

OFFICE OF THE SUPERVISOR

Telephone
(914) 277-3637
Fax
(914) 276-0082

Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

RICK MORRISSEY
SUPERVISOR



**SOMERS TOWN BOARD
SPECIAL MEETING – 7:00pm
THURSDAY, SEPTEMBER 20, 2018
www.somersny.com**

6:30PM – Executive Session

I. PLEDGE OF ALLEGIANCE:

7:00PM – Special Meeting

II. ROLL CALL:

III. BUSINESS OF THE BOARD:

A. TOWN BOARD:

1. Proposal and Discussion for the Reuse of the Former IBM Property
2. Tax Certiorari Settlement - Discussion
3. For Review and Comment:
 - a. Manteau Wetland and Stormwater Management and Erosion and Sediment Application
 - b. Odell Wetland Application
4. Request permission to go to bid for 2019 materials for the Highway Department, per memo dated September 11, 2018 from Thomas Chiaverini, Superintendent of Highways.
5. Authorize 2018 out of title / overtime pay for Efreem Citarella, Building Inspector, per email from Bob Kehoe, Director of Finance.

**SOMERS TOWN BOARD
SPECIAL MEETING – 7:00pm
THURSDAY, SEPTEMBER 20, 2018
www.somersny.com**

2018 Calendar

September 20, 2018	7:00pm	Town Board Special Meeting
October 4, 2018	7:00pm	Town Board Work Session Public Hearing - Proposed Local Law to amend Chapter 154 entitled <u>Taxation</u> of the Code of the Town of Somers.
October 11, 2018	7:00pm	Town Board Regular Meeting <i>Meeting to be held at Crystal Hall/Somers Community Center</i>

October 16 & 17 Department Budget Hearings

November 1, 2018	7:00pm	Town Board Work Session
November 8, 2018	7:00pm	Town Board Regular Meeting
December 6, 2018	7:00pm	Town Board Work Session
December 13, 2018	7:00pm	Town Board Regular Meeting

Sent to:
TR, TA, TC
9/12/18
KD

ROLAND A. BARONI, JR.
STEPHEN R. LEWIS

COUNSEL
GERALD D. REILLY
JOSEPH P. ERIOLE

STEPHENS, BARONI, REILLY & LEWIS, LLP

ATTORNEYS AND COUNSELORS AT LAW

NORTHCOURT BUILDING
175 MAIN STREET
WHITE PLAINS, NY 10601

(914) 761-0300

(914) 883-5185

FAX (914) 761-0995
E-MAIL: sbri@sbrillaw.com

NORTHERN WESTCHESTER OFFICE
OLD POST ROAD PROFESSIONAL BUILDING
CROSS RIVER, NEW YORK 10518

SERVICE NOT ACCEPTED
BY FAX OR E-MAIL

RECEIVED
AUG 28, 2018
OFFICE OF THE SUPERVISOR
TOWN OF SOMERS

August 28, 2018

CONFIDENTIAL

To: Supervisor Rick Morrissey & Town Board

From: Roland A. Baroni, Jr.

Re: Tax Certiorari Settlement

Subject to your authorization, Teresa Stegner and I have concluded settlement of the following case on the basis as outlined on the attached:

Joseph Lopane

Tax Map No: 38.13/1/6, 7; 38.05/2/1

[see attached]

Please consider authorization as follows:

“Authorize the Town’s Attorneys to execute a Consent Judgment in the following matter: Joseph Lopane vs. Town of Somers - Index Nos. 67794-12 et al.”

 Roland A. Baroni, Jr.

RABjr/wf

Enc.

cc: Patricia Kalba, Town Clerk
Teresa Stegner, Assessor

Tax Map Id. No.: Section 38.13, Block 1, Lot 6

Assessment	Assessment Valuation		Amount of
<u>Year</u>	<u>Reduced From</u>	<u>Reduced To</u>	<u>Reduction</u>
2012	\$65,200	NO REDUCTION	
2013	\$65,200	NO REDUCTION	
2014	\$65,200	NO REDUCTION	
2015	\$65,200	NO REDUCTION	
2016	\$65,200	NO REDUCTION	
2017	\$65,200	NO REDUCTION	

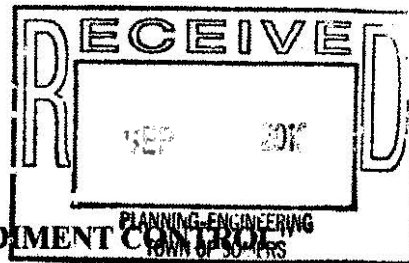
Tax Map Id. No.: Section 38.13, Block 1, Lot 7

