

OFFICE OF THE SUPERVISOR

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Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

RICK MORRISSEY
SUPERVISOR



**SOMERS TOWN BOARD
REGULAR MEETING - 7:00pm
THURSDAY, JUNE 11, 2020
www.somersny.com**

6:30pm Executive Session

I. PLEDGE OF ALLEGIANCE:

7:00pm Regular Meeting

II. ROLL CALL:

III. PUBLIC HEARINGS (Via Remote Access):

1. Proposed Local Law to amend Chapter 170, entitled Zoning, Article VII, entitled Office Business OB-100 Districts in its entirety of the Code of the Town of Somers.
2. For the proposed revisions to Town of Somers Comprehensive Plan Update adopted February 11, 2016 with regard to the New Private School in Somers.

PUBLIC COMMENT

Please limit your comments to no more than 3 minutes.

IV. APPROVAL OF MINUTES:

SOMERS TOWN BOARD
REGULAR MEETING - 7:00pm
THURSDAY, JUNE 11, 2020
www.somersny.com

V. DEPARTMENT REPORTS: The Town Clerk announces receipt of the following monthly reports: Town Clerk, Building Inspector, Zoning Board of Appeals, Plumbing, Bureau of Fire Prevention, Parks & Recreation, Planning & Engineering, Tax Receiver, Director of Finance and Department Heads

VI. BUSINESS OF THE BOARD:

A. PARKS & RECREATION: No additional business.

B. TOWN BOARD:

1. Town of Somers Covid-19 – Update
2. Outdoor Dining Discussion
3. Re-entry Task Force Update
4. The renewal contract for the Town's insurance with Traveler's for the period of July 1, 2020 through June 30, 2021, per referral from Robert Kehoe, Director of Finance.

C. FINANCIAL: No additional business.

D. HIGHWAY: No additional business.

E. 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. Architectural Review Board (1-3-year term ending 3/31/2023.)

2. Upcoming Vacancies - Terms Expiring in 2020:

- a. Affordable Housing Board (2-2-year terms ending 7/11/2020.)
3. Acknowledge resignation of Mr. Joseph Paiva as a member of the Somers Architectural Review Board effective May 28, 2020.

SOMERS TOWN BOARD
REGULAR MEETING - 7:00pm
THURSDAY, JUNE 11, 2020
www.somersny.com

F. **PLANNING & ENGINEERING:** No additional business.

G. **POLICE:** - No additional business.

H. **CONSENSUS AGENDA:**

1. Accept the following Erosion Control Bond per May 18, 2020 memo from Wendy Getting, Planning and Engineering Senior Office Assistant:
 - b. \$5,000.00 Erosion Control Bond – Urstadt Biddle Properties Inc.
2. Authorize the Supervisor to execute the Wellness in Nutrition Program (WIN) and corresponding Nutrition Services Incentive Program (NSIP) Funding Contracts, for the period of April 1, 2020 through March 31, 2021 per memo dated May 29, 2020 from Barbara Taberer, Nutrition Program Director.
3. Adopt resolution for standard work day reporting for elected and appointed officials for the NYS Retirement System.

SOMERS TOWN BOARD
REGULAR MEETING - 7:00pm
THURSDAY, JUNE 11, 2020
www.somersny.com

2020 Calendar

June 11, 2020	7:00pm	Town Board Regular Meeting Public Hearing: Via Remote Access on proposed Amendments to the OB-100 District related to the proposed New Private School. Public Hearing: Via Remote Access on proposed Amendments to the Comprehensive Plan Update of 2016 related to the proposed New Private School.
July 2, 2020	7:00pm	Town Board Work Session
July 9, 2020	7:00pm	Town Board Regular Meeting
August 6, 2020	7:00pm	Town Board Work Session
August 13, 2020	7:00pm	Town Board Regular Meeting

Sent to:
TR, TA, TC
6/8/2020
KO

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Town of Somers will conduct a public hearing on March 12, 2020 at 7:00 p.m. at the Town House, 335 Route 202, Somers, New York for the proposed revisions to Town of Somers Comprehensive Plan Update adopted February 11, 2016 with regard to the New Private School in Somers.

Meeting Access details are as follows:

View on TV:

Residents can view the meeting live on the Town's local Cablevision Channel 20 or Comcast Channel 12 (Heritage Hills).

View on the Internet:

The meeting will be streamed live on the Town of Somers NY YouTube page:

https://www.youtube.com/channel/UCd_Bfxhc_GFW8ilyrKAgOCw

Call In during designated time during the meeting to provide comments and ask questions:

Dial any of the following Zoom phone numbers:

1 253-215-8782, 1 301-718-8592, 1 312-626-6799, 1 346-248-7799, 1 408-638-0968, 1 646-876-9923, 1 669-900-6833

Enter Meeting ID: 599 874 6566

Please wait in the queue for your call to be answered.

Text comments/questions:

914-804-6613

Email comments/questions:

Town Board -- thymeeting@somersny.com

All persons having an interest in the proposed local law are invited to attend the public hearing and will be afforded an opportunity to be heard. A copy of the proposed local law will be made available by contacting the Office of the Town Clerk during regular business hours.

By Order of the Town Board
of the Town of Somers

Patricia Kalba
Town Clerk

Dated: May 28, 2020

Final 6
1/17/16, 1/20/16
2/14/2016
KO

PROPOSED REVISIONS TO TOWN OF SOMERS COMPREHENSIVE PLAN UPDATE

ADOPTED FEBRUARY 11, 2016

Page 11

Commercial and Office. Most commercial land area in Somers is concentrated in the two corporate campuses originally developed for use by IBM and Pepsi, both in the eastern portion of the Town along Route 100 (Somerstown Road). The 1994 Plan noted that development of these two sites, totaling nearly 1,000 acres, had fully implemented the 1972 Plan's recommendation to diversify the Town's tax base by land area, and are generally found in the historical crossroads areas, such as Somers Hamlet, Whitehall Corners, Baldwin Place and Granite Springs. The departure of Pepsi and IBM from their campus sites may require the Town to consider additional reuse of the sites with viable, viable permitted and special permit uses for the site that will continue to diversify land use and the tax base.

Page 18

Office zoning. Somers' two campus office zones, OB-100 and CRO, largely reflect the original uses of those properties, IBM and Pepsi, respectively. However, due to the departure of Pepsi both corporations from their campuses in the Town, the time may be right to re-examine the office zoning. As companies throughout the region have downsized or consolidated their operations in the past decade, demand for a single-user corporate campus has become increasingly limited. Instead, corporations are choosing to locate in cities and other urbanized areas, in close proximity to transit, housing and other amenities. In response, municipalities in Westchester County and elsewhere in the metropolitan area are looking to expand the range of potential uses allowable on large-scale office sites recognizing the value of diversifying their tax base and improving connectivity both on-site and to the larger community. For example, the Town of Harrison's 2013 comprehensive plan recommends creation of a mixed-use zone in the "Platinum Mile" area along I-287 allowing for the introduction of assisted-care, senior and multifamily housing by special exception permit. Limited retail and restaurant uses would also be allowed by special exception permit, and any new development or substantial redevelopment would be required to include street and sidewalk connections to adjacent properties.

The Town of Somers may consider a similar approach, either through the creation of a new zoning district for the Pepsi sites or through adjustments to the existing CRO Corporate Research/Office district and OB-100 district. In terms of permitted or special permit uses for the existing zones or a newly created districts, uses such as assisted-living, private for-profit day and boarding institutions of secondary learning or institutions of higher learning, two of which are now permitted as special exception uses by the Zoning Board of Appeals, may be considered as permitted uses or special exception use under the jurisdiction of the Planning Board or the Town Board. Other uses that may be explored as principal uses include medical office, hotels and recreational uses. Retail and restaurants are currently permitted as accessory uses in the CRO

zone; these uses are not proposed to be considered as principal uses given the potential negative impacts on traffic and the need to protect the traditional business areas in Somers Hamlet, the neighborhood crossroads areas and the Route 6 corridor.

Elements of the existing CRO zone that should be explored for revision include the large minimum lot area (150 acres), the extremely low coverage requirements (4% for principal buildings) and FAR. Other adjustments to the OB-100 district may also be required to accommodate additional desired uses.

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Policy 3 – Office Zoning: Consider Creation of New CRO District or Modifications to Existing CRO District:

Policy 3 Office Zoning Actions:

- Consider a new district to replace the existing CRO district or adjustments to existing CRO district to accommodate new uses
- 4- Consider adjustments to existing OB-100 district to accommodate new uses
- Consider permitted uses under jurisdiction of Planning Board rather than special permit uses under jurisdiction of Zoning Board of Appeals.

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Page 69

Campus Office Areas

Two large sites on State highways within a mile of I-684 are zoned and used for major office facilities. Originally built by and for IBM and Pepsi, the Pepsi site was sold in 2015 in anticipation of Pepsi vacating its operation at that location. IBM also vacated and sold its site. Both sites have environmental constraints such as wetlands and watercourses, as well as having small areas within the Groundwater Protection Overlay District.

The nine-story Pepsi office building is being marketed for new business uses, the type or types as to be determined. Along with traditional offices, the mapped CRO Corporate Research/Office District permits uses allowed in the R80 district that range from residential uses to special permit uses, including hospitals and skilled nursing facilities, clubs and golf courses. While originally tenanted as a single corporate use, multi-tenancy is the most likely outcome. The IBM site is currently zoned OB-100 Office Business District and permitted uses range from those permitted in an R80 district to offices. Its core campus and existing buildings are being considered in 2019 for adaptive reuse as a private for-profit day and boarding institution of secondary learning, requiring modifications to the OB-100 to permit this as a special exception use. Portions of the overall site would not be allocated for school use and would be available for future development within the OB-100 district regulations.

Given the status of the Pepsi site, the potential opportunities for additional development – limited as they may be on existing sites – and the lack of other large sites with access to the regional highways that can be adequately buffered, this Plan does not recommend the addition

of other campus office land uses. With the future re-occupancy of the Pepsi and IBM sites, this Plan recommends that the town monitor the trend for multi-tenant, multi-uses on campus office sites to determine if unanticipated or off-site impacts result from changes in occupancy and if those impacts need to be regulated or mitigated.

Page 115

9.1 Existing Conditions

Parks, Open Space, Agricultural Uses and Underutilized Land (see Figure 21)

The Town's open space has varying statuses and falls into a variety of categories. Parks are those lands owned by a governmental entity that permanently provide passive or active recreational use. Open space lands can be temporary or permanent, public or private. Permanent open space refers to land or surface water that has been committed by its owner to open use through conservation easements, deed restrictions or approval process conditions in the case of land, or that are designated as part of the New York City watershed. Uses can be passive or active recreation, farming, open land or watershed resources. Maintaining the open character of Somers is associated with protection of natural, recreation and aesthetic resources.

Agriculturally designated lands, including Stuart Farm and Stonewall Farm, are currently being farmed or used as pasture lands, but are zoned for low-density residential use. While Stonewall Farm and have has no guarantee of remaining as farms or pasture lands into the future, Stuart Farm is now guaranteed as such due to the creation of conservation easements on its lands created in conjunction with the Westchester Land Trust, Inc. Westchester County and Scenic Hudson Land Trust, Inc. Vacant land for which no plans have been approved or commitment made for their future development is subject to change and will likely be developed over time to become part of the built environment. Other open land consists of those parcels that are not vacant or undeveloped but whose use is at a scale below the development potential allowed by zoning. The large-scale Pepsi, IBM and Lincoln Hall sites and lands are considered underdeveloped and potentially subject to change. The former IBM site is an example. Given a proposal to subdivide the large site into four parcels, one of which will be an adaptive reuse of the existing IBM buildings as a private boarding institution of secondary learning, one parcel will remain as the site of existing infrastructure and utilities and two vacant parcels will be available for unspecified development in the future.

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Private Open Space and Vacant Land

The 2004 Parks Master Plan identified 91 open space properties totaling 2,220 acres in the Town as of February 2003. As of September 2014, based on vacant parcels of 5 acres or more, there were 73 parcels totaling 1,553± acres. While providing a sense of open space and scenic vistas, many parcels are privately held with future development potential and, therefore are properties subject to change. Others are Town-owned or land owned by the City of New York as watershed lands. Some are private open space created by conservation easement, restrictive covenants or

conditions resulting from the subdivision or created by conservation easements, restrictive covenants or conditions resulting from the subdivision or site plan review and approval process. The 11± acres BOCES property at the Town's western boundary with Yorktown is owned by the Putnam/Westchester Board of Cooperative Education Services and provides a continuing sense of open space in the western corridor of Somers. Other examples of private open space include common open space in condominium developments, open space within clustered subdivisions or land dedicated to neighborhood parks maintained by the community.

In addition, there are large tracts of open space associated with the former IBM and former Pepsi sites which offer passive open space, vistas and active recreation. Former IBM-owned sites include the main building site of 723± acres and an associated 74± acre vacant parcel, as well as 163± acre and 32± acre parcels, the last of which contains the New York State Police barracks. In total, IBM and its affiliates owned 943± acres in the Town. With the exception of approximately 12 acres sold to the Somers Fire District, the remainder has been sold to a private real estate entity which is now seeking to subdivide the 723± acre parcel and adaptively reuse the core former IBM buildings and some of the immediately surrounding land as a private, for-profit day and boarding institution of secondary learning. In the case of the former 206± acre Pepsi site, softball and tennis courts are provided on-site for use by employees. While not open for use by the community at-large, these resources enhance the overall network of green space within Somers and provide for undeveloped scenic vistas to and from important cultural and historic sites and roadways. The 447-acre Lincoln Hall property and the 244± acre Anglebrook Golf Course Property are private properties that could be subject to future change.

