

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
WORK SESSION 7:00PM
THURSDAY, APRIL 2, 2020
www.somersny.com**

6:45PM - Executive Session

A. PLEDGE OF ALLEGIANCE:

B. PUBLIC HEARING:

1. For the establishment of Somers Sewer District # 2 in Lake Shenorock and Lake Lincolndale.

PUBLIC COMMENT

Please limit your comments to no more than 3 minutes.

C. PARKS & RECREATION: No additional business.

D. TOWN BOARD:

1. Addition of Article XXIV to Somers Town Code Establishing Regulations Pertaining to Retail Sale of Marijuana in the Town - Discussion
 - a. Declare itself lead agency.
 - b. Set a public hearing on the legislation for May 14, 2020.
 - c. Refer the draft legislation to the Somers Planning Board and Westchester County Planning Board.

**SOMERS TOWN BOARD
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2. Cobbling Rock - Amendment of Article IIIA. Conservation Zoning of Chapter 170 Zoning of the Code of the Town of Somers - Discussion
 - a. Declare itself lead agency.
 - b. Set a public hearing on the legislation for May 14, 2020.
 - c. Refer the draft legislation to the Somers Planning Board and Westchester County Planning Board.
3. Authorize the Supervisor to execute the proposal from Sterling Appraisals Inc. for preparing a restrictive/"preliminary" appraisal for assessment purposes of One P Way LLC, Former Pepsi Bottling Headquarters, Town of Somers, NY in the amount of \$8,750.00 to be paid from the applicant's consultant reimbursement escrow account per referral from Roland Baroni, Town Attorney. Additional fees are documented in the proposal.
4. Request permission to purchase (1) one new 10 passenger /one (1) wheelchair van from New York State OGS Group 40523, Award Number: 23170, Contract Number: PC69003 SB at the cost of \$63,628.00 per email dated March 9, 2020 from Barbara Taberer, Nutrition Program Director.

E. FINANCIAL: No additional business.

F. HIGHWAY: No additional business.

G. PERSONNEL:

1. **Current Vacancies:**
 - a. Affordable Housing Board (1- 2-year term ending 7/11/2020.)
 - b. Affordable Housing Board (2- 2-year terms ending 7/11/2021.)
 - c. Library Board of Trustees (1- 4-year term ending 12/31/2023.)
 - d. Partners in Prevention (4 - 3-year terms ending 12/31/2022.)
 - e. Partners in Prevention (2 - 3-year terms ending 12/31/2020.)
 - f. Parks and Recreation Board (4-3-year terms ending 3/9/2023.)
 - g. Architectural Review Board (4-3-year terms ending 3/31/2023.)
2. **Upcoming Vacancies - Terms Expiring in 2020:**

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3. Authorize the hiring of Mr. Donald Spinelli as Part-Time Availability (PTA) Chauffeur for the Somers Adult Transportation Department at an hourly rate of \$15 per memo dated March 26, 2020 from Barbara Taberer, Nutrition Program Director effective April 2, 2020.
4. Authorize the reappointment of Mr. Don Penzine to the Somers Parks and Recreation Board to a three-year term ending March 9, 2023.
5. Authorize the reappointment of Ms. Michele Sanz to the Somers Parks and Recreation Board to a three-year term ending March 9, 2023.
6. Authorize the reappointment of Mr. Stephen Krug to the Somers Parks and Recreation Board to a three-year term ending March 9, 2023.

H. PLANNING & ENGINEERING: No additional business.

I. POLICE: No additional business.

J. PROPOSED CONSENSUS AGENDA: No additional business.

**SOMERS TOWN BOARD
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2020 Calendar

April 2, 2020	7:00pm	Town Board Work Session Public Hearing: For the establishment of Somers Sewer District # 2 in Lake Shenorock and Lake Lincolndale.
April 16, 2020	7:00pm	Town Board Regular Meeting
May 7, 2020	7:00pm	Town Board Work Session
May 14, 2020	7:00pm	Town Board Regular Meeting
June 4, 2020	7:00pm	Town Board Work Session
June 11, 2020	7:00pm	Town Board Regular Meeting

Sent to:
TB, TA, TC
3/27/2020
KD

At a meeting of the Town Board of the Town of Somers at the Town Hall, 335 Route 202, Somers, New York in the Town of Somers, Westchester County, New York, on the 5th day of March, 2020, at 7:00 p.m.

P R E S E N T :

Hon. Rick Morrissey
Anthony Ciriaco
William Faulkner
Richard Clinchy
Thomas Garrity

-----X

In the Matter of the Establishment of the Somers
Special Sewer District No. 2 in the Town of Somers,
Westchester County, New York, pursuant to Article 12A
of the Town Law.

THIRD
ORDER CALLING
PUBLIC HEARING

-----X

WHEREAS, a map, plan and report (dated July, 2019; Last Revised March, 2020) have been prepared at the direction of the Town Board in such manner and in such detail as has heretofore been determined by the Town Board relating to the establishment of the Somers Special Sewer District No. 2, and

WHEREAS, said map, plan and report have been prepared by an engineer, duly licensed by the State of New York, showing the boundaries of the proposed extension and a general plan of the sewer system connection, and

WHEREAS, said map, plan and report have been duly filed in the office of the Town Clerk of said Town and are available for public inspection during normal business hours, and

WHEREAS, said map shows the transmission mains and appurtenant facilities to be connected to existing sewer mains, and

WHEREAS, the boundaries of the proposed extension to said district to be known as “Somers SD2” are as follows:

SEE SCHEDULE A

WHEREAS, the improvements proposed are as set forth in the report and consist of providing 989 developed parcels with municipal sewer service to reduce nutrient loads into the Amawalk Reservoir from existing wastewater treatment/septic systems. The proposed sewer collection system will convey wastewater via Westchester County’s Peekskill Sanitary Sewer District to the existing Peekskill Wastewater Treatment Plant. The proposed collection system will consist of gravity and low pressure components and three lift stations. Existing sewer laterals from individual residential parcels will be connected to the new sewer collection system and onsite wastewater/septic systems will be abandoned, and

WHEREAS, the cost of the improvements, including professional fees, will be paid for as set forth in the Report, and

WHEREAS, the maximum amount proposed (2021\$) to be expended for said improvements is as follows:

Phase 1	\$10,000,000.
Phase 2A (Lake Shenorock)	\$30,135,000.
Phase 2B (Lake Lincolndale)	<u>\$22,062,000.</u> , and
	\$62,197,000.

WHEREAS, the cost to the typical one family home is as set forth in Exhibit A hereto, and

WHEREAS, the Town Board opened and conducted a public hearing on the establishment of said district on August 15, 2019, having received an earlier version of the Map, Plan and Report pursuant to an Order Calling Public Hearing on and for said date, at the conclusion of which said public hearing was adjourned and continued on September 5, 2019, pursuant to a Second Order Calling Public Hearing and continued on September 12, 2019, at which time the public hearing was duly closed.

NOW, on motion of Supervisor Morrissey, seconded by Councilman Garrity, it is hereby

ORDERED, that the Town Board of the Town of Somers shall meet and hold a third public hearing at the Somers Town Hall, 335 Route 202 in said Town on the 2nd day of April, 2020, at 7:00 p.m. in that day to consider said map, plan and report (dated July, 2019; Last Revised March, 2020) and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required or authorized by law.

The adoption of the foregoing order was duly put to vote, and on a roll call the vote was as follows:

Hon. Rick Morrissey	voting Aye
Anthony Ciriaco	voting Aye
William Faulkner	voting Aye
Richard Clinchy	voting Aye
Thomas Garrity	voting Aye

and the order was thereupon declared duly adopted.

Dated: Somers, NY
March 5, 2020

BY ORDER OF THE TOWN BOARD
TOWN OF SOMERS
Patricia Kalba, *Town Clerk*

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
5.15-3-83.1	5 IVY RD
5.15-3-84	3 IVY RD
5.15-3-86	10 JUNIPER DR
5.16-1-12	104 DAISY DR
5.16-1-16	6 LAKE SHORE DR N
5.19-2-1	1 WILLOW RD
5.19-2-11	6 LARCH DR
5.19-2-13	10 LARCH DR
5.19-2-14	41 JUNIPER DR
5.19-2-21	5 LARCH DR
5.19-2-27	8 MYRTLE DR
5.19-2-4	39 JUNIPER DR
5.19-2-70	22 LAKE SHORE DR N
5.19-2-76	11 JUNIPER DR
5.19-2-8	1 FLOWER DR
5.19-2-80	10 LAKE SHORE DR N
5.19-2-81	12 LAKE SHORE DR N
5.19-2-85	20 LAKE SHORE DR N
5.19-2-86	24 LAKE SHORE DR N
5.19-3-10	65 LOVELL ST
5.19-3-11.1	63 LOVELL ST
5.19-3-13	2 LAKESHORE DR S
5.19-3-16	6 LAKE SHORE DR S
5.19-3-17	8 LAKE SHORE DR S
5.19-3-18	10 LAKE SHORE DR S
5.19-3-19	9 LAKE SHORE DR S
5.19-3-2	9 LAKE SHORE DR N
5.19-3-20	11 LAKE SHORE DR S
5.19-3-21.5	15 LAKE SHORE DR S
5.19-3-22	17 LAKE SHORE DR S
5.19-3-4	7 LAKE SHORE DR N
5.19-3-7	3 LAKE SHORE DR N
5.19-3-8	71 LOVELL ST
5.19-3-84	7 LAKE SHORE DR S
5.19-3-9	69 LOVELL ST
16.10-2-10	13 CYPRESS LN
16.10-2-11	4 RYAN LN
16.10-2-12	3 RYAN LN
16.10-2-13	1 RYAN LN
16.10-2-14	9 CYPRESS LN
16.10-2-16	7 CYPRESS LN
16.10-2-18	3 CYPRESS LN
16.10-2-23	37 LAKEVIEW DR
16.10-2-24	2 SHENOROCK DR
16.10-2-25	4 SHENOROCK DR
16.10-2-26	6 SHENOROCK DR
16.10-2-29	8 SHENOROCK DR

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
16.10-2-30	10 SHENOROCK DR
16.10-2-32	3 SPRING CT W
16.10-2-33	1 SPRING CT W
16.10-2-34	14 SHENOROCK DR
16.10-2-35	16 SHENOROCK DR
16.10-2-36.5	18 SHENOROCK DR
16.10-2-39	29 SHENOROCK DR
16.10-2-4	31 SHENOROCK DR
16.10-2-40	27 SHENOROCK DR
16.10-2-41	25 SHENOROCK DR
16.10-2-42	23 SHENOROCK DR
16.10-2-43	21 SHENOROCK DR
16.10-2-44	19 SHENOROCK DR
16.10-2-45	17 SHENOROCK DR
16.10-2-46	15 SHENOROCK DR
16.10-2-47	13 SHENOROCK DR
16.10-2-48	11 SHENOROCK DR
16.10-2-49	9 SHENOROCK DR
16.10-2-5	34 HILLANDALE RD
16.10-2-50	7 SHENOROCK DR
16.10-2-51	5 SHENOROCK DR
16.10-2-52	3 SHENOROCK DR
16.10-2-53	1 SHENOROCK DR
16.10-2-6	36 HILLANDALE RD
16.10-2-8	17 CYPRESS LN
16.10-2-9	15 CYPRESS LN
16.10-3-1	24 CYPRESS LN
16.10-3-30	12 FOREST LN
16.10-3-31.5	14 FOREST LN
16.10-3-33	18 FOREST LN
16.10-3-48	22 CYPRESS LN
16.10-3-52	8 CYPRESS LN
16.10-3-55.1	11 FOREST LN
16.10-3-56	9 FOREST LN
16.10-3-57	7 FOREST LN
16.10-3-58	5 FOREST LN
16.10-3-59	3 FOREST LN
16.10-3-60.5	4 FOREST LN
16.10-3-62	57 LAKEVIEW DR
16.10-3-63	55 LAKEVIEW DR
16.10-3-64	53 LAKEVIEW DR
16.10-3-65	51 LAKEVIEW DR
16.10-3-67.1	2 CYPRESS LN
16.10-3-70	10 CYPRESS LN
16.10-3-71	12 CYPRESS LN
16.10-3-72	14 CYPRESS LN
16.10-3-73	16 CYPRESS LN