Assessment	Assessment Valuation		Amount of
<u>Year</u>	<u>Reduced From</u>	<u>Reduced To</u>	<u>Reduction</u>
2012	\$37,300	NO REDUCTION	
2013	\$37,300	NO REDUCTION	
2014	\$37,300	NO REDUCTION	
2015	\$37,300	NO REDUCTION	
2016	\$37,300	NO REDUCTION	
2017	\$37,300	NO REDUCTION	

Tax Map Id. No.: Section 38.05, Block 2, Lot 1

Assessment	Assessment Valuation		Amount of
<u>Year</u>	<u>Reduced From</u>	<u>Reduced To</u>	<u>Reduction</u>
2012	\$89,000	\$71,500	\$17,500
2013	\$89,000	\$75,900	\$13,100
2014	\$89,000	\$71,900	\$17,100
2015	\$89,000	\$71,200	\$17,800
2016	\$89,000	\$72,900	\$16,100
2017	\$89,000	\$69,700	\$19,300

Sent to
TB, TATC
9/12/18
RD 11/08



**TOWN OF SOMERS
WESTCHESTER COUNTY, NEW YORK
APPLICATION FOR ENVIRONMENTAL PERMIT
CHAPTER 93 "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL"**

Application Processing Affidavit must also be completed. Click here for form.

APPLICATION FEE: \$100 for disturbances of five thousand (5,000) square feet and/or for the placement or removal of 50 cubic yards of soil, plus \$500 for each additional acre of disturbance.

OWNER: _____ **Tel. #:** _____
Mailing Address: _____
APPLICANT: Bedford Poolscape, Inc. **Tel. #:** 914-234-3732
Mailing Address: P.O. Box 793, Bedford, New York 10506
Site authority: If other than owner, authorization must be submitted in writing

PARCELS: Sheet: 48 13 Block: 1 Lot: 27

DESCRIPTION OF WORK AND PURPOSE: The project involves the construction of a new 18' x 40' inground swimming pool with installation of associated equipment and terrace

SIZE OF ACTIVITY AREA: 60' x 65' feet by feet
(include all construction activity area)

VOLUME OF EXCAVATED MATERIAL: 200 cubic yards
(leave blank if not known)

CONJUNCTION WITH:
Wetland Permit: X Steep Slopes Permit: _____ Tree Preservation Permit: _____
Erosion Control Plan: _____ Subdivision: _____

PROPOSED STARTING DATE: 11-1-18 **PROPOSED COMPLETION DATE:** 3-1-19

DRAWINGS PREPARED BY: _____ **DATED:** _____
Peter J. Gregory, P.E. Keane Coppelman Gregory Engineers, P.C. dated 8-10-18

*Plans and copy of Stormwater Pollution Prevention Plan must be submitted with application. ***

LIST OF APPLICABLE COUNTY, STATE, OR FEDERAL PERMITS: _____
- NA -

LIST OF PROPERTY OWNERS OF RECORD OF LANDS AND CLAIMANTS OF WATER RIGHTS WITHIN 100 FEET OF SUBJECT PROPERTY

NAME	ADDRESS	BLOCK/LOT
See Attached		

APPLICANT'S SIGNATURE: *Peter J. Gregory* **DATE:** 8-29-18
OWNER'S SIGNATURE: *[Signature]* **DATE:** 8-30-18

APPLICATION MUST BE ACCOMPANIED WITH A COMPLETED ENVIRONMENTAL ASSESSMENT FORM, A VICINITY MAP, A DEVELOPMENT PLAN, EROSION AND SEDIMENT CONTROL PLAN, AND THE PROPOSED PHASING OF DEVELOPMENT OF THE SITE.

Sent to:
TB, TA, TC
9/12/18
KD

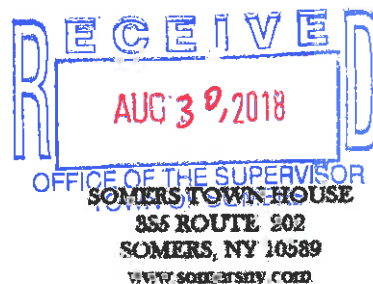
PLANNING AND ENGINEERING DEPARTMENTS

Town of Somers

WESTCHESTER COUNTY, N.Y.