Page 152 & 153

11.3.2: Commercial and Office Land Use

These areas are shown on the map in red and pink, and correspond to the Town's primary business areas and major corporate users.

Retail/mixed use. This designation is found in Somers Hamlet, along the Route 6 corridor in Baldwin Place and at the various other business nodes located in the traditional Somers "crossroads" areas. While retail is the primary use envisioned by this designation, it is assumed that office and residential uses may also be found in these areas.

Campus Office. This classification corresponds to the former IBM and former-Pepsi properties. Although the PepsiCo property has been sold, reports have indicated that the site will likely continue its office use with one or more new tenants. The owner of the former IBM site is seeking a subdivision in which two of the proposed four parcels would be allocated to a private, for-profit secondary school use. These parcels would therefore change from the Business category of Campus Office designated pink on Figure 26: Future Land Use Plan to the Public and Semi-Public facilities category of Schools and the medium blue designation.

Office and Light Industry. This designation is intended to capture the general business and light industry uses within Somers and is mapped for an area along Route 100 across from the former IBM site. Although such uses may be found elsewhere in Somers in scattered Office and Light Industry Zones, this area is the primary location where they are situated.

The primary zoning recommendation concerning commercial and office uses is the consideration of zoning text adjustment and design guidelines that would govern the location of differing types of uses within the category. For example, industrial uses would require significant setbacks from roadways and adjacent residential uses to lessen their visual and environmental impacts and to ensure that OLI district requirements are consistent with the needs and operations of today's businesses. Alternatively, consideration would be given to creation of a general business and office district, as distinguished from a light industry district. This would allow for different dimensional and design requirements that may be appropriate for these different categories of uses. While the creation of a general business and office district could result in zoning map changes, these would still be consistent with the Future Land Use Plan. Because the Office and Light Industry land use category has been designed to accommodate a broad range of existing and anticipated future uses.

Sent to:
TB, TA, TC
6/8/2020
KD

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Town of Somers will conduct a public hearing on June 11, 2020 at 7:00 p.m. at the Town House, 335 Route 202, Somers, New York on a proposed Local Law to amend Chapter 170, entitled Zoning, Article VII, entitled Office Business OB-100 Districts in its entirety of the Code of the Town of Somers.

Meeting Access details are as follows:

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Enter Meeting ID: 599 874 6566

Please wait in the queue for your call to be answered.

Text comments/questions:

914-804-6613

Email comments/questions:

Town Board -- tbmeeting@somersny.com

All persons having an interest in the proposed local law are invited to attend the public hearing and will be afforded an opportunity to be heard. A copy of the proposed local law will be made available by contacting the Office of the Town Clerk during regular business hours.

By Order of the Town Board
of the Town of Somers

Patricia Kalba
Town Clerk

Dated: May 28, 2020

Paul Smith
T6, PA 1
3/4/2020
165

TOWN OF SOMERS
Local Law No. _____ For the Year 2020 (Draft 02-04-2020)

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 VII. Office Business OB-100 Districts is hereby amended as follows:

1. Section 170-26 Principal Uses.

In an Office Business OB-100 District, no building, structure or premises, in whole or in part, shall be used and no building or structure, in whole or in part, shall be erected, enlarged, structurally altered or moved except for the following purposes or as herein elsewhere specifically provided, together with the accessory uses specified in § 170-27:

- A. One-family detached dwellings and the raising of fruit and garden crops primarily for the use of the lawful occupants thereof Any use permitted in in accordance with the lot and dimensional requirements of the Residence R80 District and subject to the limitations therein set forth. Multifamily residence in accordance with § 170-10 of this chapter and designed residential development in accordance with § 170-12 of this chapter, shall not be permitted.
- B. Office buildings for business and professional use, including administrative, executive, engineering, accounting, scientific, research and development, educational, statistical and financial purposes, provided that such principal use involves no machinery or process which emits dust, smoke, odor, fumes, noise or vibration or causes other nuisance, except for sign applications not part of a larger site plan amendment or modification, are subject to site plan approval by the Planning Board, in accordance with § 170-114 of this chapter.

Section 170-27. Accessory uses.

No accessory uses shall be permitted in an Office Business OB-100 District other than the following:

- A. Uses customarily accessory to a single-family dwelling as specified in § 170-11B(1) through B(9) of this chapter Any accessory use as permitted in a Residence R80 District and subject to the limitations therein set forth.
- B. Buildings and uses immediately and exclusively accessory to a principal office or special exception use, including the following:
 - (1) Clinics, cafeterias, banks, post offices, limited retail trade and service uses and recreation facilities, provided that all such accessory uses are designed and intended for the comfort, convenience and use of the occupants, employees and business visitors of the principal office use.

- (2) Management training facilities, including dormitory accommodations for students.
- (3) Facilities for the temporary accommodation of employees, visitors and guests of the principal office use.
- (4) Living quarters for custodians or caretakers of the on-site facilities.
- (5) Off-street parking and off-street loading space as required in Article X. Such space may be located either in surface parking lots or in parking garages.
- (6) Storage and maintenance facilities.
- (7) Central heating and power plants and other customary accessory utility services and facilities.
- (8) Bus stops, including passenger shelters.
- (9) Gatehouses and similar minor accessory structures.
- (10) Signs, subject to the limitations in § 170-126 herein and in accordance with the provisions and procedures of Chapter 6 and as depicted on an approved site plan.
- (11) Necessary exterior lighting.

Section 170-27a. Special exception uses.

In an Office Business OB-100 District, special exception uses shall be permitted only as specified in Article XV, subject to the limitations therein set forth.

Article XV. Special Exception Uses in Office Business OB-100 Districts is hereby amended as follows:

1. Section 170-92. Helistops

A special exception use permit may be granted by the Planning Board, after public hearing, for the construction and operation of a helistop in the Office Business OB-100 District, subject to compliance with the following special standards and requirements:

- A. Helistops shall be permitted only on lots having an area of at least 250 acres and shall be set back at least 750 feet from any street or property line.
- B. If a helistop is to be located within 1,000 feet of a residential property line, the applicant shall be required to submit noise tests, conducted on the property by an independent acoustical consultant utilizing approved sound-detection equipment and relating his findings to the Farnborough Intrusiveness Scale or other similarly recognized standard, and the Planning Board may approve such location only if the results of such tests are satisfactory to assure said Board that an unreasonable disturbance to the neighboring residential property will not be created.
- C. All landings and takeoffs shall be limited to daylight hours only and shall be carried out in accordance with visual flight rules weather conditions.

- D. All helicopters using such a facility shall be jet powered, unless it is determined to the satisfaction of the Planning Board that a different type of helicopter will result in a comparable or lesser noise level, and shall have a capacity of no more than eight passengers.
- E. The use of a helistop shall be limited to persons occupying or employed on the premises and their visitors and guests.
- F. The helipad (landing surface) shall be paved and maintained free from dust, dirt and other loose material which could be blown onto adjoining properties by the air wash.
- G. All federal and/or state licenses or approvals which are necessary for the operation of such a facility shall be obtained by the applicant and shall be maintained throughout the duration of the use, and all applicable federal and/or state rules and regulations shall be strictly complied with.
- H. In connection with its action on the special exception use permit application, the Planning Board may require submission of any additional studies and/or other information which it determines appropriate and may impose any additional standards and requirements as it deems necessary to promote the health, safety and general welfare of the community, including but not limited to limitations on the number and/or frequency of flights and the location of ingress and egress routes.
- I. No helistop shall be permitted unless its location will permit the final ingress and egress routes within 1/2 mile of such location to be over nonresidential lands.

2. Section 170-92a. Private, for-profit institution of secondary learning

On a lot of 250 acres or more, a special exception use permit may be granted after a public hearing, by the Town Board, for a private, for-profit institution of secondary learning with classroom, service and administration buildings, dormitories for students, living quarters for faculty, staff and custodians or caretakers of the on-site facilities, infirmary, art center, head of school residence, and customary indoor and outdoor recreation and athletic facilities, such as playfields, tennis courts, gymnasiums and fieldhouses, provided that:

A. No principal building or structure, or recreation area or field, shall be:

- (1) nearer than 500 feet to any property line abutting a residence district or B-HP Business Historic District; or**
- (2) nearer than 500 feet to any property line abutting the street line of any State road; or**
- (3) nearer than 100 feet to any other property line.**

B. Recreation facilities shall be operated as an adjunct to such institution and shall not be leased or otherwise utilized by others for gain except for use by the Town of Somers or the Somers Central School District.

- C. The lot on which the institution is located shall have frontage on and direct access from a State road.
- D. The institution shall be served by water and sewer systems, including an on-site wastewater treatment facility, and heating and power and other customary accessory utility services and facilities. A wastewater treatment facility may be located on a separate lot that does not meet the dimensional standards and requirements in § 170-28 or the minimum lot area in this § 170-92a and does not have frontage on a street.
- E. Accessory uses and structures may be located in the required setback areas, provided that they are no closer than 100 feet from any street or any residence district, except for permitted entry and exit drives and minor accessory structures and uses such as necessary utility service facilities, bus stops and gatehouses, further provided that such minor accessory structures and uses are shown on a site plan approved by the Planning Board. Except as permitted above, the one-hundred-foot minimum required setback area from street lines and residence districts shall be maintained as a buffer area, either to be preserved in its natural state or to be landscaped in a manner to be approved by the Planning Board.
- F. One freestanding identification sign not exceeding 100 square feet in area may be erected at each entrance drive to the use, in addition to directional signs which may be located in and around parking areas, internal roads, pedestrian ways, and on buildings, and identification signs on buildings provided that such identification signs are shown on a site plan approved by the Planning Board. All such signs may be illuminated, but shall not be internally illuminated or illuminated by flashing or intermittent lights, and no red, green, orange or yellow lights which, by reason of their location, might be confused with traffic lights and no fluttering or revolving devices, banners or yard signs shall be permitted.
- G. The maximum permitted building height for principal buildings shall be four stories but not over 55 feet, except as provided in § 170-47, and the maximum permitted building height for accessory structures shall be two stories but not over 30 feet.
- H. On-site parking shall be provided as follows:
Student: 1 space per 12 resident students; plus 1 space per 4 day students.
Employees/Faculty: 1 space per employee; 1 space per faculty member.
Visitor: 1 space per 25 students.
- I. Maximum Floor Area Ratio (FAR) shall be 0.15 for all uses.
- J. The maximum percent of a lot to be occupied by principal buildings shall be 5% and by accessory buildings, 2%.

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: July 18, 2019
RE: **Proposed Amendments to Town of Somers Comprehensive Plan Update of February 11, 2016 Regarding A New Private School in the OB-100 Zoning District on the Former IBM Property**

The Town of Somers Comprehensive Plan Update adopted February 11, 2016 identified a variety of overall goals and objectives as well as specific recommendations that applied to the 344.9 acre site of the proposed New Private School within the 723.1 acre site of the former IBM campus in the OB-100 Zoning district in the town. To accomplish location of the school on this site, the applicant is proposing amendments to OB-100 district would a permit private, for-profit institution of secondary learning as a special exception use within the district.

Many of the references within the plan would support the proposed use on the IBM site while other language within the plan would need amending to support such a use.

This memorandum will identify those statements which support the proposed use and then identify the language that would need modification and suggest the necessary modifications.

Comprehensive Plan Support for the Proposed New a Private School Use with the OB-100 District on the Former IBM Site

Page 8 - Goal #3 Enhance Economic Base 4th bullet:

"Consider zone modifications necessary to ensure viable reuse of large scale non-residential properties"

Consideration for sustainability should permeate all aspects of planning for the future of Somers. Concerns for reducing greenhouse gases, utilizing alternative energy resources, harnessing solar power, providing alternative energy sources for street lighting and providing for transportation alternatives to the automobile including sidewalks for walking and bike paths/lanes for cycling should be part of the conversation for all land use and capital project planning.

Comprehensive Plan Language that Needs Modification

Page 11 - **Commercial and Office.** Most commercial land area in Somers is concentrated in the two corporate campuses originally developed for use by IBM and Pepsi, both in the eastern portion of the Town along Route 100 (Somerstown Road). The 1994 Plan noted that development of these two sites, totaling nearly 1,000 acres, had fully implemented the 1972 Plan's recommendation to diversify the Town's tax base by land area, and are generally found in the historical crossroads areas, such as Somers Hamlet, Whitehall Corners, Baldwin Place and Granite Springs. The departure of Pepsi and IBM from ~~its~~their campus sites may require the Town to consider adaptive reuse of the sites with ~~viable~~ viable permitted and ~~special permit~~ special permit uses ~~for the site~~ that will continue to diversify land use and the tax base.

Page 18 - **Office zoning.** Somers' two campus office zones, OB-100 and CRO, largely reflect the original uses of those properties, IBM and Pepsi, respectively. However, due to the departure of Pepsi ~~both corporations from its~~their campuses in the Town, the time may be right to re-examine the office zoning. As companies throughout the region have downsized or consolidated their operations in the past decade, demand for a single-user corporate campus has become increasingly limited. Instead, corporations are choosing to locate in cities and other urbanized areas, in close proximity to transit, housing and other amenities. In response, municipalities in Westchester County and elsewhere in the metropolitan area are looking to expand the range of potential uses allowable on large-scale office sites recognizing the value of diversifying their tax base and improving connectivity both on-site and to the larger community. For example, the Town of Harrison's 2013 comprehensive plan recommends creation of a mixed-use zone in the "Platinum Mile" area along I-287 allowing for the introduction of assisted-care, senior and multifamily housing by special exception permit. Limited retail and restaurant uses would also be allowed by special exception permit, and any new development or substantial redevelopment would be required to include street and sidewalk connections to adjacent properties.