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
16.10-3-74	18 CYPRESS LN
16.10-3-75	20 CYPRESS LN
16.10-5-1	59 LAKEVIEW DR
16.10-5-2.1	18 SUNSET DR
16.10-5-24.2	13 SUNSET DR
16.10-5-25	20 CARPENTER PL
16.10-5-3.1	16 SUNSET DR
16.10-5-4	14 SUNSET DR
16.10-5-5	12 SUNSET DR
16.05-2-1	7 OVERHILL RD
16.05-2-10	27 OVERHILL RD
16.05-2-13	9 N PARKWAY DR
16.05-2-14	7 N PARKWAY DR
16.05-2-15	5 N PARKWAY DR
16.05-2-17	1 N PARKWAY DR
16.05-2-18	31 OVERHILL RD
16.05-2-19	4 N PARKWAY DR
16.05-2-2	9 OVERHILL RD
16.05-2-20	6 N PARKWAY DR
16.05-2-21	8 N PARKWAY DR
16.05-2-22	10 N PARKWAY DR
16.05-2-24	7 CREST DR N
16.05-2-25	5 CREST DR N
16.05-2-26	3 CREST DR N
16.05-2-27	1 CREST DR N
16.05-2-3	13 OVERHILL RD
16.05-2-4	15 OVERHILL RD
16.05-2-5	1 ORCHARD CT
16.05-2-6	3 ORCHARD CT
16.05-2-7	5 ORCHARD CT
16.05-2-8	6 ORCHARD CT
16.05-2-9	2 ORCHARD CT
16.05-3-1	1 OVERHILL RD
16.05-3-17	10 OVERHILL RD
16.05-3-19	12 OVERHILL RD
16.05-3-2	6 OVERHILL RD
16.05-3-20	14 OVERHILL RD
16.05-3-23	2 ORCHARD DR
16.05-3-24	4 ORCHARD DR
16.05-3-25	6 ORCHARD DR
16.05-3-26	8 ORCHARD DR
16.05-3-27	10 ORCHARD DR
16.05-3-28	12 ORCHARD DR
16.05-3-29	14 ORCHARD DR
16.05-3-3	238 RTE 118
16.05-3-30	16 ORCHARD DR
16.05-3-31	18 ORCHARD DR

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
16.05-3-32	20 ORCHARD DR
16.05-3-33	22 ORCHARD DR
16.05-3-34	21 ORCHARD DR
16.05-3-35	19 ORCHARD DR
16.05-3-36	18 VALLEY DR W
16.05-3-37	17 ORCHARD DR
16.05-3-38	16 VALLEY DR W
16.05-3-39	15 ORCHARD DR
16.05-3-40	14 VALLEY DR W
16.05-3-41	13 ORCHARD DR
16.05-3-42	12 VALLEY DR W
16.05-3-43	11 ORCHARD DR
16.05-3-44	10 VALLEY DR W
16.05-3-45	9 ORCHARD DR
16.05-3-46	7 ORCHARD DR
16.05-3-47	6 VALLEY DR W
16.05-3-48	5 ORCHARD DR
16.05-3-49	3 ORCHARD DR
16.05-3-50	4 VALLEY DR W
16.05-3-51	1 ORCHARD DR
16.05-3-52	2 VALLEY DR W
16.05-3-55	10 VALLEY DR E
16.05-3-57	12 VALLEY DR E
16.05-3-60	16 VALLEY DR E
16.05-3-63	20 VALLEY DR E
16.05-3-65.1	21 VALLEY DR W
16.05-3-68	35 PARKWAY DR
16.05-3-69	37 PARKWAY DR
16.05-3-70	39 PARKWAY DR
16.05-3-72	5 VALLEY DR E
16.05-3-73	3 VALLEY DR E
16.05-3-74	32 OVERHILL RD
16.05-3-75	44 PARKWAY DR
16.05-3-76	42 PARKWAY DR
16.05-3-77	40 PARKWAY DR
16.05-3-78	38 PARKWAY DR
16.05-3-79	36 PARKWAY DR
16.05-3-80	34 PARKWAY DR
16.05-3-81	32 PARKWAY DR
16.05-3-82	37 CREST DR
16.05-3-83	39 CREST DR
16.05-3-84	41 CREST DR
16.05-3-85	43 CREST DR
16.05-3-86.1	45 CREST DR
16.05-3-87.1	47 CREST DR
16.06-1-1	10 CREST DR N
16.06-1-11	12 N ROSS DR

Somers SSD #2 Parcel List

Parcel ID	Legal Address
16.06-1-12	10 N ROSS DR
16.06-1-13	8 N ROSS DR
16.06-1-14	6 N ROSS DR
16.06-1-15	4 N ROSS DR
16.06-1-16	2 N ROSS DR
16.06-1-17	1 N SHENOROCK DR
16.06-1-18	3 N SHENOROCK DR
16.06-1-19	5 N SHENOROCK DR
16.06-1-2	8 CREST DR N
16.06-1-20	7 N SHENOROCK DR
16.06-1-21	9 N SHENOROCK DR
16.06-1-22	11 N SHENOROCK DR
16.06-1-23	12 N SHENOROCK DR
16.06-1-24	10 N SHENOROCK DR
16.06-1-25	8 N SHENOROCK DR
16.06-1-26	6 N SHENOROCK DR
16.06-1-29	45 OVERHILL RD
16.06-1-3	6 CREST DR N
16.06-1-30.5	39 CYPRESS LN
16.06-1-32	41 CYPRESS LN
16.06-1-33	43 CYPRESS LN
16.06-1-34	56 CYPRESS LN
16.06-1-35.5	52 CYPRESS LN
16.06-1-37	50 CYPRESS LN
16.06-1-39	48 CYPRESS LN
16.06-1-4	4 CREST DR N
16.06-1-40	55 FOREST LN
16.06-1-41	57 FOREST LN
16.06-1-42	59 FOREST LN
16.06-1-43	61 FOREST LN
16.06-1-44	66 FOREST LN
16.06-1-45	64 FOREST LN
16.06-1-46	62 FOREST LN
16.06-1-48	51 OVERHILL RD
16.06-1-49	37 ROGERS LN
16.06-1-5	2 CREST DR N
16.06-1-50	39 ROGERS LN
16.06-1-51	41 ROGERS LN
16.06-1-52	43 ROGERS LN
16.06-1-54	40 ROGERS LN
16.06-1-56	36 ROGERS LN
16.06-1-57	57 OVERHILL RD
16.06-1-61.1	59 OVERHILL RD
16.06-1-62	61 OVERHILL RD
16.06-1-7	3 N ROSS DR
16.06-1-8	5 N ROSS DR
16.06-1-9	7 N ROSS DR

Somers SSD #2 Parcel List

Parcel ID	Legal Address
16.06-2-1	48 CREST DR
16.06-2-10	39 ROSS DR
16.06-2-11	41 ROSS DR
16.06-2-12	43 ROSS DR
16.06-2-13	47 ROSS DR
16.06-2-15	44 ROSS DR
16.06-2-16	42 ROSS DR
16.06-2-17	38 ROSS DR
16.06-2-18.5	36 ROSS DR
16.06-2-20	32 ROSS DR
16.06-2-21	29 HILLANDALE RD
16.06-2-22	10 SPRINGDALE RD
16.06-2-23	8 SPRINGDALE RD
16.06-2-24	4 SPRINGDALE RD
16.06-2-25	2 SPRINGDALE RD
16.06-2-26	43 SHENOROCK DR
16.06-2-27	3 SPRINGDALE RD
16.06-2-29	7 SPRINGDALE RD
16.06-2-30	9 SPRINGDALE RD
16.06-2-31	33 SHENOROCK DR
16.06-2-32	35 SHENOROCK DR
16.06-2-34	39 SHENOROCK DR
16.06-2-35	41 SHENOROCK DR
16.06-2-4	46 CREST DR
16.06-2-41	36 SHENOROCK DR
16.06-2-44	19 CYPRESS LN
16.06-2-45	21 CYPRESS LN
16.06-2-46	23 CYPRESS LN
16.06-2-47	25 CYPRESS LN
16.06-2-49	29 CYPRESS LN
16.06-2-5	44 CREST DR
16.06-2-6	42 CREST DR
16.06-2-7	40 CREST DR
16.06-2-8.1	38 CREST DR
16.06-2-9	37 ROSS DR
16.06-3-1	53 FOREST LN
16.06-3-10	26 CYPRESS LN
16.06-3-11	31 FOREST LN
16.06-3-13	35 FOREST LN
16.06-3-14	37 FOREST LN
16.06-3-16	41 FOREST LN
16.06-3-17	45 FOREST LN
16.06-3-18	47 FOREST LN
16.06-3-19	49 FOREST LN
16.06-3-2	44 CYPRESS LN
16.06-3-20	51 FOREST LN
16.06-3-21	58 FOREST LN

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
16.06-3-22	56 FOREST LN
16.06-3-23	54 FOREST LN
16.06-3-24	52 FOREST LN
16.06-3-25	50 FOREST LN
16.06-3-26	48 FOREST LN
16.06-3-27	46 FOREST LN
16.06-3-28	44 FOREST LN
16.06-3-3	42 CYPRESS LN
16.06-3-31	13 ROGERS LN
16.06-3-32	15 ROGERS LN
16.06-3-33	17 ROGERS LN
16.06-3-34	19 ROGERS LN
16.06-3-35	21 ROGERS LN
16.06-3-36	23 ROGERS LN
16.06-3-37	25 ROGERS LN
16.06-3-39	29 ROGERS LN
16.06-3-4	40 CYPRESS LN
16.06-3-40	31 ROGERS LN
16.06-3-41	33 ROGERS LN
16.06-3-42	56 OVERHILL RD
16.06-3-43	34 ROGERS LN
16.06-3-44	32 ROGERS LN
16.06-3-45	30 ROGERS LN
16.06-3-47	26 ROGERS LN
16.06-3-48	24 ROGERS LN
16.06-3-49	22 ROGERS LN
16.06-3-5	38 CYPRESS LN
16.06-3-50	20 ROGERS LN
16.06-3-51	18 ROGERS LN
16.06-3-52	16 ROGERS LN
16.06-3-53	14 ROGERS LN
16.06-3-54	12 ROGERS LN
16.06-3-55	51 HILLANDALE RD
16.06-3-56	33 OLD MILL RD
16.06-3-57	35 OLD MILL RD
16.06-3-58	37 OLD MILL RD
16.06-3-59	39 OLD MILL RD
16.06-3-6	36 CYPRESS LN
16.06-3-60	41 OLD MILL RD
16.06-3-61	43 OLD MILL RD
16.06-3-63	47 OLD MILL RD
16.06-3-64	49 OLD MILL RD
16.06-3-65	58 OLD MILL RD
16.06-3-66.1	56 OLD MILL RD
16.06-3-67	54 OLD MILL RD
16.06-3-68	52 OLD MILL RD
16.06-3-69	50 OLD MILL RD