Telephone
(914) 277-5266
Fax
(914) 277-4093

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com



Syrette Dym, AICP
Town Planner
sdym@somersny.com

Date: August 30, 2018

To: Town Board
Planning Board
Open Space Committee

From: Engineering Department

Re: The following is submitted for your review and comment:

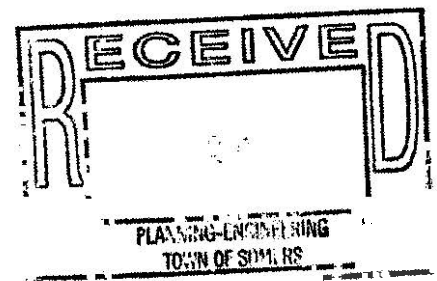
Project Name: Manteau Wetland and Stormwater Management
and Erosion and Sediment Control Application
Plan: Site Plan
Dated: August 10, 2018
Prepared by: Keane Coppelman Gregory

Referral is made under the provisions of the following regulations:

1. Informal Discussion: _____
2. Final Subdivision Approval: _____
3. Preliminary Subdivision: _____
4. Site Plan: _____
5. Wetland Activity Permit: _____
Administrative _____
Planning Board _____
X
6. Steep Slope Permit: _____
Administrative _____
Planning Board _____
7. Other _____
SMESC Application to follow

**COPPELMAN
GREGORY**
ENGINEERS P.C.
CIVIL & ENVIRONMENTAL CONSULTANTS
113 SMITH AVENUE
MOUNT KISCO, NY 10549
TEL: (914) 241-2235 FAX: (914) 241-6787

RECEIVED
AUG 30 2018
OFFICE OF THE SUPERVISOR
TOWN OF SOMERS



August 28, 2018

Steven Wodfle
Principal Engineering Technician
Town of Somers
335 Route 202
Somers, New York 10589

RE: Manteau Residence Pool
Somers (T)

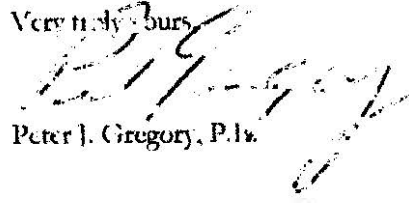
Dear Mr. Wodfle:

This office has prepared the necessary plans and paperwork to submit an application to construct a swimming pool at the above referenced property. Attached please find 14 copies of a plan set to be submitted to the Planning Board for review. A complete application including Wetland Permit Application, Site Plan, Short EAF form and additional required paperwork is provided.

The owner is interested in obtaining a building permit and requests to be included on the September Planning Board agenda for a determination.

Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,


Peter J. Gregory, P.E.


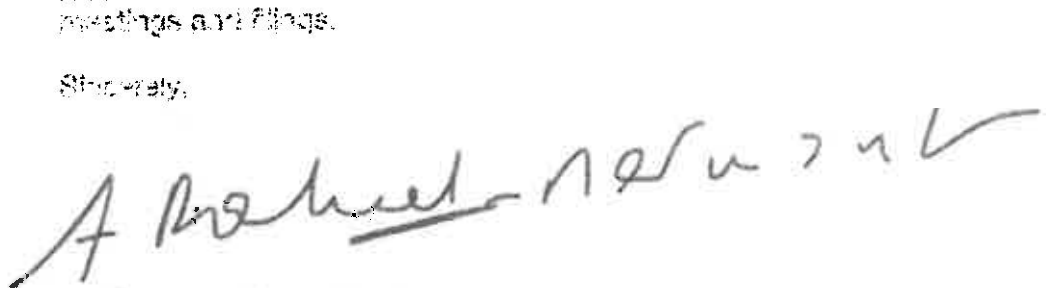
aurelie.manteau@edf.com

2020-10-10

Dear Mr. [redacted]

Philippe and Aurélie Manteau hereby authorize Mr. Ken Thomson and Mr. Carlos José Bedford Poolescaja to apply for a swimming pool permit on their behalf on the property located at 76 Musgrave Avenue in Seaside. We ask to do all the necessary payments, meetings and filings.

Sincerely,



Aurélie and Philippe Manteau

**TOWN OF SOMERS
WESTCHESTER COUNTY, NEW YORK
APPLICATION FOR ENVIRONMENTAL PERMIT
CHAPTER 167 "WETLAND AND WATER COURSE PROTECTION"**

APPLICATION FEE:

Alteration of Wetlands: \$200 minimum fee plus \$100 per 5,000 S.F. of regulated area or proposed portions thereof to be disturbed.

Annual Maintenance Permit Renewal Fee: Administrative Permit: \$25.00, Planning Board Permit: \$75.00

Erosion and Sediment Control Application fee: \$100 for disturbances of at least one acre or for the placement or removal of 20 cubic yards of soil, plus \$500 for each additional acre of disturbance.

OWNER: _____ **Tel. #:** _____

Mailing Address: _____

APPLICANT: Bedford Pools & Scapes **Tel. #:** 914-234-3732

Mailing Address: P.O. Box 793

State authority: _____ *If other than owner, authorization must be submitted in writing.*

PREMISES: Sheet: 48B Block: 1 Lot: 27

Situated on the South side of Moscow (Street), 150 feet from the intersection of NORTH LANE (Street)

DESCRIPTION OF WORK AND PURPOSE: CONSTRUCTION OF 18x40 IN-GROUND POOL WITH EQUIPMENT TERRACE

The information listed below shall only relate to the impact within wetland and/or wetland buffer:

SIZE OF ACTIVITY AREA: 4,800 SF

Is work proposed in Wetland: — or Wetland Control Area: YES

Is there an existing house located on the site: YES

Is pond, lake or detention basin proposed to be cleaned: NO

Functions provided by Wetland: _____

Wetland Expert delineating Wetland: ROY SHOOK JR., SOIL SCIENTIST

ESTIMATED QUANTITY OF EARTH WORK:

Excavated material placed as fill: 100 C.Y.