The Town of Somers may consider a similar approach, either through the creation of a new zoning district for the Pepsi ~~sites~~ or through adjustments to the existing CRO Corporate Research/Office district and OB-100 district. In terms of ~~permitted or special permit~~ permitted or special permit uses for the existing zones or a newly created districts, uses such as assisted-living, ~~private for-profit day~~ private for-profit day and boarding institutions of secondary ~~learning~~ learning or institutions of higher learning, ~~two of which are~~ two of which are now permitted as special exception uses by the Zoning Board of Appeals, may be considered as permitted uses or ~~special exception~~ special exception use under the jurisdiction of the Planning Board or the Town Board. Other uses that may be explored as principal uses include medical office, hotels and recreational uses. Retail and restaurants are currently permitted as accessory uses in the CRO

zone; these uses are not proposed to be considered as principal uses given the potential negative impacts on traffic and the need to protect the traditional business areas in Somers Hamlet, the neighborhood crossroads areas and the Route 6 corridor.

Elements of the existing CRO zone that should be explored for revision include the large minimum lot area (150 acres), the extremely low coverage requirements (4% for principal buildings) and FAR. Other adjustments to the OB-100 district may also be required to accommodate additional desired uses.

Page 19 - Policy 3 -- Office Zoning: Consider Creation of New CRO District or Modifications to Existing CRO District:

Policy 3 Office Zoning Actions:

- Consider a new district to replace the existing CRO district or adjustments to existing CRO district to accommodate new uses
- Consider adjustments to existing OB-100 district to accommodate new uses
- Consider permitted uses under jurisdiction of Planning Board rather than special permit uses under jurisdiction of Zoning Board of Appeals.

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Page 69 – Campus Office Areas

Two large sites on State highways within a mile of I-684 are zoned and used for major office facilities. Originally built by and for IBM and Pepsi, the Pepsi site was sold in 2015 in anticipation of Pepsi vacating its operation at that location. IBM also vacated and sold its site. Both sites have environmental constraints such as wetlands and watercourses, as well as having small areas within the Groundwater Protection Overlay District.

The nine-story Pepsi office building is being marketed for new business uses, the type or types as to be determined. Along with traditional offices, the mapped CRO Corporate Research/Office District permits uses allowed in the R80 district that range from residential uses to special permit uses, including hospitals and skilled nursing facilities, clubs and golf courses. While originally tenanted as a single corporate use, multi-tenancy is the most likely outcome. The IBM site is currently zoned OB-100 Office Business District and permitted uses range from those permitted in an R80 district to offices. Its core campus and existing buildings are being considered in 2019 for adaptive reuse as a private, for-profit day and boarding institution of secondary learning requiring modifications to the OB-100 to permit this as a special exception use. Portions of the overall site would not be allocated for school use and would be available for future development within the OB-100 district regulations.

Given the status of the Pepsi site, the potential opportunities for additional development – limited as they may be on existing sites – and the lack of other large sites with access to the regional highways that can be adequately buffered, this Plan does not recommend the addition of other campus office land uses. With the future re-occupancy of the Pepsi and IBM sites, this Plan recommends that the town monitor the trend for multi-tenant, multi-uses on campus office sites to determine if unanticipated or off-site impacts result from changes in occupancy and if those impacts need to be regulated or mitigated.

Page 115 – 9.1 Existing Conditions

Parks, Open Space, Agricultural Uses and Underutilized Land (see Figure 21)

The Town's open space has varying statuses and falls into a variety of categories. Parks are those lands owned by a governmental entity that permanently provide passive or active recreational use. Open space lands can be temporary or permanent, public or private. Permanent open space refers to land or surface water that has been committed by its owner to open use through conservation easements, deed restrictions or approval process conditions in the case of land, or that are designated as part of the New York City watershed. Uses can be passive or active recreation, farming, open land or watershed resources. Maintaining the open character of Somers is associated with protection of natural, recreation and aesthetic resources.

Agriculturally designated lands, including Stuart Farm and Stonewall Farm, are currently being farmed or used as pasture lands, but are zoned for low-density residential use. While Stonewall Farm ~~and have had~~ no guarantee of remaining as farms or pasture lands into the future, Stuart Farm is now guaranteed as such due to the creation of conservation easements on its lands created in conjunction with the Westchester Land Trust, Inc., Westchester County and Scenic Hudson Land Trust, Inc. Vacant land for which no plans have been approved or commitment made for their future development is subject to change and will likely be developed over time to become part of the built environment. Other open land consists of those parcels that are not vacant or undeveloped but whose use is at a scale below the development potential allowed by zoning. The large-scale Pepsi, IBM and Lincoln Hall sites and lands are considered underdeveloped and potentially subject to change. The former IBM site is an example given a proposal to subdivide the large site into four parcels, one of which will be an adaptive reuse of the existing IBM buildings as a private boarding institution of secondary learning, one parcel will remain as the site of existing infrastructure and utilities and two vacant parcels will be available for unspecified development in the future.

Page 121 – Private Open Space and Vacant Land

The 2004 Parks Master Plan identified 91 open space properties totaling 2,220 acres in the Town as of February 2003. As of September 2014, based on vacant parcels of 5 acres or more, there were 73 parcels totaling 1,553± acres. While providing a sense of open space and scenic vistas, many parcels are privately held with future development potential and, therefore are properties subject to change. Others are Town-owned or land owned by the City of New York as watershed lands. Some are private open space created by conservation easement, restrictive covenants or conditions resulting from the subdivision or created by conservation easements, restrictive covenants or conditions resulting from the subdivision or site plan review and approval process. The 11± acres BOCES property at the Town's western boundary with Yorktown is owned by the Putnam/Westchester Board of Cooperative Education Services and provides a continuing sense of open space in the western corridor of Somers. Other examples of private open space include common open space in condominium developments, open space within clustered subdivisions or land dedicated to neighborhood parks maintained by the community.

In addition, there are large tracts of open space associated with the former IBM and former Pepsi sites which offer passive open space, vistas and active recreation. Former IBM-owned sites include the main building site of 723± acres and an associated 74± acre

vacant parcel, as well as 163± acre and 32± acre parcels, the last of which contains the New York State Police barracks. In total, IBM and its affiliates owned 943± acres in the Town. With the exception of approximately 12 acres sold to the Somers Fire District, the remainder has been sold to a private real estate entity which is now seeking to subdivide the 723± acres and adaptively reuse the core former IBM buildings and some of the immediately surrounding land as a private, for-profit day and boarding institution of secondary learning. In the case of the former 206± acre Pepsi site, softball and tennis courts are provided on-site for use by employees. While not open for use by the community at-large, these resources enhance the overall network of green space within Somers and provide for undeveloped scenic vistas to and from important cultural and historic sites and roadways. The 447-acre Lincoln Hall property and the 244± acre Anglebrook Golf Course Property are private properties that could be subject to future change.

Page 152 & 153 – 11.3.2: Commercial and Office Land Use

These areas are shown on the map in red and pink, and correspond to the Town's primary business areas and major corporate users.

Retail/mixed use. This designation is found in Somers Hamlet, along the Route 6 corridor in Baldwin Place and at the various other business nodes located in the traditional Somers "crossroads" areas. While retail is the primary use envisioned by this designation, it is assumed that office and residential uses may also be found in these areas.

Campus Office. This classification corresponds to the former IBM and ~~former Pepsi~~ properties. Although the PepsiCo property has been sold, ~~reports have indicated that the site will likely continue its office use with one or more new tenants.~~ The owner of the former IBM site is seeking a subdivision in which two of the proposed four parcels would be allocated to a private, for-profit secondary school use. These parcels would, therefore, change from the Business category of Campus Office designated pink on Figure 26: Future Land Use Plan to the Public and Semi-Public Facilities category of Schools and the medium blue designation.

Office and Light Industry. This designation is intended to capture the general business and light industry uses within Somers and is mapped for an area along Route 100 across from the former IBM site. Although such uses may be found elsewhere in Somers in scattered Office and Light Industry Zones, this area is the primary location where they are situated.

The primary zoning recommendation concerning commercial and office uses is the consideration of zoning text adjustment and design guidelines that would govern the location of differing types of uses within the category. For example, industrial uses would require significant setbacks from roadways and adjacent residential uses to lessen their visual and environmental impacts and to ensure that OLI district requirements are consistent with the needs and operations of today's businesses. Alternatively, consideration would be given to creation of a general business and office district, as distinguished from a light industry district. This would allow for different dimensional and design requirements that may be appropriate for these different categories of uses. While the creation of a general business and office district could result in zoning map

changes, these would still be consistent with the Future Land Use Plan. Because the Office and Light Industry land use category has been designed to accommodate a broad range of existing and anticipated future uses.

Sent to:
TB, A, TC
6/9/2020
KO



Fairfield County Bank Insurance Services

Commercial Insurance Proposal Prepared for:

**Town of Somers New York
335 Route 202
Somers, NY 10589**

July 1, 2020

Prepared by:

**Mark R. Connelly, CIC
AnnMarie Spencer**

**401 Main Street
Ridgefield, CT 06877**

Tel. 203-894-3123



Fairfield County Bank Insurance Services

INTRODUCTION OF THE SERVICE TEAM

CONTACT

EMAIL

Account Executive: Mark Connelly

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Phone: 203-894-3122

Email: Marscenza.schelke@fcbins.com

DISCLAIMER - The description of coverages used throughout this proposal are not intended to express any legal opinion as to the nature of coverage. Please read your policy for specific details of coverages.



Fairfield County Bank Insurance Services

Town of Somers				
	2019 -2020	2020-2021	3yr LR %	
Property	\$45,696	\$50,892	114%	11.37%
Inland Marine	\$6,547	\$7,734		18.13%
General Liability	\$53,882	\$60,493	201%	12.27%
Employment Practices	\$381	\$381		0.00%
Police Prof	\$11,002	\$11,559		5.06%
Public Official Liab	\$7,917	\$8,218	47%	3.80%
Employment Practices	\$17,941	\$18,616		3.76%
Auto Liability	\$70,624	\$77,282	32%	9.43%
Auto Physical Damage	\$14,031	\$15,227		8.52%
Umbrella	\$46,197	\$50,304		8.89%
State Fees	\$1,276	\$1,299		1.80%
Total	<u>\$275,494</u>	<u>\$302,005</u>		<u>9.62%</u>
Cyber & Crime Policy	\$7,214	\$7,722		7.04%
Work Comp	\$211,644	\$197,493		-6.69%
Total All Lines	<u>\$494,352</u>	<u>\$507,220</u>		<u>2.60%</u>
(Premium reduces to \$193,801 if paid in full by 7/1)				
Increased total property values \$1.8MIL				
Increased equip value by \$267K				
Budget 5.8 Increase				
Equal number of units from prior year				

TRAVELERS INSURANCE DETAILED PROPOSAL



Fairfield County Bank Insurance Services



A Commercial Insurance Proposal for:

TOWN OF SOMERS

Effective Date: 07/01/2020

Expiration Date: 07/01/2021

Prepared For: Fairfield Cty Bank Ins

NOTICE: THESE POLICY FORMS AND THE APPLICABLE RATES ARE EXEMPT FROM THE FILING REQUIREMENTS OF THE NEW YORK INSURANCE LAW AND REGULATIONS. HOWEVER, THE FORMS AND RATES MUST MEET MINIMUM STANDARDS OF THE NEW YORK INSURANCE LAW AND REGULATIONS.

Date of Proposal:
Print Date: 05/05/20

Coverage

Line of Business	Company	Policy Number
Deluxe Property	The Travelers Property Casualty Co of America	630 2H026177
Inland Marine	The Travelers Property Casualty Co of America	630 2H026177
General Liability	The Travelers Indemnity Company	ZLP 31M61852
Employee Benefit Liability	The Travelers Indemnity Company	ZLP 31M61852
Law Enforcement Liability	The Travelers Indemnity Company	ZLP 31M61852
Public Entity Management Liability	The Travelers Indemnity Company	ZLP 31M61852
Public Entity Employment-Related Practices Liability	The Travelers Indemnity Company	ZLP 31M61852
Auto Liability	The Travelers Indemnity Company	810 2H026177
Auto Physical Damage	The Travelers Indemnity Company	810 2H026177
Umbrella Liability	The Travelers Indemnity Company	ZUP 61M61507
Special Protective And Highway Liability	The Travelers Property Casualty Co of America	PRH 4H10148A

Consult Policy for Actual Terms and Conditions

TRAVELERS

Page 2

Date of Proposal:

Print Date: 05/05/20

THE FOLLOWING OUTLINES THE COVERAGE FORMS, LIMITS OF INSURANCE, POLICY ENDORSEMENTS AND OTHER TERMS AND CONDITIONS PROVIDED IN THIS PROPOSAL/QUOTE. THIS IS NOT A COMPLETE LISTING OF ALL THE ENDORSEMENTS INCLUDED IN YOUR POLICY. IN ADDITION TO THE POLICY ENDORSEMENTS OUTLINED IN THIS PROPOSAL/QUOTE, ANY RESULTING INSURANCE POLICY ISSUED BY TRAVELERS MAY INCLUDE ADDITIONAL ENDORSEMENTS, INCLUDING STATE-MANDATED ENDORSEMENTS, THAT MAY AFFECT COVERAGE. HOWEVER, ANY POLICY COVERAGES, LIMITS OF INSURANCE, POLICY ENDORSEMENTS, COVERAGE SPECIFICATIONS, OR OTHER TERMS AND CONDITIONS THAT YOU HAVE REQUESTED THAT ARE NOT INCLUDED IN THIS PROPOSAL/QUOTE HAVE NOT BEEN AGREED TO BY TRAVELERS. PLEASE REVIEW THIS PROPOSAL/QUOTE CAREFULLY AND IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT YOUR TRAVELERS REPRESENTATIVE.