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
16.06-3-70.1	48 OLD MILL RD
16.06-3-71	46 OLD MILL RD
16.06-3-72	44 OLD MILL RD
16.06-3-73	42 OLD MILL RD
16.06-3-74	40 OLD MILL RD
16.06-3-75	38 OLD MILL RD
16.06-3-76	36 OLD MILL RD
16.06-3-77	34 OLD MILL RD
16.06-3-78	32 OLD MILL RD
16.06-3-79	49 TIGHE RD
16.06-3-8	32 CYPRESS LN
16.06-3-80	51 TIGHE RD
16.06-3-81	53 TIGHE RD
16.06-3-82	55 TIGHE RD
16.06-3-83	59 TIGHE RD
16.06-3-86	65 TIGHE RD
16.06-3-87	67 TIGHE RD
16.06-3-89	71 TIGHE RD
16.06-3-9	28 CYPRESS LN
16.06-4-14	70 TIGHE RD
16.06-4-16	68 TIGHE RD
16.06-4-17	66 TIGHE RD
16.06-4-19	62 TIGHE RD
16.06-4-20	60 TIGHE RD
16.06-4-21	58 TIGHE RD
16.06-4-22	56 TIGHE RD
16.06-4-7	74 TIGHE RD
16.06-4-9	72 TIGHE RD
16.09-3-1.1	4 WALKER DR S
16.09-3-1.2	2 WALKER DR S
16.09-3-11	6 WALKER DR
16.09-3-15.1	11 LAKEVIEW DR
16.09-3-16	13 LAKEVIEW DR
16.09-3-17.1	1 WALKER DR S
16.09-3-17.2	3 WALKER DR S
16.09-3-19	18 LAKEVIEW DR
16.09-3-2	1 WALKER DR
16.09-3-22	32 VALLEY DR E
16.09-3-24	31 PARKWAY DR
16.09-3-25.1	27 PARKWAY DR
16.09-3-27	25 PARKWAY DR
16.09-3-28	23 PARKWAY DR
16.09-3-29	21 PARKWAY DR
16.09-3-3	3 WALKER DR
16.09-3-31.1	17 PARKWAY DR
16.09-3-32.5	15 PARKWAY DR
16.09-3-35	11 PARKWAY DR

Somers SSD #2 Parcel List

Parcel ID	Legal Address
16.09-3-37.5	9 PARKWAY DR
16.09-3-4	5 WALKER DR
16.09-3-40.5	5 PARKWAY DR
16.09-3-42.1	17 LAKEVIEW DR
16.09-3-43	3 PARKWAY DR
16.09-3-45	21 LAKEVIEW DR
16.09-3-46	20 LAKEVIEW DR
16.09-3-47	22 LAKEVIEW DR
16.09-3-5	7 WALKER DR
16.09-3-6	9 WALKER DR
16.09-3-7	11 WALKER DR
16.09-3-8.1	12 WALKER DR
16.09-3-8.2	10 WALKER DR
16.10-1-1	30 PARKWAY DR
16.10-1-10	23 ROSS DR
16.10-1-11	24 CREST DR
16.10-1-12	19 ROSS DR
16.10-1-13	17 ROSS DR
16.10-1-14	15 ROSS DR
16.10-1-15	13 ROSS DR
16.10-1-16	11 ROSS DR
16.10-1-17	9 ROSS DR
16.10-1-18	7 ROSS DR
16.10-1-19	5 ROSS DR
16.10-1-2	35 CREST DR
16.10-1-20	3 ROSS DR
16.10-1-23	2 CREST DR
16.10-1-24	4 CREST DR
16.10-1-25	6 CREST DR
16.10-1-26	8 CREST DR
16.10-1-28	12 CREST DR
16.10-1-29	14 CREST DR
16.10-1-3.1	36 CREST DR
16.10-1-30	16 CREST DR
16.10-1-31	18 CREST DR
16.10-1-32	20 CREST DR
16.10-1-35	30 CREST DR
16.10-1-36	32 CREST DR
16.10-1-37	34 CREST DR
16.10-1-38	33 CREST DR
16.10-1-39	31 CREST DR
16.10-1-4	35 ROSS DR
16.10-1-40	29 CREST DR
16.10-1-41	25 CREST DR
16.10-1-42	23 CREST DR
16.10-1-43	21 CREST DR
16.10-1-45.1	17 CREST DR

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
16.10-1-46	15 CREST DR
16.10-1-47	13 CREST DR
16.10-1-48	11 CREST DR
16.10-1-49	9 CREST DR
16.10-1-50.1	7 CREST DR
16.10-1-53	3 CREST DR
16.10-1-55	23 LAKEVIEW DR
16.10-1-56	5 CREST DR
16.10-1-58	8 PARKWAY DR
16.10-1-59	12 PARKWAY DR
16.10-1-6	31 ROSS DR
16.10-1-60	14 PARKWAY DR
16.10-1-61	16 PARKWAY DR
16.10-1-62	18 PARKWAY DR
16.10-1-64	20 PARKWAY DR
16.10-1-65	22 PARKWAY DR
16.10-1-66	24 PARKWAY DR
16.10-1-67	26 PARKWAY DR
16.10-1-68	28 PARKWAY DR
16.10-1-7	29 ROSS DR
16.10-1-8.1	27 ROSS DR
16.10-1-9.1	25 ROSS DR
16.10-2-1	30 ROSS DR
16.10-2-55	2 ROSS DR
16.10-2-56	6 ROSS DR
16.10-2-57	8 ROSS DR
16.10-2-58	10 ROSS DR
16.10-2-59	12 ROSS DR
16.10-2-61	14 ROSS DR
16.10-2-62	16 ROSS DR
16.10-2-65	22 ROSS DR
16.10-2-66	24 ROSS DR
16.10-2-67	26 ROSS DR
16.10-2-68	28 ROSS DR
16.10-3-10	19 OLD MILL RD
16.10-3-11	4 HEATHER LN
16.10-3-12	3 HEATHER LN
16.10-3-13	17 OLD MILL RD
16.10-3-14	2 BOLLING RD
16.10-3-15	4 BOLLING RD
16.10-3-16	6 BOLLING RD
16.10-3-17	8 BOLLING RD
16.10-3-18	3 BOLLING RD
16.10-3-2	29 FOREST LN
16.10-3-20	2 AERY RD
16.10-3-21	4 AERY RD
16.10-3-22	5 AERY RD

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
16.10-3-23	3 AERY RD
16.10-3-24	9 OLD MILL RD
16.10-3-25	7 OLD MILL RD
16.10-3-26	3 OLD MILL RD
16.10-3-27	5 OLD MILL RD
16.10-3-3	11 ROGERS LN
16.10-3-37	7 EASTVIEW PL
16.10-3-38	6 ROGERS LN
16.10-3-39	8 ROGERS LN
16.10-3-4	10 ROGERS LN
16.10-3-40	9 ROGERS LN
16.10-3-41	5 ROGERS LN
16.10-3-42	26 FOREST LN
16.10-3-43	28 FOREST LN
16.10-3-44	30 FOREST LN
16.10-3-45	32 FOREST LN
16.10-3-46	34 FOREST LN
16.10-3-47	36 FOREST LN
16.10-3-49	25 FOREST LN
16.10-3-5	29 OLD MILL RD
16.10-3-50	23 FOREST LN
16.10-3-51	19 FOREST LN
16.10-3-6	27 OLD MILL RD
16.10-3-7	25 OLD MILL RD
16.10-3-8	6 EASTVIEW PL
16.10-3-9	5 EASTVIEW PL
16.10-4-1	30 OLD MILL RD
16.10-4-10	12 OLD MILL RD
16.10-4-11	10 OLD MILL RD
16.10-4-12	8 OLD MILL RD
16.10-4-13	6 OLD MILL RD
16.10-4-14	4 OLD MILL RD
16.10-4-15	23 TIGHE RD
16.10-4-16	25 TIGHE RD
16.10-4-17	27 TIGHE RD
16.10-4-2	28 OLD MILL RD
16.10-4-20	33 TIGHE RD
16.10-4-21	35 TIGHE RD
16.10-4-22	37 TIGHE RD
16.10-4-23	39 TIGHE RD
16.10-4-24	2 EASTVIEW PL
16.10-4-25	45 TIGHE RD
16.10-4-26	47 TIGHE RD
16.10-4-27	50 TIGHE RD
16.10-4-28	48 TIGHE RD
16.10-4-29	46 TIGHE RD
16.10-4-3	26 OLD MILL RD

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
16.10-4-30	44 TIGHE RD
16.10-4-31	42 TIGHE RD
16.10-4-32	40 TIGHE RD
16.10-4-35	34 TIGHE RD
16.10-4-36	32 TIGHE RD
16.10-4-37	30 TIGHE RD
16.10-4-38.5	28 TIGHE RD
16.10-4-4	4 EASTVIEW PL
16.10-4-6	20 OLD MILL RD
16.10-4-7	18 OLD MILL RD
16.10-4-8	16 OLD MILL RD
16.10-4-9	14 OLD MILL RD
16.10-5-10	20 TIGHE RD
16.10-5-11	18 TIGHE RD
16.10-5-12	6 SUNSET DR
16.10-5-13	3 BEDELL PL
16.10-5-14	5 BEDELL PL
16.10-5-15	7 BEDELL PL
16.10-5-16	6 BEDELL PL
16.10-5-18	2 SUNSET DR
16.10-5-19	1 SUNSET DR
16.10-5-21	5 SUNSET DR
16.10-5-22	7 SUNSET DR
16.10-5-23	16 TIGHE RD
16.10-5-24.1	13 TIGHE RD
16.10-5-26	18 CARPENTER PL
16.10-5-27	14 CARPENTER PL
16.10-5-28	10 CARPENTER PL
16.10-5-29	8 CARPENTER PL
16.10-5-30	4 CARPENTER PL
16.10-5-31	2 CARPENTER PL
16.10-5-32	15 CARPENTER PL
16.10-5-33	19 CARPENTER PL
16.10-5-34	21 CARPENTER PL
16.10-5-35	23 CARPENTER PL
16.10-5-36	61 LAKEVIEW DR
16.10-5-37	63 LAKEVIEW DR
16.10-5-38	65 LAKEVIEW DR
16.10-5-39	28 DELLWORTH DR
16.10-5-41	9 TIGHE RD
16.10-5-6	10 SUNSET DR
16.10-5-7	19 TIGHE RD
16.10-5-8	24 TIGHE RD
16.10-5-9	22 TIGHE RD
16.10-6-1	2 OSBORNE CT
16.10-6-4	28 LAKEVIEW DR
16.10-6-5	30 LAKEVIEW DR

Somers SSD #2 Parcel List

Parcel ID	Legal Address
16.14-1-10	24 TOMPKINS RD
16.14-1-11	2 BROOKSIDE DR
16.14-1-12	19 TOMPKINS RD
16.14-1-13	7 BROOKSIDE DR
16.14-1-41	9 BROOKSIDE DR
16.14-1-42	11 BROOKSIDE DR
16.14-1-43.5	17 BROOKSIDE DR
16.14-1-45	19 BROOKSIDE DR
16.14-1-47	21 BROOKSIDE DR
16.14-1-5	14 BROOKSIDE DR
16.14-1-6	12 BROOKSIDE DR
16.14-1-7	10 BROOKSIDE DR
16.14-1-8	8 BROOKSIDE DR
16.14-1-9	6 BROOKSIDE DR
16.14-2-1	13 CARPENTER PL
16.14-2-10	4 DELLWORTH DR
16.14-2-12	8 DELLWORTH DR
16.14-2-13	10 DELLWORTH DR
16.14-2-14	12 DELLWORTH DR
16.14-2-16	16 DELLWORTH DR
16.14-2-17	20 DELLWORTH DR
16.14-2-18	10 TIGHE RD
16.14-2-19	25 DELLWORTH DR
16.14-2-2	11 CARPENTER PL
16.14-2-20	21 DELLWORTH DR
16.14-2-21	7 TIGHE RD
16.14-2-22	17 DELLWORTH DR
16.14-2-23	15 DELLWORTH DR
16.14-2-24	13 DELLWORTH DR
16.14-2-25	11 DELLWORTH DR
16.14-2-26	9 DELLWORTH DR
16.14-2-27	7 DELLWORTH DR
16.14-2-28	5 DELLWORTH DR
16.14-2-29	3 DELLWORTH DR
16.14-2-30	1 DELLWORTH DR
16.14-2-31	2 GREENE RD
16.14-2-33	6 GREENE RD
16.14-2-34	8 GREENE RD
16.14-2-35	30 MILLER AVE
16.14-2-37	14 GREENE RD
16.14-2-39	18 GREENE RD
16.14-2-4	7 CARPENTER PL
16.14-2-40	20 GREENE RD
16.14-2-41	22 GREENE RD
16.14-2-42	24 GREENE RD
16.14-2-43	73 LAKEVIEW DR
16.14-2-45	17 GREENE RD