Imported Fill Type: — C.Y.

PROPOSED STARTING DATE: _____ **PROPOSED COMPLETION DATE:** _____

PLANS PREPARED BY: _____ **DATED:** PETER J. GREGORY, PC

Plans must be submitted with application.

LIST OF APPLICABLE COUNTY, STATE, OR FEDERAL PERMITS: - NA -

**LIST OF PROPERTY OWNERS OF RECORD OF LANDS AND CLAIMANTS OF WATER RIGHTS
WITHIN 100 FEET OF SUBJECT PROPERTY**

NAME	ADDRESS	BLOCK	LOTS

APPLICANT'S SIGNATURE: _____ **DATE:** _____

OWNER'S SIGNATURE: _____ **DATE:** _____

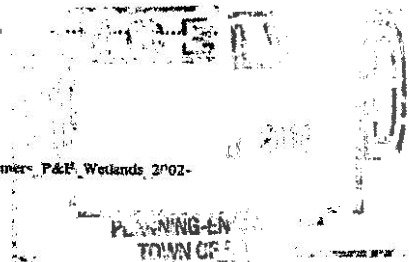
*APPLICATION MUST BE ACCOMPANIED WITH A COMPLETED ENVIRONMENTAL ASSESSMENT FORM, COMPLETE PLANS FOR LOT IMPROVEMENTS, AND LOCATION MAP OF WETLANDS AS THEY EXIST IN THE FIELD OR AS SHOWN ON SOMERS ENVIRONMENTAL MAPS.

.....Office Use Only.....

Administrative Permit: _____

Planning Board Permit: _____

7. PF General files/Permit Application forms/Somers_P&E_Wetlands_2002-07.DOC 7. PF General files/Permit Application forms/Somers_P&E_Wetlands_2002-



APPLICANT ACKNOWLEDGEMENT

By making this application, the undersigned Applicant agrees to permit Town officials and their representatives to conduct on-site inspections in connection with the review of this application.

The applicant also agrees to pay all expenses for the cost of professional review services required for this application, as referred to in §133-1 of the Code of the Town of Somers. As such, an Escrow Account, according to §133-2 of the Code of the Town of Somers, may be required.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant: Calushale Date: 8/27/13

X Signature of Property Owner: [Signature] Date: _____
(if different from applicant)

AFFIDAVIT TO BE COMPLETED BY OWNER OTHER THAN CORPORATION

STATE OF NEW YORK)

ss:

COUNTY OF New York)

_____, being duly sworn, deposes and says: that he is the owner in fee of all the property shown on plat entitled K. Moseman & Co. 40.13.1-7.7 application for approval of which is herein made. The deponent acquired title to 12-2000 the said premises by deed from James V. Rinehart & Dora dated 04/09/2014, and recorded in the Office of the Clerk of the County of Westchester on 06-09-2014, in Liber See attached of Conveyances at Page _____. That the statements contained herein are true to the best of deponent's knowledge and belief, and are made for the purpose of obtaining the approval of the submitted application by the Planning Board of the Town of Somers.

*Title Electronic
Land Service
ELS 14 - 10538 Mayhem*

(Signed) _____

Sworn to before me this 25
day of June, 2018.

Jennifer Russo
(Notary Public)

JENNIFER L. RUSSO
Notary Public, State of New York
No. 01RU006938
Qualified in New York County
Commission Expires July 24, 2019

**TOWN OF SOMERS
WESTCHESTER COUNTY, NEW YORK
CHAPTER 67 "APPLICATION PROCESSING RESTRICTIVE LAW"**

CERTIFICATION

I hereby certify that to the best of my knowledge no outstanding fees are due and owing to the Town of Somers for the following property:

Section 48.13 Block 1 Lot 27

Property Address _____

Permit Applying For WETLAND PERMIT TO CONSTRUCT POOL
and SMESSE Permit

Furthermore, I hereby certify that to the best of my knowledge no outstanding violation (as that term is defined for the purposes of the Application Processing Restrictive Law, Paragraph 4D) of local laws or ordinances of the Town of Somers exist with respect to the above cited property or any structure or use existing thereon.

