also has a wonderful view. This is a high point - you look out over Heritage Hills and can actually see to the wetlands behind DeCicco & Sons. It really is a nice spot. So, it is sort of a natural spot for a gazebo. One of the nice things about building on a golf course is, you have a lot of level areas to deal with. While pointing to the drawing, he stated the playground is actually on this green, the ninth green. It was perfectly level; they did not have to do anything. They put in a foot of playground mulch and constructed the playground there. He continued and stated that the horseshoe pits are actually on the first tee, a nice narrow area that they did not have to do any leveling. He then stated the proposed location for the gazebo is actually the first hole at the top of that hill- also level. In addition to being level, the soils just naturally have nice drainage characteristics.

Mr. Milligan stated reference to the installation of the gazebo – they would like to install a 14-foot gazebo. The gazebo by Lake Lodge is a 14-foot diameter. He indicated that he knows that diameter is not exactly accurate, as it is an octagon. The one at Condo 25 is also 14-feet. He noted that they have not actually settled on the type of roof. There is a pagoda roof, which is sort of a two-layer roof and the majestic roof which is just a single roof. He added that he did not include the difference in the overall height once it is constructed. The majestic roof - which is a simpler roof, is 13-feet one inch above grade at its highest point. The pagoda roof is a little taller, it is 14-feet three inches. They had originally considered the site prep and were going to use sonotubes. They have been working with a company called Amish Country Gazebos. They are literally in the Amish country in Pennsylvania. He did not think the Amish had anything at all to do with this company but felt it was a good name to attach to it. They recommended based on the characteristics of the spot selected, to use crushed stone and pavers at the eight corners and in the center. Not only is it cheaper, but it is also a lot easier and quicker to do. He indicated that they are leaning towards the crushed stone and added that he thought he sent the Board the site preparation drawings. He stated you are literally taking six inches of soil out, which amounts to 3.3 cubic yards. It is essentially a 15-foot diameter circle. The two-inch-thick pavers are placed at the eight corners and in the center, and you fill in between with about two and a half cubic yards of stone. In other words, pretty minimal disturbance. He noted it actually comes as a kit- it is pre-cut and pre-drilled with all the accessories. Mr. Milligan indicated they are contemplating using Amish Country Gazebos to install it. It installs in one day; they just literally assemble it on site. They will probably have their landscape contractor use their loader with forks on it to get all the parts and pieces up there. He noted that they have to work out a couple of things with the Building Department. Mr. Tooma wants them to have a Westchester County contractor's license, and they will work that out. As far as costs, Mr. Milligan stated there is the base gazebo cost and on-site assembly cost. In addition, they also provide sealed drawings for the Building Department. The simpler roof costs \$22,400 and the fancier pagoda roof is \$25,690. The site preparation for either one is about the same, it is approximately \$2,000. Mr. Milligan stated, so it is basically a \$25,000 to \$28,000 project in total. The Society Board is in favor of it and thinks it would be a nice addition. He then asked the Planning Board if they had any concerns related to this particular application. Deputy Chairman Zaberto asked Consulting Town Planner, Mr. David Smith if he had any comments. Mr. Smith responded yes and thanked Mr. Milligan for his comprehensive presentation. He stated in speaking with Mr. Tooma and Mr. Woelfle the issue with respect to this application, even though it's a gazebo and accessory use, it was felt that it would be important to have it located on a Site Plan that the Building Department could refer to in the future, and so that's why Heritage Hills was asked to come in and make a presentation before your Board so it's