THIS PROPOSAL/QUOTE DOES NOT AMEND, OR OTHERWISE AFFECT, THE PROVISIONS OF COVERAGE OF ANY RESULTING INSURANCE POLICY ISSUED BY TRAVELERS. IT IS NOT A REPRESENTATION THAT COVERAGE DOES OR DOES NOT EXIST FOR ANY PARTICULAR CLAIM OR LOSS UNDER ANY SUCH POLICY. COVERAGE DEPENDS ON THE APPLICABLE PROVISIONS OF THE ACTUAL POLICY ISSUED, THE FACTS AND CIRCUMSTANCES INVOLVED IN THE CLAIM OR LOSS AND ANY APPLICABLE LAW.

As Broker/Agent you will be responsible for being aware of and complying with the various legal requirements associated with countersignature in various jurisdictions covered in the policies.

Unless accepted, the offer(s) of insurance contained in this proposal expire(s) automatically fifteen days after the proposal date referenced on the cover page of this proposal.

Consult Policy for Actual Terms and Conditions

TRAVELERS

Page 3

Date of Proposal:

Print Date: 05/05/20

Account Team

Account Executive — Overall Account Coordinator

Brady Giroux (860)954-1511
BGIROUX@travelers.com

Account Manager — Policy and Billing Services

Elizabeth Bernal (210)525-3827
EBERNAL@travelers.com

Risk Control — Coordinator of Loss Prevention & Safety Services

Claim Account Executive — Coordinator of Claims Services

To report, ask a question or discuss a claim please call 1-800-238-6225. A Claim Customer Service Representative is available 24 hours a day, 7 days a week to take the first notice of loss or provide assistance on any existing claim.

Consult Policy for Actual Terms and Conditions

TRAVELERS 

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Date of Proposal:

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About Travelers

Travelers (NYSE: TRV) is a leading provider of property casualty insurance and surety products and of risk management services to a wide variety of businesses, other organizations and to individuals. The company reported 2014 revenues of \$27 billion and total assets of \$103 billion.

Our products are distributed primarily through U.S. independent insurance agents and brokers. Travelers is the second largest writer of personal insurance through independent agents. The company also has offices in the U.K., Ireland, and Canada. Travelers has about 30,000 employees worldwide. For more information, visit www.travelers.com.

Financial Strength

The financial strength of an insurance company is understandably important to its policyholders. Independent services, such as A.M. Best, Standard & Poor's and Moody's, have consistently given high ratings to our claim-paying ability and financial strength.

The independent financial strength ratings, which reflect the Travelers claims-paying ability, are as follows:

A.M.Best	A++	(A++ is the highest of 16)
Standard & Poor's	AA	(AA is the 3rd highest of 21)
Moody's	'Aa2	(Aa2 is the 3rd highest of 21)

It is the policy of Travelers to comply with all applicable federal, state and local fair employment laws. In addition, Travelers files appropriate EEO-1 reports and voluntarily subscribes to the principles of affirmative action.

Public Sector Expertise

Travelers is the leading provider of property and casualty insurance for public entities. It's a position we've worked hard to earn by building lasting relationships and strong foundations in communities across the country. With our expertise, years of hands-on experience and outstanding financial strength and stability, clients count on us to deliver thoughtfully designed, tailored insurance coverages and risk management solutions for the exposures they face.

Our underwriting, risk control and claim teams work exclusively with public entities. Travelers has impressive capabilities to serve the needs of the market. We're proud to offer:

- Package products for municipalities, counties, water and sewer districts and other selected special districts. For these segments, we deliver a menu of customized offerings and solutions – including property, liability, auto and professional coverages – designed specifically for local governments;
- Large public entity property business – including schedules in excess of \$250 million total insured values – for the segments listed above as well as for schools, excess property and assumed reinsurance.

The team at Travelers takes the time to understand issues affecting local government. They analyze current risks, anticipate those customers may face in the future and create flexible solutions to manage both.

UNDERWRITING

Our underwriters stay abreast of public affairs, as well as evolving legal and social issues. We develop balanced solutions to meet each customer's unique situation and work with agents and brokers to customize the most effective plan for our clients.

CLAIM SERVICES

When it comes to claim handling, one size doesn't fit all. Travelers has claim professionals dedicated to handling claims for public entities. They understand state-specific issues and have extensive knowledge of the immunities and special defenses afforded to public entities. In addition, Travelers retains defense counsel who specializes in representing public entities and understand the complexity of public entity legislation.

RISK CONTROL SERVICES

Travelers risk control consultants work exclusively with public entity clients. These risk control professionals are dedicated to understanding a customer's unique operations, risks and issues. The value-added risk management programs, seminars and personalized service plans offered by Travelers help prevent losses and reduce overall costs for public entities.

Consult Policy for Actual Terms and Conditions

TRAVELERS

Page 6

Date of Proposal:

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Risk Control Services

Travelers offers risk control resources that have a proven impact on preventing losses and reducing overall costs for public entities. These resources have been developed for public entity clients to address issues related to general liability, vehicle safety, property protection, law enforcement liability and employment practices liability.

Our goal is to provide public entities with resources to reduce loss-related expenses and enhance delivery of public services. These risk control resources respond to historical losses experienced by public entities and align with "best practices" for government entities, as advocated by the Public Risk Management Association (PRIMA) and the International City/County Management Association (ICMA).

When you select Travelers as your insurance carrier, you will have access to a wealth of risk control resources, including, but not limited to:

- The Public Sector Risk Control Seminars: The value-added risk management programs, seminars and training sessions offered by Travelers help prevent losses and reduce overall costs for public entities.
- Travelers Web Site: As a policyholder, you will have access to our Risk Control Web-site. You will be able to immediately download risk control materials, or order them from our products database. In addition, the site provides a pathway to register for our Safety Academy courses ... <http://www.travelers.com/riskcontrol>
- Public Sector Risk Control Answer Line: Have a technical question about a risk control issue? Use the Travelers Public Sector Answer Line. Clients can direct their specific risk control questions to the Answer Line for advice and information. Ask Risk-Control@Travelers.com.
- Employment Practices Liability Risk Management Resources: Our EPL resources include:
 - 1) Free access to an Internet-based resource site with a wealth of employment practices information including emerging issues in employment law, sample handbook, best practices for policies and procedures, articles, searchable library and much more:
 - 2) 800# Hotline for free general guidance from an attorney who specializes in employment law and can answer questions about workplace concerns.
 - 3) Hundreds of vendor web-based risk management training courses which are available from any computer with internet access, anytime 24/7. Travelers clients simply set up an account with the vendor and receive a 15% discount off retail pricing. Additional volume discounts are applied on purchases of \$1,000 or more.
- CyberFirst: eRisk Hub is a private web based portal containing information and technical resources that can assist in the prevention of network, cyber and privacy events and provide timely support if an incident occurs.
- In the Public Interest Newsletter: Each issue of this newsletter addresses risk control concerns for general liability, vehicle operations and employment practices. The newsletter also features risk control and risk management information to minimize the frequency and severity of losses.

At Travelers, we are dedicated to meeting our public entity clients' risk management and risk control needs. We are pleased to offer you these valuable risk control resources as a part of this insurance proposal.

Consult Policy for Actual Terms and Conditions

TRAVELERS

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Date of Proposal:

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Location Schedule

1	1	TOWN HALL/HISTORICAL	335 ROUTE 202, SOMERS, NY 10589
1	2	ELEPHANT STATUE	335 ROUTE 202, SOMERS, NY 10589
2	3	ANNEX	337 RTE 202, SOMERS, NY 10589
3	4	HIGHWAY DEPT	250 RTE 100, SOMERS, NY 10589
3	5	HIGHWAY DEPT SALT BA	250 RTE 100, SOMERS, NY 10589
3	6	DPW BLDG	250 RTE 100, SOMERS, NY 10589
3	39	DPW BLDG	250 RTE 100, SOMERS, NY 10589
4	7	PAVILION	82 PRIMROSE ST, SOMERS, NY 10589
4	8	ADMIN BLDG	82 PRIMROSE ST, SOMERS, NY 10589
4	9	OFFICES	82 PRIMROSE ST, SOMERS, NY 10589
4	10	HISTORICAL DWELLING	82 PRIMROSE ST, SOMERS, NY 10589
4	11	HORSE BARN HISTORICA	82 PRIMROSE ST, SOMERS, NY 10589
4	12	CARRIAGE HOUSE HISTO	82 PRIMROSE ST, SOMERS, NY 10589
4	13	HAY DAIRY BARN HISTO	82 PRIMROSE ST, SOMERS, NY 10589
4	14	IMPLEMENT SHED HISTO	82 PRIMROSE ST, SOMERS, NY 10589
4	15	ICE HOUSE HISTORICAL	82 PRIMROSE ST, SOMERS, NY 10589
4	16	CORN CRIB HISTORICAL	82 PRIMROSE ST, SOMERS, NY 10589
4	17	GRANARY SHED HISTORI	82 PRIMROSE ST, SOMERS, NY 10589
4	18	SUMMER KITCHEN HISTO	82 PRIMROSE ST, SOMERS, NY 10589
5	19	DWELLING	199 RTE 118, SOMERS, NY 10589
6	20	NUTRITION CENTER	98 RTE 139, 98 PRIMROSE ST, SOMERS, NY 10589
6	21	POLICE STATION	98 RTE 139, 98 PRIMROSE ST, SOMERS, NY 10589
6	22	BARN STORAGE	98 RTE 139, 98 PRIMROSE ST, SOMERS, NY 10589
7	23	LIBRARY	RTE 139, 80 PRIMROSE ST, SOMERS, NY 10589
8	24	BALLEY PARK GAZEBO	INTERSECTION RTE 202 & RTE 100, SOMERS, NY 10589
9	25	LIONS PAVILION	84 PRIMROSE STREET, SOMERS, NY 10589
10	26	SHENOROCK WATER AND	40 LAKESIDE DR, SHENOROCK, NY 10587
11	27	WATER TOWER	N S OVERHILL RD, SHENOROCK, NY 10587
12	28	OFFICE TRAILER	84 PRIMROSE STREET, SOMERS, NY 10589
13	29	TOMAHAWK CHAPEL HIST	195 TOMAHAWK ST, SOMERS, NY 10589
14	30	MT ZION CHURCH HISTO	76 RTE 139, S OF REIS PARK, SOMERS, NY 10589
15	31	PLAY EQUIP BALL FIEL	84 PRIMROSE ST, SOMERS, NY 10589
16	32	PUMP STATION FOR SEW	51 TRAVIS ROAD, SOMERS, NY 10589
16	33	PUMP STATION FOR SEW	RTE 6 & MEWS, SOMERS, NY 10589
17	34	PUMP STATION FOR SEW	2 WINDSOR ROAD, SOMERS, NY 10589
18	35	DISTRIBUTION CENTER	MAHOPAC AVE, RTE 35, SOMERS, NY 10589
19	36	VALVE CHAMBER	141 RTE 118, SOMERS, NY 10589
20	37	3 WELLS AND CONTROL	51 TRAVIS ROAD, WELL HOUSE LOT A, SOMERS, NY 10589
21	38	DWELLING, REYNOLDS H	51 PRIMROSE ST, ANGLE FLY PRESERVE, SOMERS, NY 10589
22	40	PUMP STATION	2 HARRIS COURT, SOMERS, NY 10589
23	41	PUMP STATION	15 WINDSOR ROAD, SOMERS, NY 10589
24	42	PUMP STATION	57 RTE. 6, SOMERS, NY 10589

Consult Policy for Actual Terms and Conditions

TRAVELERS

Page 8

Date of Proposal:

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Deluxe Property**DELUXE PROPERTY COVERAGE FORM****COVERAGES AND LIMITS OF INSURANCE - DESCRIBED PREMISES**

Insurance applies on a BLANKET basis only to a coverage or type of property for which a Limit of Insurance is shown below, and then only at the premises locations for which a value for such coverage or property is shown on the Statement of Values dated 7/1/2020, or subsequently reported to and insured by us. For Insurance that applies to a specific premises location see Deluxe Property Coverage Part Schedule - Specific Limits.

Blanket Description of Coverage or Property	Limits of Insurance
Building and Your Business Personal Property	\$25,911,506

COINSURANCE PROVISION:

Coinsurance does not apply to the Blanket Coverages shown above.

VALUATION PROVISION:

Replacement cost (subject to limitations) applies to most types of covered property (See Valuation Loss Condition).