Signed [Signature]
(Owner of Record)

Signed [Signature]
(Applicant for Permit)

(Print Name)

Carlos Costa
(Print Name)

CONFIRMATIONS

Date: _____

Director of Finance for Fees

Date: _____

Engineering Department

Date: _____

Receiver of Taxes

Date: _____

The Office of the Westchester County Clerk: This page is part of the instrument, the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document



540873287DED0018

Westchester County Recording & Endorsement Page

Submitter Information

Name: Thoroughbred Title Services, LLC Phone: 914-644-6100
Address 1: 800 Westchester Avenue Fax: 914-644-6159
Address 2: Suite S434 Email: recording@thoroughbredtitleservices.co
City/State/Zip: Rye Brook NY 10573 Reference for Submitter: ELS14-10538 Manteau

Document Details

Control Number: 540873287 Document Type: Deed (DED)
Package ID: 2014032800171001001 Document Page Count: 3 Total Page Count: 4

Parties

☐ Additional Parties on Continuation page
2nd PARTY

1st PARTY
1: RITZCOVAN ALEX M - Individual 1: MANTEAU PHILIPPE - Individual
2: RITZCOVAN DANA F - Individual 2:

Property

☐ Additional Properties on Continuation page

Street Address: 76 MOSEMAN AVENUE Tax Designation: 48.13-1-27
City/Town: SOMERS Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: \$190.00

Transfer Taxes

Consideration: \$1,180,000.00
Transfer Tax: \$4,720.00
Mansion Tax: \$11,800.00
Transfer Tax Number: 9887

Mortgage Taxes

Document Date:
Mortgage Amount:
Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: \$0.00

Dwelling Type: Exempt. ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 04/09/2014 at 04:32 PM
Control Number: 540873287
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Thoroughbred Title Services
800 Westchester Avenue
S-434
Rye Brook, NY 10573

Roy Shook Associates

Soil & Environmental Consultants

Roy A. Shook Jr.
441 Geraldine Drive
Coventry, CT 06238
(860) 742-7283

Mr. Kenneth N. Thomsen
Bedford Poolscares, Inc.
P.O. Box 793
Bedford, NY 10506-0793

June 13, 2018

Job No. 15D092(A)

Dear Mr. Thomsen:


RE: WETLAND DELINEATION
AREA OF A PROPOSED POOL
AURELIA MANTEAU PALUEL MARMONT POOL PROJECT
76 MOSEMAN AVENUE, KATONAH, NEW YORK

At your request, I made an on-site investigation of the above referenced tract. The purpose of my visit was to review previously delineated wetlands in the area of a proposed pool site. The fieldwork was done on April 9, 2015. The site was revisited on June 13, 2018. The field visit confirmed the April 9, 2015 site investigation.

The site investigation showed that the wetlands as delineated near the pool project area are substantially correct. The wetland south of the pool site is a narrow band of shrub-emergent wetland along the edge of an excavated pond. An isolated mostly tree and shrub wetland is east of a garage and the proposed pool site. This wetland is within low area where the earthy soil material is old man placed or disturbed wet fill material. Within the wetland are a few slightly elevated spots of non-wetland. The wetland is isolated and is not directly connected to nearby wetlands. Its location and size compromise its ecological wetland values and attributes.

Please contact me if you have any questions or if I can be of further assistance.

Respectfully yours,


Roy A. Shook, Jr.
Soil Scientist

• • •

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project Manteau Residence Pool							
Project Location (describe, and attach a location map):							
Brief Description of Proposed Action: The project involves the construction of a new 18' x 40' in-ground swimming pool with installation of associated equipment and terrace.							
Name of Applicant or Sponsor: Bedford Poolscape Inc.		Telephone: 914-234-3732 E-Mail: thomsenken@aol.com					
Address: P.O. Box 793							
City/PO: Bedford		State: NY	Zip Code: 10506				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Somers - Wetland Permit, Building Permit			<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		5.656 acres					
b. Total acreage to be physically disturbed?		0.110 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.656 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ -NA-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>PETER GREGORY, PE</u> Date: <u>8/20/16</u> Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