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
16.14-2-46	13 GREENE RD
16.14-2-47	11 GREENE RD
16.14-2-48	9 GREENE RD
16.14-2-49	7 GREENE RD
16.14-2-5	5 CARPENTER PL
16.14-2-50	20 SHADOW LN
16.14-2-52.1	18 SHADOW LN
16.14-2-54	7 SHADOW LN
16.14-2-55	13 SHADOW LN
16.14-2-56	26 MILLER AVE
16.14-2-57	25 MILLER AVE
16.14-2-58	8 GRIFFIN PL
16.14-2-59	10 GRIFFIN PL
16.14-2-6	35 MILLER AVE
16.14-2-60	12 GRIFFIN PL
16.14-2-61.1	14 GRIFFIN PL
16.14-2-62	75 LAKEVIEW DR
16.14-2-63	30 BRIDGE LN
16.14-2-65	11 GRIFFIN PL
16.14-2-66	9 GRIFFIN PL
16.14-2-68	23 MILLER AVE
16.14-2-69	24 MILLER AVE
16.14-2-7	38 MILLER AVE
16.14-2-70	6 HORTON RD
16.14-2-71	8 HORTON RD
16.14-2-72	10 HORTON RD
16.14-2-74	28 BRIDGE LN
16.14-2-75.1	17 HORTON RD
16.14-2-77	11 HORTON RD
16.14-2-78	9 HORTON RD
16.14-2-79	7 HORTON RD
16.14-2-8	36 MILLER AVE
16.14-2-80	20 MILLER AVE
16.14-2-81	4 TOMPKINS RD
16.14-2-82	6 TOMPKINS RD
16.14-2-83	8 TOMPKINS RD
16.14-2-84	17 MILLER AVE
16.14-2-85	14 TOMPKINS RD
16.14-2-87	26 BRIDGE LN
16.14-2-9	2 DELLWORTH DR
16.14-3-1	24 BRIDGE LN
16.14-3-10	6 WRIGHT RD
16.14-3-11	8 WRIGHT RD
16.14-3-12	10 WRIGHT RD
16.14-3-14	14 WRIGHT RD
16.14-3-15	16 WRIGHT RD
16.14-3-16	18 WRIGHT RD

Somers SSD #2 Parcel List

Parcel ID	Legal Address
16.14-3-17	22 BRIDGE LN
16.14-3-18	29 BRIDGE LN
16.14-3-19	27 BRIDGE LN
16.14-3-2	13 TOMPKINS RD
16.14-3-20	25 BRIDGE LN
16.14-3-21	20 BRIDGE LN
16.14-3-22	13 WRIGHT RD
16.14-3-23	11 WRIGHT RD
16.14-3-24	9 WRIGHT RD
16.14-3-25	11 MILLER AVE
16.14-3-26	12 MILLER AVE
16.14-3-27	3 WRIGHT RD
16.14-3-28	1 WRIGHT RD
16.14-3-30	4 BRIDGE LN
16.14-3-31	6 BRIDGE LN
16.14-3-32	10 MILLER AVE
16.14-3-33	9 MILLER AVE
16.14-3-34	12 BRIDGE LN
16.14-3-35	14 BRIDGE LN
16.14-3-36	16 BRIDGE LN
16.14-3-37	18 BRIDGE LN
16.14-3-38	23 BRIDGE LN
16.14-3-39	21 BRIDGE LN
16.14-3-4	9 TOMPKINS RD
16.14-3-41	17 BRIDGE LN
16.14-3-42	15 BRIDGE LN
16.14-3-43	13 BRIDGE LN
16.14-3-44	7 MILLER AVE
16.14-3-45	8 MILLER AVE
16.14-3-46	7 BRIDGE LN
16.14-3-47	5 BRIDGE LN
16.14-3-48	3 BRIDGE LN
16.14-3-5	7 TOMPKINS RD
16.14-3-50	2 LAKESIDE LN
16.14-3-51	4 LAKESIDE LN
16.14-3-52	6 LAKESIDE LN
16.14-3-53	8 LAKESIDE LN
16.14-3-54	10 LAKESIDE LN
16.14-3-56	14 LAKESIDE LN
16.14-3-57	16 LAKESIDE LN
16.14-3-58	11 LAKESIDE LN
16.14-3-59	9 LAKESIDE LN
16.14-3-6	5 TOMPKINS RD
16.14-3-60	3 MILLER AVE
16.14-3-61	4 MILLER AVE
16.14-3-62	3 LAKESIDE LN
16.14-3-63	1 LAKESIDE LN

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
16.14-3-7	1 TOMPKINS RD
16.14-3-8	2 WRIGHT RD
16.14-3-9	4 WRIGHT RD
5.14-1-10	5 SYCAMORE RD
5.14-1-16.5	20 BOXWOOD DR
5.14-1-18	18 BOXWOOD DR
5.14-1-22	19 ACACIA DR
5.14-1-23	23 ACACIA DR
5.14-1-24.5	16 ACACIA DR
5.14-1-26	3 RAMBLER RD
5.14-1-27	5 RAMBLER RD
5.14-1-28	7 RAMBLER RD
5.14-1-29	6 RAMBLER RD
5.14-1-31	10 ACACIA DR
5.14-1-32	8 ACACIA DR
5.14-1-34	3 PEACH RD
5.14-1-35	5 PEACH RD
5.14-1-36	7 PEACH RD
5.14-1-38	8 RAMBLER RD
5.14-1-8	9 SYCAMORE RD
5.14-1-9	7 SYCAMORE RD
5.15-1-10	2 BOXWOOD DR
5.15-1-11	4 BOXWOOD DR
5.15-1-12	6 BOXWOOD DR
5.15-1-15	10 BOXWOOD DR
5.15-1-16	12 BOXWOOD DR
5.15-1-17.5	11 BOXWOOD DR
5.15-1-19	7 BOXWOOD DR
5.15-1-22	11 OLIVE DR
5.15-1-23	2 COTTONWOOD DR
5.15-1-24	6 COTTONWOOD DR
5.15-1-25	10 COTTONWOOD DR
5.15-1-28	9 COTTONWOOD DR
5.15-1-30	7 COTTONWOOD DR
5.15-1-32.1	5 OLIVE DR
5.15-1-34	4 EVERGREEN DR
5.15-1-35	6 EVERGREEN DR
5.15-1-36	8 EVERGREEN DR
5.15-1-39	15 TULIP RD
5.15-1-4	7 ACACIA DR
5.15-1-40.1	5 EVERGREEN DR
5.15-1-41	3 EVERGREEN DR
5.15-1-43	34 JUNIPER DR
5.15-1-50	28 JUNIPER DR
5.15-1-53	32 JUNIPER DR
5.15-1-54	4 OLIVE DR
5.15-1-55	6 OLIVE DR

Somers SSD #2 Parcel List

Parcel ID	Legal Address
5.15-1-59	11 IRIS RD
5.15-1-60	10 OLIVE DR
5.15-1-61.5	8 OLIVE DR
5.15-1-63	5 NARCISSUS DR
5.15-1-64	3 NARCISSUS DR
5.15-1-65.5	16 OLIVE DR
5.15-1-70	20 OLIVE DR
5.15-1-72	23 NARCISSUS DR
5.15-1-74	19 NARCISSUS DR
5.15-1-76	24 OLIVE DR
5.15-1-82	29 NARCISSUS DR
5.15-1-83	27 NARCISSUS DR
5.15-1-84	4 ACACIA DR
5.15-1-85	4 PEACH RD
5.15-1-86	8 PEACH RD
5.15-1-89	12 PEACH RD
5.15-1-90	19 OLIVE DR
5.15-1-91	2 ACACIA DR
5.15-2-1	6 FERN RD
5.15-2-12	22 NARCISSUS DR
5.15-2-13	20 GREENWOOD DR
5.15-2-14	18 GREENWOOD DR
5.15-2-15	16 GREENWOOD DR
5.15-2-16	3 MAGNOLIA DR
5.15-2-17	5 MAGNOLIA DR
5.15-2-18	7 MAGNOLIA DR
5.15-2-19	9 MAGNOLIA DR
5.15-2-2	4 FERN RD
5.15-2-20	11 MAGNOLIA DR
5.15-2-23	7 FERN RD
5.15-2-24	6 MAGNOLIA DR
5.15-2-3	2 FERN RD
5.15-2-32.1	21 LOCUST DR
5.15-2-34	3 FERN RD
5.15-2-4	34 NARCISSUS DR
5.15-2-41	20 LOCUST DR
5.15-2-42	18 LOCUST DR
5.15-2-43	16 LOCUST DR
5.15-2-47	13 HEMLOCK DR
5.15-2-49	19 HEMLOCK DR
5.15-2-5	32 NARCISSUS DR
5.15-2-53	26 HEMLOCK DR
5.15-2-54.1	24 HEMLOCK DR
5.15-2-60	10 GREENWOOD DR
5.15-2-64	21 GERANIUM DR
5.15-2-66	4 ELM RD
5.15-2-67	2 ELM RD

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
5.15-2-68	5 ELDER RD
5.15-2-69	8 FOREST RD
5.15-2-70	7 FOREST RD
5.15-2-73	3 FOREST RD
5.15-2-74	1 FOREST RD
5.15-2-76	2 GREENWOOD DR
5.15-2-77	4 GREENWOOD DR
5.15-2-78	6 GREENWOOD DR
5.15-2-79	8 GREENWOOD DR
5.15-2-8	28 NARCISSUS DR
5.15-2-80	3 ELM RD
5.15-2-81	4 ELDER RD
5.15-2-82	2 ELDER RD
5.15-2-83	121 DAISY DR
5.15-2-86	123 DAISY DR
5.15-2-87	126 DAISY DR
5.15-2-88	124 DAISY DR
5.15-2-89	122 DAISY DR
5.15-2-9	26 NARCISSUS DR
5.15-2-90	120 DAISY DR
5.15-2-92	116 DAISY DR
5.15-2-93	114 DAISY DR
5.15-2-94	112 DAISY DR
5.15-2-97	108 DAISY DR
5.15-3-1	8 NARCISSUS DR
5.15-3-14	1 LOCUST DR
5.15-3-16	16 NARCISSUS DR
5.15-3-17	9 LOCUST DR
5.15-3-18.5	5 LOCUST DR
5.15-3-2	4 NARCISSUS DR
5.15-3-20.1	14 NARCISSUS DR
5.15-3-21	17 GREENWOOD DR
5.15-3-23	8 LOCUST DR
5.15-3-24	6 LOCUST DR
5.15-3-27	4 IRIS RD
5.15-3-28	3 HEMLOCK DR
5.15-3-29	5 HEMLOCK DR
5.15-3-3	2 NARCISSUS DR
5.15-3-30	7 HEMLOCK DR
5.15-3-31	9 HEMLOCK DR
5.15-3-34	12 HEMLOCK DR
5.15-3-35	10 HEMLOCK DR
5.15-3-38.1	4 HEMLOCK DR
5.15-3-39	2 HEMLOCK DR
5.15-3-41	5 GERANIUM DR
5.15-3-42	7 GERANIUM DR
5.15-3-46	11 GREENWOOD DR