ADDITIONAL COVERED PROPERTY

	Limits of Insurance
Personal Property at Undescribed Premises:	
At any "exhibition" premises	\$50,000
At any installation premises or temporary storage premises	Not Covered
At any other not owned, leased or regularly operated premises	\$50,000
Personal Property in Transit	\$50,000

Consult Policy for Actual Terms and Conditions

TRAVELERS

Page 9

Date of Proposal:

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**DELUXE PROPERTY COVERAGE FORM - ADDITIONAL COVERAGES &
COVERAGE EXTENSIONS**

The Limits of Insurance shown in the left column are included in the coverage form and apply

Consult Policy for Actual Terms and Conditions

TRAVELERS

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Date of Proposal:

Print Date: 05/05/20

TOWN OF SOMERS

unless a Revised Limit of Insurance or Not Covered is shown in the Revised Limits of Insurance column on the right. The Limits of Insurance apply in any one occurrence unless otherwise stated.

Consult Policy for Actual Terms and Conditions

TRAVELERS 

Page 11

Date of Proposal:

Print Date: 05/05/20

	TOWN OF SOMERS	
	Limits of Insurance	Revised Limits of Insurance
Accounts Receivable:		
At all described premises	\$50,000	\$100,000
In transit or at all undescribed premises	\$25,000	\$100,000
Appurtenant Buildings and Structures	\$100,000	
Claim Data Expense	\$25,000	
Covered Leasehold Interest – Undamaged Improvements & Betterments		
Lesser of Your Business Personal Property limit or:	\$100,000	
Debris Removal (additional amount)	\$250,000	
Deferred Payments	\$25,000	
Duplicate Electronic Data Processing Data and Media	\$50,000	
Electronic Data Processing Data and Media		
At all described premises	\$50,000	
Employee Tools		
In any one occurrence	\$25,000	
Any one item	\$2,500	
Expediting Expenses	\$25,000	
Extra Expense	\$25,000	
Fine Arts		
At all described premises	\$50,000	\$100,000
In transit	\$25,000	
Fire Department Service Charge	Included*	
Fire Protective Equipment Discharge	Included*	
Green Building Alternatives – Increased Cost		
Percentage 1%		
Maximum amount – each building	\$100,000	
Green Building Reengineering and Recertification Expense	\$25,000	
Limited Coverage for Fungus, Wet Rot or		
Dry Rot – Annual Aggregate	\$25,000	
Loss of Master Key	\$25,000	
Newly Constructed or Acquired Property:		
Buildings - each	\$2,000,000	
Personal Property at each premises	\$1,000,000	
Non-Owned Detached Trailers	\$25,000	
Ordinance or Law Coverage	\$250,000	
Outdoor Property	\$25,000	\$50,000
Any one tree, shrub or plant	\$2,500	
Outside Signs		
At all described premises	\$100,000	
At all undescribed premises	\$5,000	
Personal Effects	\$25,000	\$50,000
Personal Property At Premises Outside of the Coverage Territory	\$50,000	
Personal Property In Transit Outside of the Coverage Territory	\$25,000	
Pollutant Cleanup and Removal – Annual Aggregate	\$100,000	

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TOWN OF SOMERS		
Preservation of Property		
Expenses to move and temporarily store property	\$250,000	
Direct loss or damage to moved property	Included*	
Reward Coverage		
25% of covered loss up to a maximum of:	\$25,000	
Stored Water	\$25,000	
Theft Damage to Rented Property	Included*	
Undamaged Parts of Stock in Process	\$50,000	
Valuable Papers and Records – Cost of Research		
At all described premises	\$50,000	\$100,000
In transit or at all undescribed premises	\$25,000	\$100,000
Water or Other Substance Loss – Tear Out and Replacement Expense	Included*	

***Included means included in applicable Covered Property Limit of Insurance**

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DELUXE BUSINESS INCOME (AND EXTRA EXPENSE) COVERAGE FORM - DESCRIBED PREMISES

Premises Location No.	Building No.	Limits of Insurance
001-024	001-042	\$1,000,000

Rental Value: Included
Ordinary Payroll: Included

DELUXE BUSINESS INCOME - ADDITIONAL COVERAGES AND COVERAGE EXTENSIONS

The Limits of Insurance, Coverage Period and Coverage Radius shown in the left column are included in the coverage form and apply unless a revised Limit of Insurance, Coverage Period, Coverage Radius or Not Covered is shown under the column on the right. The Limits of Insurance apply in any one occurrence unless otherwise stated.

	Limits of Insurance, Coverage Period or Coverage Radius	Revised Limits of Insurance, Coverage Period or Coverage Radius
Business Income from Dependent Property		
At Premises Within the Coverage Territory	\$100,000	\$250,000
At Premises Outside of the Coverage Territory	\$100,000	
Civil Authority		
Coverage Period	30 days	
Coverage Radius	100 miles	
Claim Data Expense	\$25,000	
Contract Penalties	\$25,000	
Extended Business Income		
Coverage Period	180 days	
Fungus, Wet Rot or Dry Rot – Amended Period of Restoration		
Coverage Period	30 days	
Green Building Alternatives – Increased Period of Restoration		
Coverage Period	30 days	
Ingress or Egress	\$25,000	
Coverage Radius	1 mile	
Newly Acquired Locations	\$500,000	
Ordinance or Law - Increased Period of Restoration	\$250,000	
Pollutant Cleanup and Removal – Annual Aggregate	\$25,000	
Transit Business Income	\$25,000	
Undescribed Premises	\$25,000	

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TOWN OF SOMERS

CAUSES OF LOSS - EARTHQUAKE – aggregate in any one policy year, for all losses covered under the Causes of Loss – Earthquake endorsement, commencing with the inception date of this policy:

**Annual
Aggregate
Limit**

01. Applies at the following Building(s) numbered:

001-042

\$1,000,000

If more than one Annual Aggregate Limit applies in any one occurrence, the most we will pay is the highest involved Annual Aggregate Limit. The most we will pay during each annual period is the highest of the Annual Aggregate Limits shown.

CAUSES OF LOSS - BROAD FORM FLOOD – aggregate in any one policy year, for all losses covered under the Causes of Loss – Broad Form Flood endorsement, commencing with the inception date of this policy:

**Annual
Aggregate
Limit**

01. Applies at the following Building(s) numbered:

001-023,025,028,029,031,032,036,039

\$1,000,000

If more than one Annual Aggregate Limit applies in any one occurrence, the most we will pay is the highest involved Annual Aggregate Limit. The most we will pay during each annual period is the highest of the Annual Aggregate Limits shown.

EXCESS OF LOSS LIMITATION APPLIES – See Causes of Loss – Broad Form Flood endorsement.

Cause of Loss – Equipment Breakdown

The insurance provided for loss or damage caused by or resulting from Equipment Breakdown is included in, and does not increase the Covered Property, Business Income, Extra Expense, and/or other coverage Limits of Insurance that otherwise apply under this Coverage Part.

Coverage Extension:	Limits of Insurance	Revised Limits of Insurance
Spoilage	\$25,000	\$250,000
Limitations:	Limits of Insurance	Revised Limits of Insurance

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	TOWN OF SOMERS	
Ammonia Contamination	\$25,000	\$250,000
Hazardous Substance	\$25,000	\$250,000

UTILITY SERVICES:

	Limits of Insurance
Direct Damage - in any one occurrence (See Utility Services – Direct Damage endorsement)	\$50,000

Coverage is provided for the following:

Water Supply
Communication Supply
Power Supply

Coverage for Overhead Transmission Lines is: excluded.

Public Sector Services Additional Coverage Endorsements

	Limits of Insurance
Spoilage Coverage Extension DX T3 15	\$10,000
Sewer or Drain Backup Amendment DX T4 45	\$50,000
Public Entity Property Extensions DX T4 47:	
Confiscated Property	\$100,000
Street Lights – each item	\$2,500
Street Lights – maximum per occurrence	\$50,000
Street Signs – each item	\$2,500
Street Signs – maximum per occurrence	\$50,000
Traffic Signs and Lights – each item	\$2,500
Traffic Signs and Lights – maximum per occurrence	\$50,000
Stadium Lights – each item	\$2,500
Stadium Lights – maximum per occurrence	\$50,000

Additional Covered Property DX T3 62

Prem#	Bldg#	Desc. Of Property	Limit of Insurance
015	031	Bridges, roadways, walks, patio or other paved surfaces	\$25,000
015	031	Artificial turf and associated underlayment	\$40,000
015	031	Fences outside of buildings	\$40,000

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DEDUCTIBLES:**BY EARTHQUAKE:**

	Percentage	Occurrence
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01. in any one occurrence, at the following Building(s) numbered:

001-042		\$50,000
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As respects Business Income Coverage a 72 hour deductible applies at all premises locations

BY "FLOOD":

	Occurrence
--	------------

01. At the premises location(s) of the following Building(s) numbered:

001-023,025,028,029,031,032,036,039

in any one occurrence:	\$50,000
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As respects Business Income Coverage a 72 hour deductible applies at all premises locations

BUSINESS INCOME:

As respects Business Income Coverage, for which no other deductible is stated above or in the coverage description, a 72 hour deductible applies.

ANY OTHER COVERED LOSS:

in any one occurrence:	\$1,000
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TOWN OF SOMERS

AMENDMENTS:

CAUSES OF LOSS-EQUIPMENT BREAKDOWN	DX T3 19
ADDITIONAL COVERED PROPERTY	DX T3 62
ELECTRONIC VANDALISM LIMITATION ENDT	DX T3 98
NY-EXCL OF LOSS DUE TO VIRUS OR BACTERIA	IL F0 63
EXCLUSION OF CERTAIN COMPUTER LOSSES	IL T3 55
AMNDT COMMON POLICY COND-PROHIBITED COVG	IL T4 12
CAP ON LOSSES CERTIFIED ACT OF TERRORISM	IL T4 14

Rating Basis

Rating Basis is Based on 100% Values for Blanket Locations plus Scheduled Locations Limits plus Time Element Limits.

Total Rating Basis:	\$26,911,506
Building Rate:	0.1830
Business Personal Property Rate:	0.2030
Time Element Rate:	0.0310
Premium for Policy Period:	\$50,593
Taxes & Surcharges:	\$299
Deluxe Total:	\$50,892

Note: The Premium shown above includes the premium charged for Equipment Breakdown coverage. The premium for Equipment Breakdown coverage is \$1,902.

If you elect not to purchase Equipment Breakdown coverage, please contact your Account Executive and a revised quote without Equipment Breakdown coverage will be sent to you.

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Inland Marine

IM PAK

State	Premises / Bldg Number	Coverage	Limits of Insurance & Deductibles
		Contractor's Equipment	\$ 1,000
		Listed Items	\$ 1,385,876
		Unlisted Items	\$ 128,373
		Not To Exceed	\$ 5,000 per item
		Leased or Rented Items	\$ 100,000 per item
		Newly Acquired Contractors Equipment	\$ 250,000
		Replacement Items	\$
		Rental Cost	\$ 5,000 per item
		Loss to any one Replacement Item	\$ 100,000 per item
		Maximum Amount of Payment	\$ 1,614,249
		Flood Limit of Insurance	\$ 1,614,249
		Flood Annual Aggregate Limit of Insurance	\$ 1,614,249
		Earth Movement Limit of Insurance	\$ 1,614,249
		Earth Movement Annual Aggregate Limit of Insurance	\$ 1,614,249
		Basic Deductible	\$ 1,000
		Flood Deductible	\$ 50,000
		Earth Movement Deductible	\$ 50,000
State	Premises / Bldg Number	Coverage	Limits of Insurance & Deductibles
		Windstorm Deductible	\$ 1,000
		Scheduled Property	\$
		Scheduled Items	\$ 460,259
		Flood Limit of Insurance	\$ 460,259
		Flood Annual Aggregate Limit of Insurance	\$ 460,259
		Earth Movement Limit of Insurance	\$ 460,259
		Earth Movement Annual Aggregate Limit of Insurance	\$ 460,259
		Basic Deductible	\$ 1,000
		Flood Deductible	\$ 50,000
		Earth Movement Deductible	\$ 50,000
		Windstorm Deductible	\$ 1,000

NY-EXCL OF LOSS DUE TO VIRUS OR BACTERIA
 EXCLUSION OF CERTAIN COMPUTER LOSSES
 AMNDT COMMON POLICY COND-PROHIBITED COVG
 CAP ON LOSSES CERTIFIED ACT OF TERRORISM

IL F0 63
 IL T3 55
 IL T4 12
 IL T4 14

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ADDITIONAL COVERAGE INFORMATION

Other

IM PAK Modifiers

IM PAK will use policy language attachments rather than endorsements (refer to the IM PAK section).