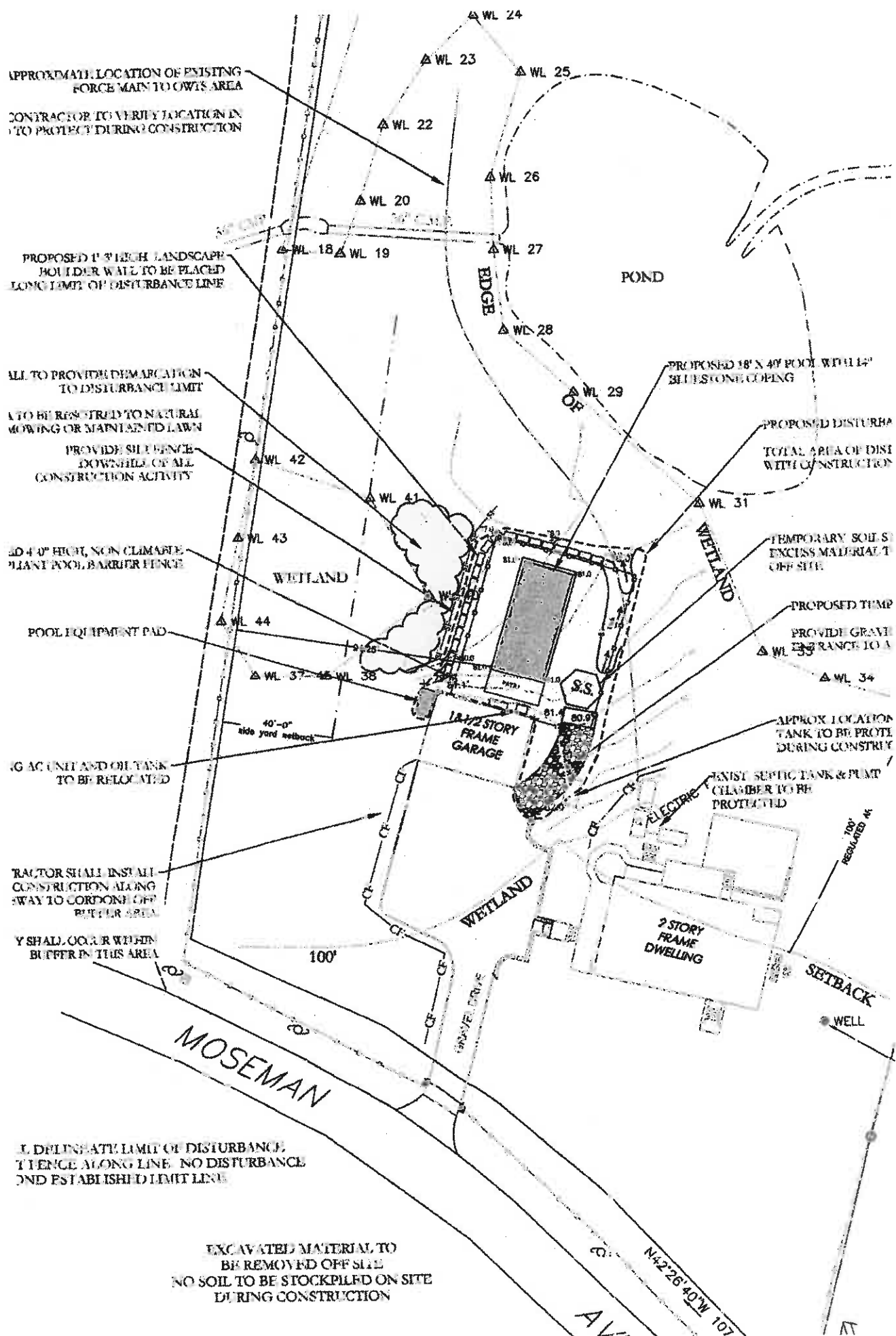
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<hr/> <div style="display: flex; justify-content: space-between;"> Name of Lead Agency Date </div>	
<hr/> <div style="display: flex; justify-content: space-between;"> Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer </div>	
<hr/> <div style="display: flex; justify-content: space-between;"> Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer) </div>	

PRINT



Sent to:
TB, TA, TC
9/12/18
KD

PLANNING AND ENGINEERING DEPARTMENTS

Telephone
(914) 277-5366
Fax
(914) 277-4093

Town of Somers
WESTCHESTER COUNTY, N.Y.



Steven Woolfe
Principal Engineering Technician
swoolfe@somersny.com



Syrette Dym, AICP
Town Planner
sdym@somersny.com

Date: September 12, 2018

To: Town Board
Planning Board
Open Space Committee

From: Engineering Department

Re: The following is submitted for your review and comment:

Project Name: Odell Wetland Application
Plan: Overall Site Plan/Details/Notes
Dated: July, 2018
Prepared by: Watershed Agricultural Council

Referral is made under the provisions of the following regulations:

1. Informal Discussion: _____
2. Final Subdivision Approval: _____
3. Preliminary Subdivision: _____
4. Site Plan: _____
5. Wetland Activity Permit: _____
Administrative _____
Planning Board _____
X
6. Steep Slope Permit: _____
Administrative _____
Planning Board _____
7. Other: _____

**TOWN OF SOMERS
WESTCHESTER COUNTY, NEW YORK
APPLICATION FOR ENVIRONMENTAL PERMIT
CHAPTER 167 "WETLAND AND WATER COURSE PROTECTION"**

APPLICATION FEE:

Alteration of Wetlands: \$200 minimum fee plus \$100 per 5,000 S.F. of regulated area or proposed portions thereof to be disturbed.