Somers SSD #2 Parcel List

Parcel ID	Legal Address
5.15-3-47	12 GERANIUM DR
5.15-3-48	8 GERANIUM DR
5.15-3-55	7 FLOWER DR
5.15-3-59	13 FLOWER DR
5.15-3-6.5	3 IRIS RD
5.15-3-60	15 FLOWER DR
5.15-3-61	17 FLOWER DR
5.15-3-62	16 FLOWER DR
5.15-3-63	5 GREENWOOD DR
5.15-3-64	3 GREENWOOD DR
5.15-3-65	1 GREENWOOD DR
5.15-3-66.5	2 HOLLY RD
5.15-3-68.5	4 HOLLY RD
5.15-3-70	6 HOLLY RD
5.15-3-71	12 FLOWER DR
5.15-3-72	5 HOLLY RD
5.15-3-73	3 HOLLY RD
5.15-3-74	2 IVY RD
5.15-3-76	6 IVY RD
5.15-3-77	8 IVY RD
5.15-3-80	8 FLOWER DR
5.15-3-85	1 IVY RD
5.15-3-89	16 JUNIPER DR
5.16-1-10	4 JUNIPER DR
5.16-1-11	6 JUNIPER DR
5.16-1-13	3 JUNIPER DR
5.16-1-14	4 LAKE SHORE DR N
5.18-2-14	32 TULIP RD
5.18-2-15	34 TULIP RD
5.18-2-3	14 TULIP RD
5.18-2-4	16 TULIP RD
5.18-2-7	18 TULIP RD
5.18-2-9	22 TULIP RD
5.19-1-1	61 JUNIPER DR
5.19-1-10	26 LARCH DR
5.19-1-12	29 LARCH DR
5.19-1-13.1	27 LARCH DR
5.19-1-14	25 LARCH DR
5.19-1-15.1	23 LARCH DR
5.19-1-2	59 JUNIPER DR
5.19-1-20	8 WILLOW RD
5.19-1-27	23 MYRTLE DR
5.19-1-28	21 MYRTLE DR
5.19-1-29	19 MYRTLE DR
5.19-1-3	57 JUNIPER DR
5.19-1-30	17 MYRTLE DR
5.19-1-34	12 WILLOW RD

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
5.19-1-35.1	16 NYMPH DR
5.19-1-36	18 NYMPH DR
5.19-1-37	20 NYMPH DR
5.19-1-39	24 NYMPH DR
5.19-1-4	2 WILLOW RD
5.19-1-45	16 WILLOW RD
5.19-1-46	14 ORANGE DR
5.19-1-47	16 ORANGE DR
5.19-1-48	18 ORANGE DR
5.19-1-49	25 NYMPH DR
5.19-1-5	4 WILLOW RD
5.19-1-51	27 TULIP RD
5.19-1-52	17 ORANGE DR
5.19-1-53	33 TULIP RD
5.19-1-57	6 TAMARACK RD
5.19-1-58	4 TAMARACK RD
5.19-1-6	18 LARCH DR
5.19-1-60	2 VINE RD
5.19-1-61	5 TAMARACK RD
5.19-1-62	7 TAMARACK RD
5.19-1-63	8 VINE RD
5.19-1-68	3 VINE RD
5.19-1-69	5 VINE RD
5.19-1-7	20 LARCH DR
5.19-1-70	7 VINE RD
5.19-1-71	9 VINE RD
5.19-1-73.1	7 ORANGE DR
5.19-1-8	22 LARCH DR
5.19-1-9	24 LARCH DR
5.19-2-15	12 LARCH DR
5.19-2-2	45 JUNIPER DR
5.19-2-26	6 MYRTLE DR
5.19-2-28	10 MYRTLE DR
5.19-2-29	9 WILLOW RD
5.19-2-3	43 JUNIPER DR
5.19-2-31	7 MYRTLE DR
5.19-2-32	5 MYRTLE DR
5.19-2-33	3 MYRTLE DR
5.19-2-36	6 NYMPH DR
5.19-2-37	8 NYMPH DR
5.19-2-38.1	10 NYMPH DR
5.19-2-40	15 WILLOW RD
5.19-2-41	9 NYMPH DR
5.19-2-43	5 NYMPH DR
5.19-2-44	3 NYMPH DR
5.19-2-45	1 NYMPH DR
5.19-2-46	2 ORANGE DR

Somers SSD #2 Parcel List

Parcel ID	Legal Address
5.19-2-47	4 ORANGE DR
5.19-2-48	6 ORANGE DR
5.19-2-50	5 ORANGE DR
5.19-2-54	14 HICKORY RD
5.19-2-55	12 HICKORY RD
5.19-2-56	6 HICKORY RD
5.19-2-57	4 HICKORY RD
5.19-2-58	2 HICKORY RD
5.19-2-59	1 ORANGE DR
5.19-2-60	5 HICKORY RD
5.19-2-61	7 HICKORY RD
5.19-2-65	4 PINE CT
5.19-2-68	46 LAKE SHORE DR N
5.19-3-23	2 ASPEN RD
5.19-3-27	19 LAKE SHORE DR S
5.19-3-28	5 ASPEN RD
5.19-3-29	3 ASPEN RD
5.19-3-30	1 ASPEN RD
5.19-3-31.5	4 BIRCH RD
5.19-3-33	6 BIRCH RD
5.19-3-34	10 CEDAR RD
5.19-3-35	13 BIRCH RD
5.19-3-36	11 BIRCH RD
5.19-3-37	9 BIRCH RD
5.19-3-38	7 BIRCH RD
5.19-3-42	2 CEDAR RD
5.19-3-43	4 CEDAR RD
5.19-3-44	6 CEDAR RD
5.19-3-46	8 CEDAR RD
5.19-3-47	14 DOGWOOD RD
5.19-3-48.5	5 CEDAR RD
5.19-3-50.5	10 DOGWOOD RD
5.19-3-51	3 ALDER RD
5.19-3-52	8 DOGWOOD RD
5.19-3-54	47 LAKE SHORE DR S
5.19-3-57	3 PINE CT
5.19-3-64	15 DOGWOOD RD
5.19-3-65	11 DOGWOOD RD
5.19-3-67.1	7 DOGWOOD RD
5.19-3-68	5 DOGWOOD RD
5.19-3-69	3 DOGWOOD RD
5.19-3-72	2 DOGWOOD RD
5.19-3-73	4 DOGWOOD RD
5.19-3-74	6 DOGWOOD RD
5.19-3-76.5	6 ALDER RD
5.19-3-78	8 ALDER RD
5.19-3-79	10 ALDER RD

Somers SSD #2 Parcel List

<u>Parcel ID</u>	<u>Legal Address</u>
5.19-3-80.5	12 ALDER RD
5.19-3-82.5	18 ALDER RD

SCHEDULE A

“EXHIBIT A”

PEEKSKILL SSD SURCHARGE AND TAX RATE

Two fees will be assessed by the Peekskill SSD for utilizing their collections system and wastewater treatment facilities: (1) the cost to Buy-In to the County District; and (2) the Annual O&M tax.

The Buy-In cost, or surcharge, is based on the full equalized value (FEV) of each parcel. Per Westchester County Department of Environmental Facilities, the buy-in cost is \$5.63 per \$1,000 of FEV, divided over 10 equal annual installments. The average County Buy-In cost for the entire District is \$187 based on a total FEV for the entire District of \$329,177,543 as of February 2020. The total FEV for Phase 1 only as of February 2020 is \$32,919,674 resulting in an average County Buy-In for connected parcels in Phase 1 of \$180 per year.

The Annual O&M tax is based on the FEV of each parcel. Per Westchester County Department of Environmental Facilities, the 2020 tax rate is \$0.6924 per \$1,000 of full equalized value (FEV). The O&M tax will be assessed annually for the life of the project. The average County O&M cost for the entire District is \$230 based on the total FEV of \$329,177,543. During Phase 1, connected parcels only will pay an annual County O&M tax of \$221 per year based on the total FEV of \$32,919,674.

This project has support of several local Westchester County legislators, who have agreed to support language in the extension of the Peekskill Sewer District that does not apply the County's Buy-In or O&M fees to parcels until such time as construction begins on a phase of build-out that would result in the sewer being extended to serve those parcels. In this way, parcels that do not have the possibility to connect are not paying fees to the Peekskill Sewer District. Initially, only properties in Phase 1 would pay the County Buy-In and O&M cost. Then, once construction begins on a future phase to connect additional properties, the County Buy-In and O&M cost would be charged for those additional properties as well. The County Board of Legislators will consider the resolution upon the formation of the local Somers Sewer District No. 2.

In addition, while the County establishes the costs for Buy-In and O&M based on the full equalization value, the District is able to determine how those costs are applied to the District properties. Based on public feedback, this fee will be applied to applicable District parcels on a flat fee, all connected properties will pay the same rate for County costs.

COST SUMMARY

The cost estimate for the project is summarized in Table 8. Funding for Phase 2A and Phase 2B has not yet been finalized, but was assumed at \$19.2 M and \$16.8 M, respectively, to limit local financing costs. Annualized capital costs are based on a 1.8% interest rate over a 30-year period.

Table 8: Capital Cost Summary

Phase	Capital Cost (2021\$)	Outside Funding	Local District Financing	Annualized Capital ¹
1	\$10,000,000	\$10,000,000	\$0	\$0
2A (Lake Shenorock)	\$30,135,000	\$19,200,000	\$10,935,000	\$476,000
2B (Lake Lincolnale)	\$22,062,000	\$16,800,000	\$5,262,000	\$227,000
Total	\$62,197,000	\$46,000,000	\$16,197,000	\$703,000

Notes:

1. Annualized cost based on 1.8% interest rate over 30-year period.

Table 9: Annual Costs with Only Phase 1 Connected

Phase	County Buy-In Surcharge	County O&M	Local O&M	Local District Financing	Total Cost per Parcel ¹
1	\$180	\$221	\$189	--	\$591 / year
2A & 2B	--	--	--	--	--

Note: Costs have been rounded to the nearest dollar.

Table 10: Annual Costs at Full Buildout (All Parcels Including Phase 1 Parcels)

Phase	County Buy-In Surcharge	County O&M	Local O&M	Local District Financing	Total Cost per Parcel ¹
Full Buildout	\$187	\$230	\$58	\$711	\$1,187 / year

Note: Costs have been rounded to the nearest dollar.

Sent to:
TB, TA, TC
3/20/2020
KD

PLANNING AND ENGINEERING DEPARTMENTS

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com



Syrette Dym, AICP
Director of Planning
sdym@somersny.com

MEMORANDUM

TO: Town Board

FROM: Syrette Dym, Director of Planning

DATE: March 12, 2020

RE: Addition of Article XXIV to Somers Town Code Establishing Regulations Pertaining to Retail Sale of Marijuana in the Town

The Town Board is considering draft legislation that would add Article XXIV entitled "Retail Sale of Marijuana" to the Town Code. The legislation would establish regulations pertaining to the sale of marijuana in the Town of Somers such that no premises used as a Medical Marijuana Dispensary may be used as a Marijuana Retail Store and no business can own, manage or operate a Retail Marijuana Shop within the NS Neighborhood Shopping District.

This item will be on the Town Board Agenda for April 2, 2020 for discussion, referral to the Somers Planning Board and the County Planning Board and setting a date for a public hearing public hearing. Should the Town Board determine to move ahead with this amendment, it should take the following actions:

- Declare itself lead agency at its meeting of April 2, 2020
- Set date for public hearing of May 14, 2020 at work session of April 2, 2020
- Refer the draft legislation to the Somers Planning Board and the County Planning Board

Once the public hearing is held and closed at the May 14, 2020 meeting, the Town Board can review the EAF parts 1 and 2 and Narrative, comments, if any, from the Planning Boards and make a Negative Declaration and approve the proposed Town Code amendment as currently proposed or with any amendments as determined by the Board. This could happen at the May 14, 2020 meeting. All documents should be distributed to all interested agencies identified on the SEQR Distribution List.

Cc: Kim DeLucia
Roland Baroni
Patricia Kalba Z:\PE\General files\Marijuana Law 2019\2020\SEQR\SEQR\Town Board Memorandum 03-12-209.docx

**NOTICE OF SEQR ACTIONS – Local Law Establishing Regulations Pertaining to the Retail Sale of Marijuana in the Town of Somers
Notice to Act as Lead Agency**

Issued by Town of Somers Town Board
Westchester County, New York

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act (SEQRA)) of the New York State *Environmental Conservation Law* and Chapter 92 (Environmental Quality Review) of the *Code of the Town of Somers, New York*.