<u>Modifier Number</u>	<u>Name</u>
0462	Exception to IL T3 55 Date-Related Loss Excl
0793	List Of Property On File - CE
0780	List of Property On File (SP)
0654	Programming Errors F
0441	Reward Coverage Excl. New York

Gross Premium: \$7,734

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General Liability – Occurrence**Option 1**

Coverage	Limit
General Aggregate Limit	\$3,000,000
Products/Completed Operations Aggregate Limit	\$3,000,000
Personal and Advertising Injury Liability Any One Person or Organization Limit	\$1,000,000
Each Occurrence Limit	\$1,000,000
The following limits apply:	
Damage to Premises Rented to You Limit (Any One Premises)	\$1,000,000
Medical Expense Limit (Any One Person)	Excluded
Sewage Back-Up Limit	\$1,000,000
Failure To Supply Limit	\$1,000,000
Abuse or Molestation Aggregate Limit	\$2,000,000
Each Abuse or Molestation Offense Limit	\$1,000,000

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General Liability – Occurrence

AMENDMENTS

XTEND ENDORSEMENT FOR PUBLIC ENTITIES

MOBILE EQUIPMENT REDEFINED - PUBLIC ENTITIES

AMENDMENT - POLLUTION EXCLUSION

CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM

EXCLUSION - INJURY TO VOLUNTEER FIREFIGHTERS

EXCLUSION - LAW ENFORCEMENT ACTIVITIES OR OPERATIONS

COVERAGE C - MEDICAL PAYMENTS EXCLUSION

EXCLUSION - EMPLOYEES AND VOLUNTEER WORKERS AS INSURED FOR CERTAIN BODILY INJURY, PERSONAL INJURY AND PROPERTY DAMAGE

EXCLUSION - PUBLIC USE OF PRIVATE PROPERTY

EXCLUSION - DISCRIMINATION

EXCLUSION - PROFESSIONAL HEALTH CARE SERVICES - PUBLIC ENTITIES

EXCLUSION - VIOLATION OF CONSUMER FINANCIAL PROTECTION LAWS

EXCLUSION - NUCLEAR ENERGY LIABILITY

AMENDMENT OF COMMON POLICY CONDITIONS - PROHIBITED COVERAGE - UNLICENSED INSURANCE AND TRADE OR ECONOMIC SANCTIONS

AMENDMENT OF CONTRACTUAL LIABILITY EXCLUSION - EXCEPTION FOR DAMAGES ASSUMED IN AN INSURED CONTRACT APPLIES ONLY TO NAMED INSURED

LIMITED ABUSE OR MOLESTATION LIABILITY COVERAGE

CEMETERY PROFESSIONAL SERVICES LIABILITY

NEW YORK LEAD EXCLUSION

Gross Premium

\$60,493

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Employee Benefits Liability – Claims Made
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Option 1

Coverage	Limit
Aggregate Limit	\$3,000,000
Each Employee Limit	\$1,000,000

DEDUCTIBLES

The following deductibles (Loss Only) apply:

Each Employee Deductible (Loss Only)	\$1,000
Retroactive Date:	None

Gross Premium	\$381
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Law Enforcement Liability – Occurrence**Option 1**

Coverage	Limit
Aggregate Limit	\$1,000,000
Each Wrongful Act Limit	\$1,000,000

DEDUCTIBLES

Deductibles apply to damages & defense expenses unless required otherwise by state regulation.

The following deductible (Damages and Defense Expenses) applies:

Each Wrongful Act Deductible - Damages and Defense Expenses \$10,000

AMENDMENTS

CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM

AMENDMENT OF COMMON POLICY CONDITIONS - PROHIBITED COVERAGE -UNLICENSED INSURANCE AND TRADE OR ECONOMIC SANCTIONS

AMENDMENT OF LAW ENFORCEMENT ACTIVITIES OR OPERATIONS

MOBILE EQUIPMENT REDEFINED - EXCLUSION OF VEHICLES SUBJECT TO MOTOR VEHICLE LAWS

Gross Premium \$11,559

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Public Entity Management Liability – Claims Made**Option 1**

Coverage	Limit
Aggregate Limit	\$1,000,000
Each Wrongful Act Limit	\$1,000,000
Retroactive Date:	07/01/1980

DEDUCTIBLES

Deductibles apply to damages & defense expenses unless required otherwise by state regulation.

The following deductible (Damages Only) applies:

Each Wrongful Act Deductible - Damages Only \$10,000

AMENDMENTS

AMENDMENT OF JOINT POWERS AUTHORITY DEFINITION

CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM

AMENDMENT OF NETWORK AND INFORMATION SECURITY WRONGFUL ACT DEFINITION

AMENDMENT OF COMMON POLICY CONDITIONS - PROHIBITED COVERAGE - UNLICENSED INSURANCE AND TRADE OR ECONOMIC SANCTIONS

AMENDMENT OF LAW ENFORCEMENT ACTIVITIES OR OPERATIONS DEFINITION

The Following Are Excluded When "Yes" Is Indicated Below. If "No" Is Indicated, An Amendment And/Or Manuscript Endorsement May Be Required.

Yes Airport	Yes Transit Authorities
Yes Health Care Facilities: Clinics	Yes Gas Utilities
Yes Health Care Facilities: Hospital	Yes Electric Utilities
Yes Health Care Facilities: Blood Banks	Yes Housing Authorities
Yes Health Care Facilities: Nursing Homes	Yes Schools or School Districts
Yes Health Care Facilities: Rehabilitation Facilities	Yes Joint Powers Authority
Yes Port Authorities	

Gross Premium \$8,218

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Public Entity Employment-Related Practices Liability – Claims Made**Option 1****IMPORTANT NOTICE –**

Defense expenses are payable within the limits of Insurance.

Coverage	Limit
Aggregate Limit	\$1,000,000
Each Wrongful Employment Practice Offense Limit	\$1,000,000

DEDUCTIBLES

Deductibles apply to damages & defense expenses unless required otherwise by state regulation.

The following deductible (Damages Only) applies:

Each Wrongful Employment Practice Offense Deductible (Damages Only)	\$15,000
Retroactive Date:	07/01/1980

AMENDMENTS

AMENDMENT OF JOINT POWERS AUTHORITY DEFINITION

CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM

EXCLUSION - OTHER EMPLOYMENT LAWS

AMENDMENT OF COMMON POLICY CONDITIONS - PROHIBITED COVERAGE - UNLICENSED INSURANCE AND TRADE OR ECONOMIC SANCTIONS

DEFENSE EXPENSES OUTSIDE OF LIMITS

The Following Are Excluded When "Yes" Is Indicated Below. If "No" Is Indicated, An Amendment And/Or Manuscript Endorsement May Be Required.

Yes Airport	Yes Transit Authorities
Yes Health Care Facilities: Clinics	Yes Gas Utilities
Yes Health Care Facilities: Hospital	Yes Electric Utilities
Yes Health Care Facilities: Blood Banks	Yes Housing Authorities
Yes Health Care Facilities: Nursing Homes	Yes Schools or School Districts
Yes Health Care Facilities: Rehabilitation Facilities	Yes Joint Powers Authority
Yes Port Authorities	

Gross Premium \$18,616

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Automobile Liability**Option 1**

Liability Coverage	Auto Symbols	Limits
Liability	1 only	\$1,000,000
Personal Injury Protection	5 only	Included
Additional PIP		\$100,000
Optional Basic Economic Loss		Included
Medical Payments	2 only	\$5,000
Uninsured/Underinsured Motorist	2 only	\$1,000,000
<hr/>		
Number of autos, excluding trailers	119	
Number of trailers	8	

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Automobile Liability**AMENDMENTS**

AMENDMENT OF BODILY INJURY DEFINITION

PUBLIC ENTITY AUTO EXTENSION

PROFESSIONAL SERVICES NOT COVERED

EMERGENCY SERVICES - VOLUNTEER FIREFIGHTERS' & WORKERS' INJURIES EXCLUDED

AMENDMENT OF EMPLOYEE DEFINITION

AMENDMENT OF COMMON POLICY CONDITIONS - PROHIBITED COVERAGE - UNLICENSED
INSURANCE AND TRADE OR ECONOMIC SANCTIONS

NEW YORK MUTUAL AID ENDORSEMENT

Gross Premium**\$77,282***Consult Policy for Actual Terms and Conditions***TRAVELERS** *Page 28**Date of Proposal:**Print Date: 05/05/20*

Automobile Physical Damage**Option 1**

Coverage	Valuation	Units	Deductible
Symbol 10,8			
Comprehensive	Actual Cash Value	117	\$1,000
Collision	Actual Cash Value	117	\$1,000

DESCRIBED AUTOS

Symbol 10 : COMPREHENSIVE & COLLISION COVERAGE APPLIES TO ALL OWNED AUTOS
 EXCEPT SPECIFICALLY DESCRIBED AS: 1999 NEW # 092B; 2001 JOHN DEERE # 2664; 2001
 CUSTOM TRAILER # 2678; 1988 CATERPILLAR # 5971; 2006 NEW HOLLAND # 8896; 2003 BOB
 SKID # 4427; 1984 CHEV PU # 0310; 1984 AMC # 7223; 1986 CHEV TRUCK # 7017;

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Auto Physical Damage**AMENDMENTS**

PUBLIC ENTITY AUTO EXTENSION

FULL COVERAGE WINDOW GLASS - NEW YORK

HIRED AUTO PHYSICAL DAMAGE-LOSS OF USE-COMPREHENSIVE/COLLISION-(DEDUCTIBLE:
\$250/\$250)

Gross Premium	\$15,277
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Automobile Composite Rating

Automobile Composite Rating

In order to provide our insureds better service and administrative efficiency, Travelers Public Sector Services is pleased to provide the following process for handling mid-term automobile change requests. All requests will be managed in accordance with the Composite Rate Application outlined below. The insured should continue to submit all change requests to their agent for accurate record keeping and claims verification purposes. Particular attention should be paid to Item 5, which specifies the types of automobiles that will continue to require reporting to the Company.

Composite Rate Application

1. If your policy includes the coverage for which a composite rate is designated in the table below then the premium for that coverage is composite rated. Automobile Liability is rated on a "per unit" basis and Automobile Physical Damage is rated on the basis of the original cost new of the autos. **The composite rates reflect premium charges for any applicable miscellaneous auto coverages, with the exception of Garagekeepers Legal Liability.**
2. The composite rates for Automobile Liability and Physical Damage are the rates applicable at the inception of the policy. Based on the information provided for this proposal and as of the date of this proposal, these rates are as follows:

Liability	Comprehensive	Collision
\$649	0.166	0.203

3. The premium charged at inception is the estimated annual premium based on the number of units and total original cost new for all covered autos on file with the company at inception. The insured is to submit a current schedule of owned automobiles as of the expiration of the policy and the total earned premium will be computed on the basis of the average net change in units and their corresponding original cost new for the policy term.
4. All autos added will carry the same Liability limits and Physical Damage deductibles issued at policy inception for autos of the same type.
5. Any new auto requiring valuation other than actual cash value must be reported within 30 days of acquisition. These autos will be added to the policy automobile schedule mid-term and a final premium will be determined at policy expiration.

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Umbrella Excess Liability**Option 1**

Coverage	Limit
General Aggregate Limit	\$20,000,000
Products – Completed Operations Aggregate Limit	\$20,000,000
Occurrence Limit	\$20,000,000
Crisis Management Service Expenses Limit	\$50,000
Self Insured Retention Any One Occurrence or Event	\$10,000

Coverage is provided over the following underlying coverages:	Limit
General Liability Limit	\$1,000,000
Employee Benefits Liability	\$1,000,000
Auto Liability	\$1,000,000
Law Enforcement Liability	\$1,000,000
Public Entity Management Liability	\$1,000,000
Public Entity Employment-Related Practices Liability	\$1,000,000

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Umbrella Excess Liability

EXCESS FOLLOW-FORM AND UMBRELLA LIABILITY INSURANCE**AMENDMENTS**

POLICY DECLARATIONS - EXCESS FOLLOW-FORM AND UMBRELLA LIABILITY

SCHEDULE OF UNDERLYING INSURANCE

CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM AND EXCLUSION OF OTHER ACTS
OF TERRORISM COMMITTED OUTSIDE THE UNITED STATES

COVERAGE FOR FINANCIAL INTEREST IN FOREIGN INSURED ORGANIZATIONS

FAILURE TO SUPPLY EXCLUSION - COVERAGES A AND B

MOBILE EQUIPMENT RACING EXCLUSION - COVERAGE B

NUCLEAR ENERGY LIABILITY EXCLUSION (BROAD FORM) - COVERAGES A AND B

AMENDMENT OF COVERAGE - DEFINITIONS

PUBLIC USE OF PRIVATE PROPERTY EXCLUSION - COVERAGES A AND B

FOLLOW-FORM LIMITATION - COVERAGE B

WATERCRAFT LIABILITY EXCLUSION - COVERAGE B

AMENDMENT OF UNDERLYING INSURANCE DEFINITION

AMENDMENT OF WHO IS AN INSURED - EMPLOYEES AND VOLUNTEER WORKERS -
COVERAGE B

DISCRIMINATION EXCLUSION - COVERAGE B

INJURY TO VOLUNTEER FIREFIGHTERS EXCLUSION - COVERAGE B

LAW ENFORCEMENT ACTIVITIES OR OPERATIONS EXCLUSION - COVERAGE B

LEAD EXCLUSION - COVERAGE B

POLLUTION NOT RELATED TO AUTOS EXCLUSION - PUBLIC ENTITIES OR INDIAN TRIBES -
COVERAGE APROFESSIONAL HEALTH CARE SERVICES EXCLUSION WITH LIMITED EXCEPTION FOR
DESIGNATED PROFESSIONALS - COVERAGES A AND BABUSE OR MOLESTATION EXCLUSION - COVERAGE A AND B- WITH LIMITED FOLLOW-FORM
EXCEPTION

DAMAGE TO PROPERTY EXCLUSION - COVERAGE A

Gross Premium**\$50,304*****Consult Policy for Actual Terms and Conditions*****TRAVELERS*****Page 33******Date of Proposal:******Print Date: 05/05/20***

Special Protective And Highway Liability Policy
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Coverage	Limits of Insurance
Aggregate Limit	\$2,000,000
Each Occurrence Limit	\$1,000,000
Name of Insured	The People of the State of New York; and/or Commissioner of Transportation, and all Employees of the Commissioner of Transportation
Name of Contractor:	Town of Somers
Description of Work:	Work Permits. New York State Department of Transportation - Special Hauling
Location of Work:	Streets/Roads New York