Annual Maintenance Permit Renewal Fee: Administrative Permit: \$25.00, Planning Board Permit: \$75.00

Erosion and Sediment Control Application fee: \$100 for disturbances of at least one acre or for the placement or removal of 20 cubic yards of soil, plus \$500 for each additional acre of disturbance.

OWNER: _____ Tel.#: _____
Mailing Address: _____, SOMERS NY
APPLICANT: _____ Tel.#: _____
Mailing Address: _____
State authority: _____ If other than owner, authorization must be submitted in writing.

PREMISES: Sheet: 167 Block: 1 Lot: 6
Situated on the W side of ROUTE 118 (TOMAHAWK) (Street), 550 feet from the
intersection of US 202 (Street)

DESCRIPTION OF WORK AND PURPOSE: STORMWATER IMPROVEMENTS, CONCRETE
DUMPSTER PAD WITH ROOF, FENCING, GRAVEL ROAD, EXTEND WATER
AND ELECTRIC LINE

The information listed below shall only relate to the impact within wetland and/or wetland buffer:

SIZE OF ACTIVITY AREA: 10,000 SF

Is work proposed in Wetland: NO or Wetland Control Area: _____

Is there an existing house located on the site: YES

Is pond, lake or detention basin proposed to be cleaned: NO

Functions provided by Wetland: _____

Wetland Expert delineating Wetland: _____

ESTIMATED QUANTITY OF EARTH WORK:

Excavated material placed as fill: 650 C.Y.

Imported Fill Type: 100 C.Y.

PROPOSED STARTING DATE: 10/1/13 PROPOSED COMPLETION DATE: 12/1/13

PLANS PREPARED BY: WATERSHED M. DATED: 7/20/13

****Plans must be submitted with application.****

LIST OF APPLICABLE COUNTY, STATE, OR FEDERAL PERMITS: _____

**LIST OF PROPERTY OWNERS OF RECORD OF LANDS AND CLAIMANTS OF WATER RIGHTS
WITHIN 100 FEET OF SUBJECT PROPERTY**

NAME	ADDRESS	BLOCK	LOTS
<u>Kraker, George</u>	<u>100 E. 2nd St.</u>		

APPLICANT'S SIGNATURE: _____ DATE: 9/10/13
OWNER'S SIGNATURE: _____ DATE: 9/10/13

***APPLICATION MUST BE ACCOMPANIED WITH A COMPLETED ENVIRONMENTAL ASSESSMENT FORM, COMPLETE PLANS FOR LOT IMPROVEMENTS, AND LOCATION MAP OF WETLANDS AS THEY EXIST IN THE FIELD OR AS SHOWN ON SOMERS ENVIRONMENTAL MAPS.**

Office Use Only

Administrative Permit: _____

Planning Board Permit: _____

Z:\PE\General files\Permit Application forms\Somers_P&E_Wetlands_2002-07.DOC\Z:\PE\General files\Permit Application forms\Somers_P&E_Wetlands_2002-07.DOC

PLANNING BOARD

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: WATER QUALITY IMPROVEMENTS			
Project Location (describe, and attach a location map): TOMAHAWK FARM - 157 ROUTE 118 SOMERS, NY			
Brief Description of Proposed Action: STORMWATER IMPROVEMENTS RELATED TO IMPROVING WATER QUALITY. NEW COVERED DUMPSTER PAD FOR NEW HORSE MANURE DUMPSTER. GRAVEL LANEWAY FOR DUMPSTER PAD, NEW FENCING, EXTEND WATERLINE + ELECTRIC FOR NEW HYDRANT AND WATERERS			
Name of Applicant or Sponsor:		Telephone: _____	
		E-Mail: _____	
Address: _____			
City/PO: SOMERS		State: NY	Zip Code: 10589
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>6</u> acres	
b. Total acreage to be physically disturbed?		<u>0.02</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>6</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES If Yes, briefly describe: <u>DISCHARGE INTO EXISTING POND</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Kristen Odgers</u> Date: <u>9/12/10</u> Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

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7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
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<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT

AFFIDAVIT TO BE COMPLETED BY OWNER OTHER THAN CORPORATION

STATE OF NEW YORK)

ss:

COUNTY OF Westchester

_____, being duly sworn, deposes
and says: that he is the owner in fee of all the property shown on plat entitled

Parcel ID 9647-1-12
application for approval of which is herein made. The deponent acquired title to
the said premises by deed from JOHN COLE
dated 9/19/2002 and recorded in the Office of the Clerk of the County
of Westchester on 10/16/2002, in Liber 406 406 406
of Conveyances at Page 10/6. That the statements contained herein
are true to the best of deponent's knowledge and belief, and are made for the
purpose of obtaining the approval of the submitted application by the Planning
Board of the Town of Somers.

