

**TOWN OF SOMERS**  
**PLANNING COMMISSION**

**REGULAR MEETING MINUTES**

**MAY 10, 2012**

**7:00 P.M. TOWN HALL**

**CALL TO ORDER:**

Chairman Bradley Pellissier called regular meeting to order at 7:00 p.m. Members present were Vice-Chair, Clifford Bordeaux, Greg Genlot, Scott Sutter, and William Salka. Also present was Jeff Bord, Director of Public Works/Town Engineer.

**AUDIENCE PARTICIPATION (only items not on agenda)**

None

**NEW BUSINESS:**

**a. Discussion of proposed zoning alternative for increased density zoning (i.e.: Designed Residential Zones, Planned Units of development. Etc) with George Schober, Attorney at Law.**

Mr. Schober addressed the commission regarding the 17 units approved for age restricted housing. There are 16 two bedrooms, and one bedroom unit in the complex. He is proposing for the age restriction of 55+ to be lifted due to the fact there is no market for this type of housing at this time. He stated his clients, Tom and Lori Corenzo are interested in selling the units in the price range of \$250,000-\$300,000. If this was approved they would likely to do it in the form of a private road, so that the condominium association would be responsible for maintaining the road. The major concerns noted were with increased density is the number of school children. This impacts septic usage and other drainage issues. This does not fit the current zoning regulations.

Mr. Schober also presented a Rutgers University study to the commission regarding single family detached homes and number or school age children per unit it would bring. Mr. Schober asked if the regulations may be changed at some point to support the new density.

Mr. Pellissier mentioned the board was very limited in approving these types of request due to current zoning regulations. He noted the best place for Mr. Schober and his clients to voice concerns would be public hearings. The board is in the process of doing town surveys to address these issues and find out what the public needs and wants are regarding starter homes, apartments, and affordable housing, etc.

Plan is to look through surveys and set up standing committees this spring. No motions were made to approve new zoning alternatives at this time. It was stated by Mr. Pellissier that strictly based on current zoning regulations as of now answer to this proposed zoning alternatives for increased density of the 17 units mentioned would be "no".

**b. 8-24 referral regarding the potential acquisition of Camp Ayapo**

There has been another round of funding for watershed land acquisition. The YWCA has a parcel of

land which they want to keep as open space. They want to know if the town of Somers is interested this grant for the land, Camp Ayapo. There are two parcels of land on Camp Rd. On one side there is a pond on 143 acres and the other side of the road is 36 acres. It also includes lots close to the Mulberry subdivisions 41-A/41. The deadline to submit for funding is June 28. It was noted by Mr. Bord appraisals are being done on the land the week before June 28. In the meantime applications need to be filled out, maps need to get ready, and letters backing this land acquisition would need to be obtained from various commissions.

The land would become town property. There is some work that would need to be done on the dam. The YWCA has been notified by the state DEP that they need to come up with a plan to armor the overflow so the road doesn't get washed out. There are some old buildings on the property that may need to be taken down as well.

*Mr. Sutter made a motion approving the Camp Ayapo land acquisition for grant application, seconded by Mr. Salka. All were in favor, motion carried.*

## **STAFF REPORTS/DISCUSSION:**

### **a. Plan of Conservation and Development**

Mr. Salka had prepared current reports of survey results. This survey was sent out to property owners only. Out of 3,325 surveys mailed out, 1,369 surveys have been received. The response rate is 41.2%. The first Results from the Somers Community Survey Needs were given to all members to review. Note this is only the first draft. A June 1 cutoff date was set to receive surveys/comments. First informational meeting was suggested for early September.

## **APPROVAL OF MINUTES: 4/26/12**

Mr. Sutter and Mr. Salka abstained motion to approve minutes since they were absent from the last meeting. They were given copies of minutes to review. Item tabled until next meeting.

## **ADJOURNMENT:**

*Motion to adjourn the Planning Commission by Scott Sutter at 8:06 pm, seconded by Clifford Bordeaux. All were in favor, motion carried.*

Respectfully submitted,

William Salka, Secretary