The Town Board of the Town of Somers, Westchester County, declares it will act as lead agency as part of an uncoordinated review to add Article XXIV to the Town of Somers Town Code to be named "Retail Sale of Marijuana" to establish regulations pertaining to the retail sale of Marijuana in the Town of Somers.

The Somers Town Board at its meeting of April 2, 2020 declared itself Lead Agency with regard to this Proposed Action under the procedures and requirements of SEQRA and Chapter 92 of the Somers Town Code as part of an uncoordinated review.

The Proposed Action is an Unlisted Action under SEQRA as per Chapter 92 of the *Code of the Town of Somers* in conjunction with Article 24 of the NYS *Environmental Conservation Law*.

PROPOSED LEAD AGENCY: Town Board, Town of Somers
Somers Town House
335 Route 202
Somers, New York 10589

TITLE OF ACTION: Addition of Article XXIV to the Town of Somers Town Code entitled "Retail Sale of Marijuana"

DESCRIPTION OF ACTION: A local law establishing regulations pertaining to the retail sale of Marijuana in the Town of Somers.

LOCATION: The Town of Somers, Westchester County New York

SUPPLEMENTAL INFORMATION: A Short Form (EAF) has been prepared for the Proposed Action. This form is being distributed to Interested Agencies (see list below), and this information is also available for review in the Planning and Engineering office at the Town House and on the Town's web site.

Contact: Syrette Dym, AICP, Director of Planning
335 Route 202
Somers, New York 10589

Telephone: 914-277-5366

Date of this Notice: April 2, 2020

SEQR DISTRIBUTION LIST – Local Law Establishing Regulations Pertaining to the Retail Sale of Marijuana in the Town of Somers

Involved Agency:

Town Board
335 Route 202
Somers, New York 10589
Attn: Rick Morrissey, Supervisor

Interested Agencies -

Town of Somers Town Clerk
Somers Town House
335 Route 202
Somers, New York 10589
Attn: Patricia Kalba, Town Clerk

Town of Somers Building Inspector
Somers Town House
335 Route 202
Somers, New York 10589
Attn: Tom Tooma, Building Inspector

Town of Somers Planning Board
Somers Town House
335 Route 202
Somers, New York 10589
Attn: Syrette Dym, Director of Planning

Westchester County Planning Board
148 Martine Avenue
White Plains, NY 10601
Attn: Norma Drummond, Acting Commissioner

Others – Lead Agency Representatives–

Syrette Dym, AICP, Director of Planning
Somers Town House
335 Route 202
Somers, New York 10589

Stephans, Baroni, Reilly & Lewis LLP
175 Main Street
White Plains, NY 10601
Attn.: Roland A. Baroni, Esq

Short Environmental Assessment Form

Part 1 - Project Information

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: A local law establishing regulations pertaining to the sale of Marijuana in the Town of Somers							
Project Location (describe, and attach a location map): Town of Somers							
Brief Description of Proposed Action: A local law establishing regulations pertaining to the retail sale of Marijuana in the Town of Somers							
Name of Applicant or Sponsor: Town of Somers		Telephone: 914-277-3637					
		E-Mail: supervisor@somersny.com					
Address: 335 Route 202							
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><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"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input 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?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 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?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input type="checkbox"/>	<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	YES
	<input type="checkbox"/>	<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	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Rick Morrissey</u> Date: <u>May 14, 2020</u> Signature: _____ Title: <u>Supervisor</u>		

TOWN OF SOMERS

Local Law No. _____ of the Year 2020

A Local Law regulating the retail sale of Marijuana in the Town of Somers.

Be It Enacted by the Town Board of the Town of Somers as follows:

Chapter 170 Zoning of the Town of Somers is hereby amended to add Article XXIV entitle “Retail Sale of Marijuana” as follows:

Section 170-131. Purposes, findings and legislative intent

A. The purpose, findings and legislative intent of this article are to:

- (1) Regulate the retail sale of marijuana and the establishment of retail marijuana shops in order to serve the public health, safety and welfare of the residents and businesses within the Town
- (2) The Town Board finds that marijuana sales activities, by their nature, have serious objectionable operational characteristics which can lead to a significant impact on the surrounding community. The Town Board further finds that the proliferation of such businesses is inconsistent with existing development and future plans for the Town of Somers in that they often result in influences on the community which increase the crime rate and undermine the economic, moral and social welfare of the community. The deleterious effects of marijuana sales change the economic, social and moral character of the existing community and adversely affect existing businesses and community and family life. As business activity drops off and the quality of life deteriorates, merchants and families move away from the area leaving it in a vacant and depressed state. In addition, the Town Board has grave concerns that instances of impaired driving will increase proportionally with the proliferation of regulated marijuana sales and is most concerned with negative impacts that the sale of regulated marijuana is likely to have on adolescents and young people. The purpose of this article is to protect the health, safety and economic well-being of the community by limiting the areas where retail sale of marijuana can take place such that it minimizes the potential impacts on community residents and community character.

Section 170-130.1 Definitions; word usage

As used in this chapter, the following terms shall have the meanings indicated:

MARIJUANA PRODUCT – The final product delivered to the customer with a cannabinoid content and active and/or inactive ingredients.

BUSINESS – Any person, business, corporation, unincorporated association, proprietorship, firm partnership, joint venture, joint-stock association, or other business entity of any kind

RETAIL MARIJUANA SHOP – Any facility or location whose business operation whether its primary use or as an ancillary use, includes the smoking, ingesting, physical application or selling of marijuana or marijuana derivatives or related paraphernalia, or other substances smoked or delivered through any system or related product

- B. In the event of conflict between the definitions in this article and Section 170-3 of this chapter, the definitions in this article shall apply to the provisions of this article.

Section 170-131/2 General Restrictions and Regulation of Retail Sale of Marijuana and Marijuana Products

- A. No building, structure, or premises approved or used as a Medical Marijuana Dispensary pursuant to Article 33 of the New York Public Health Law may be used as a Marijuana Retail Store.
- B. It shall be unlawful for any Business to own, manage or operate a Retail Marijuana Shop within the NS Neighborhood Shopping District
- C. It shall be unlawful for any Business to sell any Marijuana or Marijuana Product within the NS Neighborhood Shopping District.

Sent to:
TA, TA, TC
3/27/2020
KD

PLANNING AND ENGINEERING DEPARTMENTS

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com



Syrette Dym, AICP
Director of Planning
sdym@somersny.com

MEMORANDUM

TO: Town Board

FROM: Syrette Dym, Director of Planning

DATE: March 16, 2020

RE: Amendment of Article IIIA. Conservation Zoning of Chapter 170 Zoning of the Code of the Town of Somers

The Town Board is considering draft legislation that would amend Article IIIA. Conservation Zoning of Chapter 170 Zoning governing ownership of open space areas in Conservation Subdivisions such that open space areas may also be divided among all owners of building lots having such open space areas on their respective lots in addition to allowing portions of such lands to be deeded to conservation organizations or offered for dedication to the Town of Somers.

This item will be on the Town Board Agenda for April 2, 2020 for discussion, referral to the Somers Planning Board and the County Planning Board and setting a date for a public hearing. Should the Town Board determine to move ahead with this amendment, it should take the following actions:

- Declare itself lead agency at its meeting of April 2, 2020
- Set date for public hearing of May 14, 2020 at work session of April 2, 2020
- Refer the draft legislation to the Somers Planning Board and the County Planning Board

Once the public hearing is held and closed at the May 14, 2020 meeting, the Town Board can review the EAF parts 1 and 2 and Narrative, comments, if any, from the Planning Boards and make a Negative Declaration and approve the proposed Town Code amendment as currently proposed or with any amendments as determined by the Board. This could happen at the May 14, 2020 meeting. All documents should be distributed to all interested agencies identified on the SEQR Distribution List.

Cc: Kim DeLucia
Roland Baroni
Patricia Kalba Z:\PE\General files\Conservation Zoning\SEQR\SEQR\Town Board Memorandum 03-16-209.docx

TOWN OF SOMERS

Local Law No. _____ For the Year 2020

A Local Law to amend the Code of the Town of Somers Chapter 170 entitled Zoning:

Be It Enacted by the Town Board of the Town of Somers as follows:

Article IIIA. Conservation Zoning is amended as follows:

§ 170-13.1 Purposes

The Town Board hereby finds that it is to the benefit of both property owners and the Town to promote the conservation of Somers' remaining open space lands, to preserve the Town's environmentally sensitive areas in their natural state, to encourage subdivisions that are compatible with the natural topography and any on-site cultural features that may exist and to protect Somers' existing aesthetic qualities. It is therefore the purpose of this article to enable and encourage flexibility of design and development of land in such a manner as to accomplish the above, wherever practicable, including facilitating the adequate and economical provision of streets and utilities, protecting areas of meaningful ecological, architectural, archaeological, scenic and historic value (including roadside vistas), preserving proposed open space areas as shown on the Town Plan Map in the Planning Board's Comprehensive Master Plan and reserving suitable lands for park and recreation purposes.

§ 170-13.2 Authorization.

[Amended 5-10-2007 by L.L. No. 5-2007]

The Planning Board of the Town of Somers is hereby authorized, simultaneously with the approval of a subdivision plat(s), to modify applicable provisions of this chapter, subject to the limitations, procedures, conditions and requirements as set forth in this Article IIIA as well as the applicable requirements of the Town's Regulations for the Subdivision of Land (Chapter **150** of the Town Code) and § 278 of the Town Law, so as to create conservation subdivisions.

A.

This procedure may be followed at the discretion of the Planning Board if, in said Board's judgment, its application would benefit the Town by satisfying one or more of the purposes as set forth in § **170-13.1**. In the event that the Planning Board makes a determination that a conservation subdivision plan is appropriate, but the property owner does not present such a plan to the Board, the Planning Board is hereby authorized to require said owner to submit such a plan as a condition for the further consideration of the owner's subdivision application.

B.

This authorization shall be applicable only to land in the Town's Residence R120, R80 and R40 Districts.

C.

This authorization shall be applicable only to parcels of land greater than or equal to 12 acres in size.

D.

Notwithstanding Subsection **C** above, this authorization shall be applicable to the parcel of land comprising 7.1 acres located west of Tomahawk Street, Route 118, and identified on the Tax Map of the Town of Somers as Sheet 16.09, Block 1, Lot 9.

[Added 11-18-2010 by L.L. No. 6-2010]

§ 170-13.3 Standards and requirements.

A.

The number of building lots or dwelling units permitted within a conservation subdivision shall in no case exceed the number that would be acceptable, in the judgment of the Planning Board, if the land were subdivided into lots conforming to all normally applicable requirements of this chapter and all other chapters of the Town Code, the Westchester County Department of Health Regulations and all other applicable governmental requirements. Where a proposed conservation subdivision is located within two or more contiguous zoning districts, the Planning Board may approve a plat representing the cumulative density as derived from the summing of all building lots or dwelling units allowed in all such districts, and may authorize actual construction to take place in all or any portion of one or more of such districts. In all cases, the basis for the Planning Board's density determination shall be a conventional

preliminary subdivision plat found acceptable by said Board, plus such other information as may be required by them.

B.

The type of residential dwelling units permitted within a conservation subdivision shall be limited to one-family detached dwellings, unless otherwise specifically authorized on a case-by-case basis by the Town Board. Other permitted principal and accessory uses shall be the same as those otherwise permitted in the zoning district(s) in which the property is located.

C.

Each conservation subdivision plat shall indicate areas within which structures and/or lots may be located; all minimum or maximum dimensional requirements, as appropriate; the proposed height and spacing of buildings; the locations of proposed open spaces; and, where appropriate, landscaping, streets, driveways and off-street open or enclosed parking spaces; plus any other such features as may be required by the Planning Board.

D.