(Signed) [Signature]

Sworn to before me this 9/19/2002
day of September, 2002.

[Signature]
(Notary Public)

K109/10

APPLICANT ACKNOWLEDGEMENT

By making this application, the undersigned Applicant agrees to permit Town officials and their representatives to conduct on-site inspections in connection with the review of this application.

The applicant also agrees to pay all expenses for the cost of professional review services required for this application, as referred to in §133-1 of the Code of the Town of Somers. As such, an Escrow Account, according to §133-2 of the Code of the Town of Somers, may be required.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applic

Signature of Proper
(if different from ap

**TOWN OF SOMERS
WESTCHESTER COUNTY, NEW YORK
CHAPTER 67 "APPLICATION PROCESSING RESTRICTIVE LAW"**

CERTIFICATION

I hereby certify that to the best of my knowledge no outstanding fees are due and owing to the Town of Somers for the following property:

Section 16.17 Block 1 Lot 6

Property Address _____

Permit Applying For 10/16/15 - WETLAND PERMIT

Furthermore, I hereby certify that to the best of my knowledge no outstanding violation (as that term is defined for the purposes of the Application Processing Restrictive Law, Paragraph 4D) of local laws or ordinances of the Town of Somers exist with respect to the above cited property or any structure or use existing thereon.

Signed [Signature]
(Owner of Record)

Kristene O'Neil
(Print Name)

Date 7/10/16

Signed [Signature]
(Applicant for Permit)

Kristene O'Neil
(Print Name)

Date 7/10/16

CONFIRMATIONS

Zoning Enforcement Officer

Date: _____

Director of Finance for Fees

Date: _____

SL
Engineering Department

Date: 9/12/18

Receiver of Taxes

Date: _____

7/2014

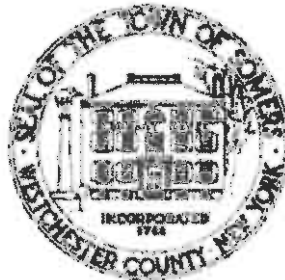
PLANNING AND ENGINEERING DEPARTMENTS

Telephone
(914) 277-5366
Fax
(914) 277-4093

Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
835 ROUTE 202
SOMERS, NY 10589
www.somersny.com

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com



Syrette Dym, AICP
Town Planner
sdym@somersny.com

Date: September 11, 2018

To: Robert Kehoe
Director of Finance

Efrem Citarella
Building Inspector

Steven Woelfle
Principal Engineering Technician

Michele McKearney
Receiver of Taxes

From: Wendy Getting *wg*
Senior Office Assistant

RE: Odell Application Processing Certification
Wetland Permit Application
TM: 16.17-1-6

Pursuant to Somers Town Code Chapter 67 entitled "Application Processing Restrictive Law" please review your files and, if appropriate, sign the attached copy of the Certification confirming that the noted property does not have any outstanding fees or violations. The copy you return will become the original certification.

SW/wg
Enc.

cc: Town Board
Town Clerk
Town Attorney

Z:\PE\Environmental files\Certification\2018\Odell Wetland 16.17-1-6.doc



BMP #8

BMP #6

BMP #9

BMP #10, BMP #11

BMP #7

BMP #3

BMP #1

ORTHOIMAGE

0 100 200
SCALE IN FEET



Sent to:
TB, TA, TC
9/13/18
KD

Highway Department

Town of Somers

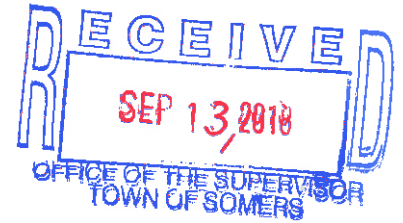
WESTCHESTER COUNTY, N.Y.

TELEPHONE
(914) 232-4848
FAX
(914) 232-0150

250 RT. 100
P.O. BOX 281

THOMAS E. CHIAVERINI
Superintendent of Highways

LOUIS N. NGTO, JR.
Deputy Supt. of Highways



MEMO TO: SUPERVISOR
TOWN BOARD

FROM: THOMAS E. CHIAVERINI
SUPT. of HIGHWAYS

RE: MATERIAL BIDS FOR 2019

DATE: SEPTEMBER 11, 2018

The Superintendent of Highways requests permission to go to bid for 2019 materials for the Highway Department.

Thomas E. Chiaverini
Supt. of Highways

cc: Town Clerk

Tammi Savva

From: Bob Kehoe
Sent: Wednesday, September 19, 2018 11:54 AM
To: Kim DeLucia
Cc: Tammi Savva
Subject: RE: Memo for Efrem's Out of Title Pay and OT

Per discussion with Rick, we would like the Town Board to authorize out of title pay of \$5,000 for the Building Inspector for 2018 at the September 20, 2018 Town Board meeting.