Important Note:

A separate policy will be issued for the Named Insured listed above

AMENDMENTS

SPECIAL PROTECTIVE AND HIGHWAY LIAB DEC
KEY TO DECLARATIONS PREMIUM SCHEDULE
SPECIAL PROTECTIVE & HIGHWAY LIAB-NY DOT

AMENDMENT OF COVERAGE-POLLUTION
EXCL-ACCESS OR DISCL OF CONF/PERS INFO

EXCLUSION - SILICA
NEW YORK CHANGES-PREMIUM AUDIT
NY-CHANGES-TRANSFER OF DUTIES

NY CHANGES - CANCELLATION AND NONRENEWAL
STATE OF NY PERMITS ON STATE HIGHWAYS
AMENDMENT OF BODILY INJURY DEFINITION
AMENDMENT OF PROPERTY DAMAGE DEFINITION
FEDERAL TERRORISM RISK INS ACT DISCLOSE

CAP ON LOSSES CERTIFIED ACT OF TERRORISM
NY CHGS-REFERENCES TO INS DEPT, LAW, REG
NUCLEAR ENERGY LIABILITY EXCLUSION ENDT
FUNGI OR BACTERIA EXCLUSION

Premium: \$750

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Terrorism Risk Insurance Act Disclosure
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The federal Terrorism Risk Insurance Act of 2002 as amended ("TRIA") establishes a program under which the Federal Government may partially reimburse "Insured Losses" (as defined in TRIA) caused by "Acts Of Terrorism" (as defined in TRIA). "Act Of Terrorism" is defined in Section 102(1) of TRIA to mean any act that is certified by the Secretary of the Treasury – in consultation with the Secretary of Homeland Security and the Attorney General of the United States – to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States Mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

The Federal Government's share of compensation for such Insured Losses is established by TRIA and is a percentage of the amount of such Insured Losses in excess of each Insurer's "Insurer Deductible" (as defined in TRIA), subject to the "Program Trigger" (as defined in TRIA). Through 2020, that percentage is established by TRIA as follows:

85% with respect to such Insured Losses occurring in calendar year 2015.

84% with respect to such Insured Losses occurring in calendar year 2016.

83% with respect to such Insured Losses occurring in calendar year 2017.

82% with respect to such Insured Losses occurring in calendar year 2018.

81% with respect to such Insured Losses occurring in calendar year 2019.

80% with respect to such Insured Losses occurring in calendar year 2020.

In no event, however, will the Federal Government be required to pay any portion of the amount of such Insured Losses occurring in a calendar year that in the aggregate exceeds \$100 billion, nor will any Insurer be required to pay any portion of such amount provided that such Insurer has met its Insurer Deductible. Therefore, if such Insured Losses occurring in a calendar year exceed \$100 billion in the aggregate, the amount of any payments by the Federal Government and any coverage provided by this policy for losses caused by Acts Of Terrorism may be reduced.

For coverages other than Workers Compensation and Employers Liability that apply to such Insured Losses, the charge for such Insured Losses is included in the premium for such coverage and is listed below. Any charges for Insured Losses, regardless of coverage type, do not include any charge for the portion of such Insured Losses covered by the Federal Government under TRIA.

Coverage	Included Charge For <i>Insured Losses</i>
Property	3% of the total Property Coverage premium.
Inland Marine	1% of the applicable premium.
Workers Compensation	See workers compensation premium schedule. Note – terrorism premium charges are subject to change at any time based on state regulatory action.
All other coverages subject to TRIA	1% of the applicable premium.

Consult Policy for Actual Terms and Conditions

TRAVELERS

Page 35

Date of Proposal:

Print Date: 05/05/20

Important Notice Regarding Compensation Disclosure

For information about how Travelers compensates independent agents, brokers, or other insurance producers, please visit this website:

http://www.travelers.com/w3c/legal/Producer_Compensation_Disclosure.html

If you prefer, you can call the following toll-free number: 1-866-904-8348. Or you can write to us at Travelers, Enterprise Development, One Tower Square, Hartford, CT 06183

Payment Plan**Estimated Premium Due*****Agency Billing**

The estimated gross premium due is \$302,506, which represents all lines of insurance and additional services detailed in this proposal, to be billed as follows:

Due Date	Gross Amount	Type
7/1/2020	\$75,626	Installment
10/1/2020	\$75,626	Installment
1/1/2021	\$75,627	Installment
4/1/2021	\$75,627	Installment

**The estimated premium shown above may differ from actual premiums shown on the policies and installment bills due to installment charges, estimated taxes and surcharges, as well as rounding.*

If there are changes in your coverages or exposures during the policy year which result in a material change in your premium, we will adjust the amount due on all future installments for this policy term. Other changes during the year which are not material, will be billed at audit.

Bills are sent approximately 45 days in advance of the due date. Remittance envelopes are included for mailing to our lock box for prompt crediting to your account. All bills are due and payable on the indicated due date.

Consult Policy for Actual Terms and Conditions

TRAVELERS

Page 37

Date of Proposal:

Print Date: 05/05/20

Travelers Insurance
Cyber Proposal
Detail



Wrap+[®]

Nicole L Scanlon
300 Windsor Street
HARTFORD, CT 06120
Phone: (860) 277-6980
Fax: (888) 201-5587
Email: NSCANLON@travelers.com

June 1, 2020

ANNMARIE SPENER
FAIRFIELD CTY BANK INS
401 MAIN ST
RIDGEFIELD, CT 06877

RE: **Insured Name:** TOWN OF SOMERS
 335 RTE 202
 SOMERS, NY 10589
 Expiring Policy Number: 106766993
 Policy Period: July 1, 2020 to July 1, 2021

Dear ANNMARIE SPENER:

On behalf of **Travelers Casualty and Surety Company of America** we are pleased to provide the attached proposal of insurance for your review.

The quotes contained in this document are valid for 30 days, and are subject to the provision of, and Travelers' review and acceptance of, the required underwriting information noted in the Contingencies section. Travelers reserves the right to change the quotes in this document, or to refuse to bind coverage entirely, based on review of the required underwriting information or based on adverse change in the risk(s) to be insured prior to the quote expiration date noted in this document.

Please note that we require a response to this document within 30 days in order to facilitate policy renewal. The insured's current policy will expire and not be renewed in the absence of a request, and Travelers' agreement, to bind coverage.

Travelers is pleased to offer Risk Management PLUS+ Online[®], the industry's most comprehensive program for mitigating your management liability exposures, which is available to you at no additional cost. Please visit www.rmplusonline.com to view the services that are available. If you have additional questions about the site please contact your Underwriter.

Travelers Casualty and Surety Company of America, a subsidiary of The Travelers Companies, Inc., has consistently earned high ratings for financial strength and claims-paying ability from independent rating services, including a current A.M. Best rating of A++*. Founded in 1853, The Travelers Companies, Inc. is a Fortune 500 company, a component of the Dow Jones Industrial Average, and a leading provider of property casualty insurance for businesses.

Thank you for considering Travelers for your client's insurance coverages. We look forward to discussing this opportunity with you.

Sincerely,

Nicole L Scanlon
Travelers Bond & Specialty Insurance

*A.M. Best's rating of A++ applies to Travelers Casualty and Surety Company of America as well as to certain insurance subsidiaries of Travelers that are members of the Travelers Insurance Companies pool; other subsidiaries are included in another rating pool or are separately rated. For a listing of companies rated by A.M. Best and other rating services visit www.travelers.com. Ratings listed herein are as of October 2019, are used with permission, and are subject to changes by the rating services. For the latest rating, access www.ambest.com.

Travelers Casualty and Surety Company of America
QUOTE OPTION #1

CRIME COVERAGES:

Crime Insuring Agreements	Single Loss Limit of Insurance	Single Loss Retention	Crime Insuring Agreements	Single Loss Limit of Insurance	Single Loss Retention
A - Fidelity 1. Employee Theft 2. ERISA Fidelity 3. Employee Theft of Client Property	See Endorsement Not Covered Not Covered		F - Computer Crime 1. Computer Fraud 2. Computer Program and Electronic Data Restoration Expense	\$500,000 Not Covered	\$5,000
B - Forgery or Alteration	\$500,000	\$5,000	G - Funds Transfer Fraud	\$500,000	\$5,000
C - On Premises	\$25,000	\$5,000	H - Personal Accounts Protection 1. Personal Accounts Forgery or Alteration 2. Identity Fraud Expense Reimbursement	Not Covered Not Covered	
D - In Transit	\$25,000	\$5,000	I - Claim Expense	\$50,000	\$0
E - Money Orders and Counterfeit Money	\$500,000	\$5,000			

Insured's Premises Covered: Worldwide, except

CYBER COVERAGE:

Liability	Limit	Retention
Privacy and Security	\$1,000,000	\$10,000
Payment Card Costs	\$1,000,000	Subject to Privacy and Security Retention
Media	\$500,000	\$10,000
Regulatory Proceedings	\$1,000,000	\$10,000
Breach Response	Limit	Retention
Privacy Breach Notification	\$1,000,000	\$10,000
Computer and Legal Experts	\$1,000,000	\$10,000
Betterment	\$100,000	
Cyber Extortion	\$1,000,000	\$10,000
Data Restoration	\$1,000,000	\$10,000
Public Relations	\$1,000,000	\$10,000
Cyber Crime	Limit	Retention
Computer Fraud	Not Covered	
Funds Transfer Fraud	Not Covered	
Social Engineering Fraud	\$100,000	\$5,000
Telecom Fraud	\$100,000	\$5,000
Business Loss	Limit	Retention
Business Interruption	\$1,000,000	
Dependent Business Interruption	\$100,000	

Dependent Business Interruption - System Failure	\$100,000	
Reputation Harm	\$250,000	\$5,000
System Failure	\$1,000,000	

Additional First Party Provisions

Accounting Costs Limit: \$25,000

Betterment Coparticipation: 50%

Period Of Restoration: 180 days

Period Of Indemnity: 30 days

Wait Period: 12 hours

Knowledge Date: July 01, 2017

P&P Date: July 01, 2017

Retro Date: July 01, 2017

TOTAL ANNUAL PREMIUM - \$7,722.00

(Other term options listed below, if available)

LIMIT DETAIL:

Shared Additional Defense Limit of Liability: N/A

Crime Policy Aggregate Limit of Insurance: N/A

CyberRisk Policy Aggregate Limit: \$1,000,000

EXTENDED REPORTING PERIOD AND RUN-OFF:

Extended Reporting Period for Cyber Coverage:

Additional Premium Percentage: 75%

Additional Months: 12

Run-Off Extended Reporting Period for Cyber Coverage:

Additional Premium Percentage: N/A

Additional Months: N/A

CLAIM DEFENSE FOR ASSOCIATION MANAGEMENT LIABILITY COVERAGE, LIABILITY COVERAGES AND/OR CYBER COVERAGE:

Duty to Defend

PREMIUM DETAIL:

Term	Payment Type	Premium	Taxes	Surcharges	Total Premium	Total Term Premium
1 Year	Prepaid	\$7,722.00	\$0.00	\$0.00	\$7,722.00	\$7,722.00

POLICY FORMS APPLICABLE TO QUOTE OPTION # 1:

ACF-2001-0119	Modular Declarations Page
AFE-16001-0119	General Conditions
CRI-3001-0109	Crime Policy Form
CYB-16001-0119	CyberRisk Coverage

ENDORSEMENTS APPLICABLE TO QUOTE OPTION # 1:

ACF-7003-0110	New York Timely Notice and Direct Action Endorsement
ACF-7006-0511	Removal of Short-Rate Cancellation Endorsement
ACF-7007-0811	Cross-Coverage Notice Endorsement
AFE-17017-0519	New York Changes Endorsement
AFE-19002-0119	New York Free Trade Zone Filing Exemption and Class Code Disclosure
AFE-19015-0119	Add Specified Insured Entity Endorsement
AFE-19029-0719	Cap On Losses From Certified Acts Of Terrorism Endorsement
AFE-19030-0719	Federal Terrorism Risk Insurance Act Disclosure Endorsement
CRI-17001-0317	New York Insurance Regulation 209 Endorsement
CRI-19072-0315	Global Coverage Compliance Endorsement – Adding Financial Interest Coverage and Sanctions Condition and Amending Territory Condition
CRI-19085-0919	Social Engineering Fraud Insuring Agreement Endorsement
CRI-19097-0517	Replace Exclusion BB. Endorsement
CRI-19101-1117	Amendatory Endorsement for Certain ERISA Considerations
CRI-5033-0613	New York Cancellation or Termination Endorsement
CRI-7028-0109	Additional Insureds Endorsement
CRI-7126-0109	Government Entity Crime Endorsement - Faithful Performance of Duty
CRI-7127-0109	Government Entity Crime Endorsement - Coverage A1 Excess over Coverage A2
CRI-7129-0109	Government Entity Crime Endorsement Including Coverage for Treasurers and Tax Collectors
CYB-19102-0119	Dependent Business Interruption - System Failure Endorsement
CYB-19105-0119	Conviction Reward Endorsement
CYB-19122-0519	Vendor Or Client Payment Fraud Endorsement
CYB-19123-0519	Bricked Equipment Endorsement
LIA-5031-0511	New York Cancellation and Nonrenewal Endorsement

CONTINGENCIES APPLICABLE TO QUOTE OPTION # 1:

This quote is contingent on the acceptable underwriting review of the following information prior to the quote expiration date.