Within the framework of the limitations as set forth in this Article IIIA, in the Land Subdivision Regulations (Chapter **150**) and in § 278 of the Town Law, the Planning Board shall establish, on a case-by-case basis, the appropriate modifications of lot and building dimension requirements which said Board determines are necessary or appropriate to properly accomplish the purposes as set forth in § **170-13.1** and which are consistent with the protection of private property values and the preservation of the character of land and buildings on neighboring sites.

(1)

Notwithstanding the foregoing flexibility afforded to the Planning Board in connection with the review and approval of conservation subdivision plats, the following minimum dimensional standards shall apply, unless otherwise specifically authorized on a case-by-case basis by the Town Board:

Zoning District	Minimum Lot Area (square feet)^{1,2}	Minimum Width at Front Lot Line (feet)³	Minimum Size of Yards in Feet from Principal Building to Lot Lines			
			Front Yard	One Side Yard	Two Side Yards	Rear Yard
Residence R120	60,000	150	40	30	55	50
Residence R80	40,000	125	35	30	50	50
Residence R40	25,000	100	30	25	40	40

NOTES:

¹The requirements of § 170-58.3 of this chapter with respect to environmentally sensitive lands shall apply within conservation subdivisions.

²The requirements of § 170-58.4A of this chapter with respect to minimum buildable areas for single-family lots shall apply within conservation subdivisions.

³In approving a conservation subdivision plat, the Planning Board is also authorized to reduce the minimum required width at the front lot line to not less than 15 feet so as to permit the use of common driveways, shared by three or less homes, where said Board determines that such reduction would be important in order to achieve one or more of the purposes as set forth in § 170-13.1 of this chapter, and further provided that the minimum lot width beyond the driveway access area shall be no less than that required in the table above. In so doing, the Planning Board may establish special setback standards for both principal and accessory buildings on such lots, which setbacks shall be shown on the subdivision plat.

(2)

Notwithstanding the maximum building coverage and floor area ratio permitted in the zoning district in which the lot is located, a one-family detached dwelling in a conservation subdivision shall not be required to occupy less than 3,600 square feet in the R120 District, 3,200 square feet in the R80 District and 2,400 square feet in the R40 District, and the maximum permitted floor area shall not be required to be less than 6,000 square feet in the R-120 District, 4,800 square feet in the R80 District and 3,600 square feet in the R40 District.

(3)

All other dimensional standards and requirements of the district in which the property is located shall apply, other than as modified above.

E.

Conservation subdivisions shall result in the preservation of open space or conserved land areas having meaningful scenic, ecological, environmental, recreational and/or buffer value, which open spaces shall have such access, and be of such shape, size and location as determined appropriate by the Planning Board to satisfy the intended purpose. The permanent preservation of all open space shall be legally assured to the

satisfaction of the Planning Board by the filing of appropriate covenants, deed restrictions, easements or other such legal agreements, in such form as may be found acceptable by the Town Attorney. All open space shall also be subject to the following specific conditions:

(1)

The ownership of all open space areas within the conservation subdivision shall be divided equally among all owners of building lots having such open space areas on their respective lots, within the conservation subdivision, except where all or an appropriate portion of such lands is deeded to a recognized conservation organization dedicated to the preservation of open space and such dedication is acceptable to both the conservation organization and the Town Planning Board; or unless such lands are offered for dedication to the Town of Somers and the Town Board has voted to accept such offer.

(2)

Except in those cases where the ownership of the open space is to be vested in the Town of Somers or an approved conservation organization, the subdivider shall execute and file with the Planning Board such documents as, in the opinion of the Town Attorney, will be sufficient to create a property owners' association responsible for the continued ownership, use and maintenance of all such areas in accordance with the following requirements:

(a)

Membership in the association must be mandatory for each property owner within the subdivision and for any successive property owners.

(b)

All restrictions on the ownership, use and maintenance of open space must be permanent.

(c)

The association must be responsible for liability insurance, local taxes and the permanent maintenance of the open space, including any active recreation areas and related facilities incorporated therein.

(d)

Each lot owner within the subdivision shall be made responsible for paying a proportionate share of the association's costs, and the assessment levied by the association shall become a lien on the lot owner's property if not paid.

(e)

The association shall have the power to adjust assessments to meet changing needs.

(f)

In the event that the maintenance, preservation and/or use of any of the open space areas ceases to be in compliance with any of the above requirements or any other requirements specified by the Planning Board when approving the subdivision plat, the Town of Somers shall be granted the right to take all necessary action to assure such compliance and to assess against the association and/or each individual property owner within the subdivision all costs incurred by the Town for such purpose.

(g)

The establishment of such an association shall be required prior to the approval of the final plat.

(3)

Except where otherwise approved by the Planning Board, all open space areas shall be preserved in their natural state, and the use of such areas shall be limited to appropriate conservation, open space and recreation purposes, as determined by the Planning Board.

F.

The requirements for the reservation of land for park or playground purposes, and/or the payment of a fee in lieu thereof, shall be the same in conservation subdivisions as set forth in § **150-24** of the Town's Regulations for the Subdivision of Land (Chapter **150** of the Town Code). If the reservation of land is deemed necessary by the Planning Board, said reserved land area must be depicted on both the conventional and conservation subdivision layouts.

G.

Noncontiguous parcels.

[Added 1-16-2003 by L.L. No. 3-2003; amended 5-8-2003 by L.L. No. 5-2003]

(1)

The Planning Board may, on a case-by-case basis, utilize the authorization granted by § **170-13.2** of this Article IIIA to treat as a single

conservation subdivision the subdivision of two or more parcels of real property which are not contiguous, provided that:

(a)

If the proposed parcels, or any portion thereof, are located within different school districts, no development shall be permitted to be transferred from one school district to another.

(b)

Such parcels are located no more than 500 feet apart, measured at their nearest points of proximity.

(c)

The application of Article IIIA to such parcels will, in the judgment of the Planning Board, serve the purposes of Article IIIA and of this chapter.

(2)

When an application is made to the Planning Board to apply the provisions of Article IIIA to noncontiguous parcels, the

proposed plan shall be referred to the Town Board to afford the Town Board an opportunity to make a recommendation or comment on the application. In any case in which the Planning Board determines to apply the provisions of Article IIIA to noncontiguous parcels as permitted pursuant to this subsection, the number of acceptable conventional building lots resulting when all such parcels are taken in the aggregate, as determined by the Planning Board pursuant to § **170-13.3A**, may be approved for construction on any one or more of such parcels.

H.

Section **150-20E** of the Code of the Town of Somers sets forth low-impact development design features and best-management practices which are to be incorporated in conservation subdivisions

[Added 5-8-2003 by L.L. No. 5-2003]

§ 170-13.4 Procedure.

A.

Each proposed conservation subdivision application shall be accompanied by a written statement specifically describing how it is intended to accomplish the purposes as set forth in § **170-13.1** of this chapter and a conventional preliminary subdivision plat prepared to a

sufficient level of detail as determined necessary by the Planning Board in order to allow them to make the necessary density determination.

B.

Conservation subdivision applications shall be subject to review and public hearing by the Planning Board in accordance with the same procedures otherwise applicable to conventional subdivision plats.

C.

Upon the filing of a conservation subdivision plat in the office of the Westchester County Clerk, a copy shall also be filed with the Town Clerk, who shall make appropriate notations and references thereto on the official copy of the Town Zoning Map.

Short Environmental Assessment Form

Part 1 - Project Information

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: A local law to amend Article IIIA. Conservation Zoning in Chapter 170 Zoning of the Code of the Town of Somers			
Project Location (describe, and attach a location map): Town of Somers			
Brief Description of Proposed Action: A local law to amend Article IIIA Conservation Zoning to permit ownership of open space areas to be divided among all owners of building lots having such open space areas on their respective lots			
Name of Applicant or Sponsor: Town of Somers		Telephone: 914-277-3637	
		E-Mail: supervisor@somersny.com	
Address: 335 Route 202			
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 type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input 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?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

Project: conservation Zoning

Date: May 14, 2020

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form Part 3 Determination of Significance

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.

The purpose of the proposed action is to permit an additional type of ownership of conservation lands within conservation subdivisions such that conservation areas can be subdivided among all owners of building lots having such open space area on their respective lots in addition to the current regulations which only permit establishment of conservation subdivisions if such land is deeded to a conservation organization or offered for dedication to the Town of Somers.

The proposed action is not anticipated to affect any environmental resources in the Town of Somers.

- ☐ 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.
- ☒ 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.

Town Board Town of Somers	May 14, 2020
Name of Lead Agency	Date
Rick Morrissey	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**NOTICE OF SEQRA ACTIONS – Local Law Amendment to Article IIIA. Conservation Zoning in Chapter 170 Zoning in the Code of the Town of Somers
Notice to Act as Lead Agency**

Issued by Town of Somers Town Board
Westchester County, New York

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act (SEQRA)) of the New York State *Environmental Conservation Law* and Chapter 92 (Environmental Quality Review) of the *Code of the Town of Somers, New York*.

The Town Board of the Town of Somers, Westchester County, declares it will act as lead agency as part of an uncoordinated review to amend Article IIIA. Conservation Zoning in Chapter 170 Zoning in the Code of the Town of Somers to permit ownership of open space areas within conservation subdivisions to be divided among all owners of building lots having such open space areas on their respective lots

The Somers Town Board at its meeting of April 2, 2020 declared itself Lead Agency with regard to this Proposed Action under the procedures and requirements of SEQRA and Chapter 92 of the Somers Town Code as part of an uncoordinated review.

The Proposed Action is an Unlisted Action under SEQRA as per Chapter 92 of the *Code of the Town of Somers* in conjunction with Article 24 of the *NYS Environmental Conservation Law*.

PROPOSED LEAD AGENCY: Town Board, Town of Somers
Somers Town House
335 Route 202
Somers, New York 10589

TITLE OF ACTION: Amend Article IIIA. Conservation Zoning of Chapter 170 Zoning of the Code of the Town of Somers

DESCRIPTION OF ACTION: A local law amending regulations governing ownership of open space areas in Conservation Subdivisions such that open space areas may also be divided among all owners of building lots having such open space areas on their respective lots in addition to allowing portions of such lands to be deeded to conservation organizations or offered for dedication to the Town of Somers.

LOCATION: The Town of Somers, Westchester County New York

SUPPLEMENTAL INFORMATION: A Short Form (EAF) has been prepared for the Proposed Action. This form is being distributed to Interested Agencies (see list below), and this information is also available for review in the Planning and Engineering office at the Town House and on the Town's web site.

Contact: Syrette Dym, AICP, Director of Planning
335 Route 202

Somers, New York 10589

Telephone: 914-277-5366

Date of this Notice: April 2, 2020

SEQR DISTRIBUTION LIST – Local Law Establishing Regulations Pertaining to the Retail Sale of Marijuana in the Town of Somers

Involved Agency:

Town Board
335 Route 202
Somers, New York 10589
Attn: Rick Morrissey, Supervisor

Interested Agencies -

Town of Somers Town Clerk
Somers Town House
335 Route 202
Somers, New York 10589
Attn: Patricia Kalba, Town Clerk

Town of Somers Building Inspector
Somers Town House
335 Route 202
Somers, New York 10589
Attn: Tom Tooma, Building Inspector

Town of Somers Planning Board
Somers Town House
335 Route 202
Somers, New York 10589
Attn: Syrette Dym, Director of Planning

Town of Somers Open Space Committee
Somers Town House
335 Route 202
Somers, New York 10589
Attn: Denise Schirmer

Westchester County Planning Board
148 Martine Avenue
White Plains, NY 10601
Attn: Norma Drummond, Acting Commissioner

Others – Lead Agency Representatives–

Syrette Dym, AICP, Director of Planning
Somers Town House
335 Route 202
Somers, New York 10589

Stephans, Baroni, Reilly & Lewis LLP
175 Main Street
White Plains, NY 10601
Attn.: Roland A. Baroni, Esq

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date of Adoption: May 14, 2020

Name of Action: A local Law to Amend Article IIIA. Conservation Zoning in the Code of the Town of Somers

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Somers Town Board, as Lead Agency, has determined that the Proposed Action described below will not have a significant adverse effect on the environment and a Draft Environmental Impact Statement will not be prepared.