formalized on a Site Plan. This particular action is a Type II action under the State Environmental Quality Review Act (SEQRA), so essentially there is no impact. He added with respect to the proposal, similar to what has been done in other applications, his suggestion would be that you could waive the formal Site Plan requirements, waive the Public Hearing if you would like, or waive the Site Walk, and then at some point, if you are in favor, staff could prepare a confirmatory resolution for your consideration. Deputy Chairman Zaberto responded all right and then asked Consulting Town Engineer, Mr. Steve Robbins if he had any comments. Mr. Robbins responded no technical comments. Everything that is proposed is appropriate for a structure of this type and size and location. So, no concerns on his end, and no need for a Stormwater Pollution Prevention Plan for a project this size. Deputy Chairman Zaberto asked if that was because the disturbance is low. Mr. Robbins responded yes. Deputy Chairman Zaberto then asked if the Board had any questions and/or comments. Mr. Anthony Sutton asked if there was any issue with whose engineer stamp would be on it. Mr. Robbins responded no that is more for the for the Building Department as a structure. Mr. Milligan stated that he brought that up to Mr. Tooma and as long as he had some stamped and sealed drawing, he is willing to accept those for assembly of this structure. Deputy Chairman Zaberto responded that is good, as he knows there have been some issues with seals with cell towers and engineers not from New York. Mr. Robbins responded that we do care about that for those things that are under our review, we do double check them, and he will let the Building Department check. Deputy Chairman Zaberto stated he may have missed it and then asked what keeps the gazebo anchored to the ground, so it does not blow away. Mr. Milligan responded actually, it is not anchored to the footing at all. It is just the weight of the structure. He did not know the wind rating the structure has but he could ask the manufacturer, but it is a pretty robust structure, and whether you put it on a concrete slab or the sonotubes, there is no attachment configuration to hold it down to whatever the site preparation consists of. Mr. Robbins stated also there are no walls, it is open. Deputy Chairman Zaberto stated as there are no other questions and we are good he is going to float some motions. He then made a motion to waive the Site Plan requirements. Mr. Paul Ciavardini seconded. All in favor. Motion passes. Deputy Chairman Zaberto then made a motion to waive the Public Hearing and the Site Walk. Mr. Damien DeSantis seconded. All in favor. Motion passes. Mr. Michael Towey advised Deputy Chairman Zaberto that the Board could also determine that this is a Type II Action and vote for the record. Deputy Chairman Zaberto then made a motion to accept this as a Type II Action under SEQRA. Mr. Anthony Sutton seconded. There was some confusion over voting on the Site Plan and directing staff to prepares a confirmatory resolution. Mr. Towey noted that the requirement for the Site Plan was waived earlier, and the only item remaining would be to vote on directing staff to prepare a resolution. Mr. Smith explained that you are approving the Site Plan, subject to waiving the Site Plan requirements and the Public Hearing. Deputy Chairman Zaberto then made a motion to direct staff to prepare a confirmatory resolution. Mr. Anthony Sutton seconded. All in favor. Motion passes. Mr. Milligan thanked the Board for their time and consideration. Mr. Zaberto thanked Mr. Milligan and wished him luck and stated he hoped the residents enjoy it. Chair Gannon returned to the meeting room and Mr. Mattes turned his camera back on.

RESOLUTION DISCUSSION

**4. ROCKLEDGE CENTER-ADJOURNED AT THE APPLICANT'S REQUEST
SITE PLAN APPLICATION
247 ROUTE 100
TM: 28.10-1-6.1**

The Applicant is proposing construction of an approximately 18,500 square-foot addition to Building C at the Rockledge Center to be utilized as an athletic facility. The property is located at 247 Route 100 and is located in the Office and Light Industry (OLI) Zoning District.

Chair Vicky Gannon stated this has also been adjourned at the Applicant's request. Before doing that, she introduced the project and stated this is Rockledge Center Site Plan Application, 247 Route 100 Tax Map 28.10-1-6.1. Chair Gannon then stated at the request of the Applicant, we are going to adjourn this discussion until our meeting on Wednesday, August 12, 2026. By mutual consent, the Planning Board and Applicant have both agreed to extend the shot clock period of time before decision has to be made on this item.

**5. HONEYBEE GROVE
SITE PLAN APPLICATION
265 ROUTE 202
TM: 17.11-1-21**

For the record Chair Vicky Gannon stated the project will consist of formalizing the existing Honeybee Grove cut-your-own flower farm located behind the retail building at 265 Route 202 as part of a Site Plan Application. The farm is open seasonally, with the average on-site operating season from March to December. The property is located in a Business Historic Preservation (BH-P) District.

Chair Gannon stated we are here tonight to discuss the resolution which was distributed. She noted she did not see any problems with it and asked if the Board had any comments or question about it. No one on the Board had any comments. Chair Gannon asked Consulting Town Planner, Mr. David Smith if there was anything he wanted to say in particular about this application. Mr. Smith responded no, the only thing he wanted to note was that the Bureau of Fire Prevention (BFP) mentioned in one of their reviews that the owner of the property needs to start putting together a restriping plan for the property. This was a similar comment that was raised with Rebel Yoga when they came in for their application. It was a different owner at the time, but they were told that they were going to need to begin thinking about restriping the property, and that is a function of going to the Building Department and getting a permit for that. Chair Gannon responded okay. Mr. Smith reiterated that is on the owner, the landlord, and not the Applicant, Honeybee Grove. Chair Gannon then asked the Board if they had any questions or concerns with the resolution. Mr. Christopher Zaberto stated that is inclusive, he thought that the BFP mentioned about parking on the left side of the property. Mr. Smith responded yes that is the owner issue. Chair Gannon then made a motion to approve the draft resolution 2026-10 for Honeybee Grove LLC, TM: 17.11-1-21. Mr. Anthony Sutton seconded. All in favor. Motion passes.

MEETING ADJOURNMENT

Chair Vicky Gannon made a motion at 7:58 p.m. to adjourn until the next Planning Board meeting, which is scheduled for Wednesday, August 12, 2026. Mr. Paul Ciavardini seconded. All in favor. Motion passes.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Nicole Montesano", written over a horizontal line.

Nicole Montesano,
Planning Board Secretary