SEQR Status: The Proposed Action is an Unlisted Action under SEQRA as per Chapter 92 of the *Code of the Town of Somers* in conjunction with Article 24 of the NYS *Environmental Conservation Law*.

Conditioned Negative Declaration: No

Description of Action: The proposed action involves a local law amending regulations governing ownership of open space areas in Conservation Subdivisions such that open space areas may also be divided among all owners of building lots having such open space areas on their respective lots in addition to allowing portions of such lands to be deeded to conservation organizations or offered for dedication to the Town of Somers.

Location: The Town of Somers, Westchester County New York

Reasons Supporting This Determination:

See Attached Reasons

Involved and Interested Agencies:

SEQR DISTRIBUTION LIST – Local Law Amending Article IIIA Conservation Zoning in Chapter 170 Zoning of the Code of the Town of Somers

Involved Agency:

Town Board
335 Route 202
Somers, New York 10589

State Environmental Quality Review, **Negative Declaration**, Notice of Determination of Non- Significance

Attn: Rick Morrissey, Supervisor

Interested Agencies -

Town of Somers Town Clerk
Somers Town House
335 Route 202
Somers, New York 10589
Attn: Patricia Kalba, Town Clerk

Town of Somers Building Inspector
Somers Town House
335 Route 202
Somers, New York 10589
Attn: Tom Tooma, Building Inspector

Town of Somers Planning Board
Somers Town House
335 Route 202
Somers, New York 10589
Attn: Syrette Dym, Director of Planning

Town of Somers Open Space Committee
Somers Town House
335 Route 202
Somers, New York 10589
Attn: Denise Schirmer

Westchester County Planning Board
148 Martine Avenue
White Plains, NY 10601
Attn: Norma Drummond, Acting Commissioner

Others – Lead Agency Representatives–

Syrette Dym, AICP, Director of Planning
Somers Town House
335 Route 202
Somers, New York 10589

Stephans, Baroni, Reilly & Lewis LLP
175 Main Street
White Plains, NY 10601
Attn.: Roland A. Baroni, Esq

For Further Information Contact: Syrette Dym, Director of Planning, Somers Town House,
335 Route 202, Somers, New York 10589, (914) 277-5366

**ATTACHMENT TO NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION**

**A LOCAL LAW ESTABLISHING REGULATIONS PERTAINING TO THE
RETAIL SALE OF MARIJUANA IN THE TOWN OF SOMERS**

Town of Somers

The Town Board, acting in its capacity as Lead Agency, cites the following reasons supporting this Negative Declaration:

- The Proposed Action will not have a significant adverse environmental impact on any CEA.
- The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms.
- The Proposed Action will not have a significant adverse environmental impact on any water body designated as protected.
- The Proposed Action will not have a significant adverse environmental impact on any non-protected existing or new body of water.
- The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.
- The Proposed Action will not have a significant adverse environmental impact on or alter drainage flow or patterns, or surface water runoff.
- The Proposed Action will not have a significant adverse environmental impact on air quality.
- The Proposed Action will not have a significant adverse environmental impact on any threatened or endangered species.
- The Proposed Action will not have a significant adverse environmental impact on agricultural land resources.
- The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.
- The Proposed Action will not have a significant adverse environmental impact on any site or structure of historic, prehistoric or paleontological importance.

- The Proposed Action will not have a significant adverse environmental impact on the quantity or quality of existing or future open spaces or recreational opportunities.
- The Proposed Action will adequately mitigate any impact on existing transportation systems.
- The Proposed Action will not have a significant adverse environmental impact on the community's sources of fuel or energy supply.
- The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or vibration.
- The Proposed Action will not have a significant adverse environmental impact on the public health and safety.
- The Proposed Action will not have a significant adverse environmental impact on the character of the existing community.

Sent to:
TB, TA, TC
3/18/2020
KD

Sterling Appraisals Inc.

81 Pondfield Road – Suite 7
Bronxville, New York 10708

Tel: (914) 961-3144

e-mail: bob@sterling-appraisals.com

March 17, 2020

VIA EMAIL
(rbaroni.sbrllaw.com)

Town of Somers c/o
Roland Baroni, Jr., Esq.
Stephens, Baroni, Reilly & Lewis LLP
175 Main Street – Suite 800
White Plains, New York 10601

RE: Property of One P Way LLC
Former Pepsi Bottling Headquarters
Tax Map # 38.18-1-1
Years at issue: 2015-2017

Dear Mr. Baroni:

At your request, I am submitting a proposal for preparing restrictive/"preliminary" and trial appraisals of the above captioned property for tax certiorari purposes.

The above-captioned property is a first-class office building with 540,000± square feet of floor area on 206 acres. The property is zoned CRO, which in addition to office use, permits detached, single-family dwellings. We will explore whether the property has excess land that can be sold for new development.

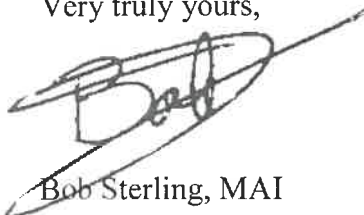
The fee for a restrictive/"preliminary" appraisal is \$8,750. The cost to upgrade the restrictive/"preliminary" appraisal to a trial-ready appraisal is an additional \$4,250.

The fee for time at court is billed at the rate of \$1,850 per day. Other pre-trial consulting work (appraisal critiques, consultations, etc.) are billed at \$185 per hour.

Thank you for the opportunity of providing this proposal.

I look forward to working with you again.

Very truly yours,



Bob Sterling, MAI

Agreed & Accepted

Sent to:
TB, TA, TC
3/27/2020
KD

LOT E BUSES : Dual Rear Wheel Cutaway 11 Passenger (10A/1WC)
New York STATE OGS Group 40523
Award Number: 23170
Contract Number: PC69003 SB

CLICK ON CELL OR USE TAB BUTTON TO ADVANCE TO NEXT REQUIRED CELL

ORDER DATE: 2/17/2020

CHASE ORDER #: (PURCHASE ORDERS MADE OUT TO: SHEPARD BROS., INC.)

NAME OF AGENCY: Town of Somers

ADDRESS: 98 Primrose Street

CITY: Katonah

STATE: NY

ZIP CODE: 10589

CONTACT: Barbera Taberer

PHONE: 914-232-0807

FAX:

EMAIL ADDRESS: btaberer@somersny.com

DELIVERY ADDRESS
(If different):

CITY:

STATE:

ZIP CODE:

CONTACT:

PHONE:

FAX:

EMAIL ADDRESS:

BASE VEHICLE

158" WHEEL BASE DUAL REAR WHEEL VEHICLE 10 PASSENGERS 1 WHEELCHAIR BASE VEHICLE CAPACITY

\$59,533.00 X 1 = \$59,533.00

Optional Equipment available directly under NYS Contract IFB

Additional Interior Cabin Space (Requires the selection of at least 1 additional Wheel Chair position)

\$0.00 X = \$0.00

Additional Wheel Chair Restraint System

-\$142.00 X = \$0.00

Optional Wheel Chair Restraint System

-\$60.00 X = \$0.00

Continuous "L" Track

\$265.00 X = \$0.00

Raised Floor

\$0.00 X = \$0.00

Additional 3 Step Fold-away Seat

\$946.00 X = \$0.00

Change Auxiliary A/C To Roof Mounted Condensor

\$717.00 X = \$0.00

6 Camera Seon System

\$2,947.00 X = \$0.00

Reverse Camera

\$300.00 X = \$0.00

Spare Tire and Rim (Spare Tire And Rim Not Able to Be Stored on bus during operation)

\$220.00 X = \$0.00

Driver's Side Running Board

\$230.00 X 1 = \$230.00

TOTAL VEHICLE QUANTITY

= 1

States's 80% Portion

= \$47,810.40

Grantee's 20% Portion

= \$11,952.60

NYS Contract Options Total

= \$230.00

Total Grant Vehicle Base Price Plus State Contract Options (Per Bus)

= \$59,763.00

Total Non-Contract Optional Equipment (Requires a separate agency purchase order. NOT COVERED BY NYS GRANTS) PER BUS

= \$3,865.00

Per Bus Grand Total X 1 buses

\$63,628.00

Confirm NYS DOT Insepection Status (Please verify NYS Equipment order form shows what is required)

Please indicate Ongoing or One Time

Sent to:
TA, TA, TC
3/27/2020
KO

INTEROFFICE MEMORANDUM

TO: TOWN SUPERVISOR, RICK MORRISSEY AND MEMBERS OF THE TOWN BOARD
FROM: PROGRAM DIRECTOR, BARBARA TABERER
SUBJECT: NEW HIRE
DATE: 3/27/2020
CC: TOWN CLERK AND FINANCE DIRECTOR

The Director of Senior Programs respectfully requests the Town Supervisor authorize hiring of Donald Spinelli. Don will be a part-time as needed driver not to exceed 17 hours weekly. He will transport seniors and deliver meals. He will begin April 2, 2020 at an hourly rate of \$15 per hour.

Sent to:
TB, TA, TC
3/27/2020

Kim DeLucia

From: Tammi Savva
Sent: Tuesday, March 17, 2020 9:24 AM
To: Kim DeLucia
Subject: Don Penzine | Parks and Recreation Board

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kim,

Don Penzine called in response to Rick's letter and he would like to continue on the Parks and Recreation Board.

If you need anything, his phone numbers are

Thanks

TAMMI SAVVA
SENIOR OFFICE ASSISTANT
OFFICE OF SUPERVISOR RICK MORRISSEY
TOWN OF SOMERS
335 ROUTE 202
SOMERS, NY 10589
PHONE: 914-277-3637
FAX: 914-276-0082
WWW.SOMERSNY.COM

Sent to:
TB, TA, TC
3/27/2020
KO

Michele Sanz

March 31, 2017

Supervisor Rick Morrissey
Somers Town House
335 Route 202
Somers, NY 10589

Dear Supervisor Rick Morrissey:

I received your letter dated March 6 regarding my term as a member of the Parks & Recreation Board expiring this month. I would like to continue to serve on this board if the opportunity exists. If you have any questions, please contact me at

or

Sincerely, *Michele Sanz*

Sent to:
TA, TC 3/27/2020
TB, KD
Kim DeLucia

Subject: FW: April 2, 2020 TB Work Session Agenda Item: Stephen Krug - Parks and Rec Board

From: Stephen Krug

Sent: Friday, March 27, 2020 8:23 AM

To: Steve Ralston <stalston@somersny.com>

Cc: Denise Schirmer <dschirmer@somersny.com>

Subject: RE: Parks and Rec Board Members

Steve,

Thank you, and sorry for the delay. That letter is sitting here in my to-do pile.
I would like to continue in my role if you would like to have me do so.

Shall I reach out to Rick's office directly?

Thank you,

-SK

From: Steve Ralston <stalston@somersny.com>

Sent: Friday, March 27, 2020 8:15 AM

To: Stephen Krug John Zattola

Subject: FW: Parks and Rec Board Members

Please see the attached memo from Kim

Thank you

Steve Ralston

Superintendent

Parks and Recreation

Town of Somers

Phone (914) 232-8441

Fax (914) 232-8548

From: Kim DeLucia <kdelucia@somersny.com>

Sent: Thursday, March 26, 2020 6:21 PM

To: Steve Ralston <stalston@somersny.com>

Subject: Parks and Rec Board Members

Hi Steve,

Can you reach out to Stephen Krug and John Zattola to see if they want to continue on the Parks and Rec Board? If yes, can you ask them to send an email to Rick stating they would like to continue?

Attached letters were mailed on 3/6. I've heard back from Don and Michele. They both plan on continuing.

Thanks,