- 1 Please provide 2019 year end audited financials

QUOTE NOTES:

NOTICES:

It is the agent's or broker's responsibility to comply with any applicable laws regarding disclosure to the policyholder of commission or other compensation we pay, if any, in connection with this policy or program.

Important Notice Regarding Compensation Disclosure

For information about how Travelers compensates independent agents, brokers, or other insurance producers, please visit this website: http://www.travelers.com/w3c/legal/Producer_Compensation_Disclosure.html

If you prefer, you can call the following toll-free number: 1-866-904-8348. Or you can write to us at Travelers, Agency Compensation, One Tower Square, Hartford, CT 06183.

FEDERAL TERRORISM RISK INSURANCE ACT DISCLOSURE

The federal Terrorism Risk Insurance Act of 2002 as amended ("TRIA"), establishes a program under which the Federal Government may partially reimburse "Insured Losses" (as defined in TRIA) caused by "Acts Of Terrorism" (as defined in TRIA). Act Of Terrorism is defined in Section 102(1) of TRIA to mean any act that is certified by the Secretary of the Treasury - in consultation with the Secretary of Homeland Security and the Attorney General of the United States - to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States Mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

The Federal Government's share of compensation for such Insured Losses is established by TRIA and is a percentage of the amount of such Insured Losses in excess of each Insurer's "Insurer Deductible" (as defined in TRIA), subject to the "Program Trigger" (as defined in TRIA). Through 2020, that percentage is established by TRIA as follows:

- 85% with respect to such Insured Losses occurring in calendar year 2015.
- 84% with respect to such Insured Losses occurring in calendar year 2016.
- 83% with respect to such Insured Losses occurring in calendar year 2017.
- 82% with respect to such Insured Losses occurring in calendar year 2018.
- 81% with respect to such Insured Losses occurring in calendar year 2019.
- 80% with respect to such Insured Losses occurring in calendar year 2020.

In no event, however, will the Federal Government be required to pay any portion of the amount of such Insured Losses occurring in a calendar year that in the aggregate exceeds \$100 billion, nor will any Insurer be required to pay any portion of such amount provided that such Insurer has met its Insurer Deductible. Therefore, if such Insured Losses occurring in a calendar year exceed \$100 billion in the aggregate, the amount of any payments by the Federal Government and any coverage provided by this policy for losses caused by Acts Of Terrorism may be reduced.

For each coverage provided by this policy that applies to such Insured Losses, the charge for such Insured Losses is no more than one percent of your premium, and does not include any charge for the portion of such Insured Losses covered by the Federal Government under TRIA. Please note that no separate additional premium charge has been made for the terrorism coverage required by TRIA. The premium charge that is allocable to such coverage is inseparable from and imbedded in your overall premium.

Coverage Disclaimer:

THIS QUOTE DOES NOT AMEND, OR OTHERWISE AFFECT, THE PROVISIONS OR COVERAGE OF ANY RESULTING INSURANCE POLICY ISSUED BY TRAVELERS. IT IS NOT A REPRESENTATION THAT COVERAGE DOES OR DOES NOT EXIST FOR ANY PARTICULAR CLAIM OR LOSS UNDER ANY SUCH POLICY. COVERAGE DEPENDS ON THE APPLICABLE PROVISIONS OF THE ACTUAL POLICY ISSUED, THE FACTS AND CIRCUMSTANCES INVOLVED IN THE CLAIM OR LOSS AND ANY APPLICABLE LAW.

THE PRECEDING OUTLINES THE COVERAGE FORMS, LIMITS OF INSURANCE, POLICY ENDORSEMENTS AND OTHER TERMS AND CONDITIONS PROVIDED IN THIS QUOTE. ANY POLICY COVERAGES, LIMITS OF INSURANCE, POLICY ENDORSEMENTS, COVERAGE SPECIFICATIONS, OR OTHER TERMS AND CONDITIONS THAT YOU HAVE REQUESTED THAT ARE NOT INCLUDED IN THIS QUOTE HAVE NOT BEEN AGREED TO BY TRAVELERS. PLEASE REVIEW THIS QUOTE CAREFULLY AND IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT YOUR TRAVELERS REPRESENTATIVE.

PERMA
Workers Compensation Detail



Public Employer Risk Management Association, Inc.
 9 Cornell Road, Latham, NY 12110
 Toll Free in US (888) 737-6269
www.perma.org

Member Number: R 0001504-01	Quote Date: 6/4/2020 Broker of Record: 10088-1
Town of Somers 335 Route 202 Somers, NY 10589	Fairfield County Bank Insurance Services 401 Main Street P.O. Box 969 Ridgefield, Connecticut 06877

First Dollar Pricing Indication

Workers' Compensation and Employers Liability

Coverage Period: 7/1/2020 - 7/1/2021

Class Code	Description	Estimated Exposure	Estimated Contribution
5506	Street Maintenance-Paving	\$717,600	\$86,442
7520	Waterworks	\$104,000	\$5,888
7720	Police Department	\$625,456	\$13,269
8391	Automobile Mechanics	\$140,400	\$4,076
8394	Bus/Ambulance Drivers	\$88,400	\$3,983
8810	Clerical Office	\$1,913,600	\$3,394
8831	Animal Control Officers	\$14,144	\$158
8838	Library	\$530,400	\$2,892
9026	Building Operations, Custodial	\$124,800	\$4,590
9063	Recreation	\$201,760	\$1,749
9072	Nutrition Programs & Drivers	\$212,160	\$3,874
9102	Parks Maintenance	\$332,800	\$9,705
9402	Street Cleaning	\$57,200	\$3,141
9410	Municipal Employees	\$651,040	\$41,436
Subtotals:		\$5,713,760	\$184,597

All Volunteers - Secondary Medical Coverage:

Included



Public Employer Risk Management Association, Inc.

9 Cornell Road, Latham, NY 12110

Toll Free in US (888) 737-6269

www.perma.org

Member Number:	R 0001504-01	Quote Date:	6/4/2020
		Broker of Record:	10088-1
Town of Somers 335 Route 202 Somers, NY 10589		Fairfield County Bank Insurance Services 401 Main Street P.O. Box 969 Ridgefield, Connecticut 06877	

First Dollar Pricing Indication

Workers' Compensation and Employers Liability

Coverage Period: 7/1/2020 - 7/1/2021

Total Contribution:	\$184,597
New York State Assessment:	\$12,896
Total Estimated Contribution & Assessment:	\$197,493
2% Credit on Total Contribution, if pay in full by 7/1/2020:	\$3,692
Total Estimated Coverage Cost due PERMA, if pay in full by 7/1/2020:	\$193,801

Please note that the promulgated Experience Modification Factor for the Town of Somers is 0.86.

PERMA Pay Plan

Pay Plan Description
Quarterly Billing

<i>Description</i>	<i>Due at Inception</i>
Contribution	\$184,597
New York State Assessment	\$12,896
Total	\$197,493

Invoice Schedule	<i>Amount</i>
Post Date	
7/1/2020 Down Payment	\$49,373
10/1/2020 Installment 2	\$49,373
1/1/2021 Installment 3	\$49,373
4/1/2021 Installment 4	\$49,374
Total	\$197,493

Information Concerning Our Fees

Unless otherwise specifically negotiated and agreed to with our client, our professional fees are customarily based on commission calculated as a percentage of the premium collected by the insurer and are paid to us by the insurer. We may also receive from insurers and insurance intermediaries additional compensation (monetary and non-monetary), which is contingent on volume, profitability or other factors pursuant to agreements we may have with them relating to all or part of the business we place with those insurers or through those intermediaries. Such agreements may be in effect with one or more of the insurers with whom your insurance is placed, or with the insurance intermediary we use to place your insurance. We will be pleased to discuss with you further details of any contingent compensation agreements pertinent to your placement upon your request.



Fairfield County Bank Insurance Services

Town of Somers				
	2019 -2020	2020-2021	3yr LR %	
Property	\$45,696	\$50,892	114%	11.37%
Inland Marine	\$6,547	\$7,734		18.13%
General Liability	\$53,882	\$60,493	201%	12.27%
Employment Practices	\$381	\$381		0.00%
Police Prof	\$11,002	\$11,559		5.06%
Public Official Liab	\$7,917	\$8,218	47%	3.80%
Employment Practices	\$17,941	\$18,616		3.76%
Auto Liability	\$70,624	\$77,282	32%	9.43%
Auto Physical Damage	\$14,031	\$15,227		8.52%
Umbrella	\$46,197	\$50,304		8.89%
State Fees	\$1,276	\$1,299		1.80%
Total	<u>\$275,494</u>	<u>\$302,005</u>		<u>9.62%</u>
Cyber & Crime Policy	\$7,214	\$7,722		7.04%
Work Comp	\$211,644	\$197,493		-6.69%
Total All Lines	<u>\$494,352</u>	<u>\$507,220</u>		<u>2.60%</u>
				(Premium reduces to \$193,801 if paid in full by 7/1)

Kim DeLucia

Sent to:
TB,TA,TC

6/8/2020
KD

From: Denise Schirmer <dschirmer@somersny.com>
Sent: Thursday, May 28, 2020 1:21 PM
To: Rick Morrissey <supervisor@somersny.com>
Cc: Kim DeLucia <kdelucia@somersny.com>
Subject: FW: Meeting ID for ARB Zoom Meeting Tomorrow Night

Hi Rick,

For you!

Thanks.

Denise

From: Joseph Paiva <jpaiva@villageofsleepyhollow.org>
Sent: Thursday, May 28, 2020 12:56 PM
To: Denise Schirmer <dschirmer@somersny.com>; John Alfonzetti <mgmburbon@optonline.net>; John DeMase <john.demase@jacobs.com> <john.demase@jacobs.com>; Mark Brown <maui22@verizon.net>; Rich Nash <ranashinc@aol.com>
Subject: RE: Meeting ID for ARB Zoom Meeting Tomorrow Night

Denise and my fellow ARB Members,

It's hard to believe I have been a member of the Somers ARB since June of 2011. With my combined years of experience as an Architect and a Building Inspector I often sensed the need to help foster improvements to the process in order to better serve the individual applicants and the community on behalf of Town of Somers. Looking back on my time as an ARB member it has been both rewarding and at times exasperating which is all part of the deal. At this time I simply no longer have the desire to continue as a board member and it is for that reason I have decided to respectfully decline the invitation from the Supervisor to serve another two year term.

I sincerely enjoyed the time working with you Denise and with all of you my fellow ARB members in volunteering my time to serve over the past nine years.

All the best to all of you going forward as you are all dedicated Members to the Town of Somers ARB.

JOSEPH P. PAIVA,RA
BUILDING DEPARTMENT

VILLAGE OF SLEEPY HOLLOW
914-366-5114
JPAIVA@VILLAGEOFSLEEPYHOLLOW.ORG

Sent to:
TR, TA, TC
5/20/2020
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
Town Planner
sdym@somersny.com

Date: May 18, 2020
To: Director of Finance T10(914)
From: Wendy Getting *wg*
Senior Office Assistant
RE: **Erosion Control Bond**
UBP Extension of Heritage Hills Special Sewer District to Incorporate
the Towne Centre at Somers Shopping Centre
TM: 17.15-1-13

Attached is a check in the amount of \$5,000.00 posted by Urstadt Biddle Properties Inc.,
321 Railroad Avenue, Greenwich, CT 06830 in payment of an Erosion Control Bond for
Towne Centre Extension of HH Sewer District.

Attn:
cc: Town Board
Town Clerk

Sent to:
TB, TA, TC
5/29/2020

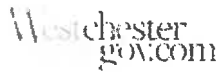
KD

INTEROFFICE MEMORANDUM

TO: TOWN SUPERVISOR AND MEMBERS OF THE TOWN BOARD
FROM: PROGRAM DIRECTOR, BARBARA TABERER
SUBJECT: 2020 WIN AND NSIP FUNDING
DATE: 5/29/2020
CC: TOWN CLERK AND FINANCE DIRECTOR

Program Director, Barbara Taberer respectfully requests the Town Supervisor execute the WIN and corresponding NSIP funding contracts for period beginning April 1, 2020 and continuing through March 31, 2021.

See attached letter of intent.



County

City

May 20, 2020

Ms. Barbara Taberer
Director, Somers Nutrition Program
Town of Somers
P.O. Box 236
Wayne Van Tassel Memorial Park
Lincolndale, NY 10540

RE: Wellness in Nutrition Program (WIN) &
Nutrition Services Incentive Program (NSIP) Contract, PY 2020-2021

Dear Ms. Taberer:

Enclosed is a blank copy of the WIN and NSIP contract for Nutrition Services to be provided by the Town of Somers. The contract is comprised of an Agreement and Schedules "A", "B", "C", "D", "E" and "F" and will cover the program period commencing on April 1, 2020 and continuing through March 31, 2021. Funding for the 2020 – 2021 program year will be in an aggregate amount not-to-exceed **\$97,090**, comprised of the following:

- **\$74,915** in funding for the WIN program, and
- **\$22,175** in estimated funding for the NSIP program.

Please be aware that the NSIP funding listed on the allocation are high estimates to cover your program for the projected annual NSIP allocation.

You **MUST** use the original electronic contract documents that we have provided. **NO ALTERATIONS** may be made to the contract without the prior consent of the Dept. With the exception of the applicable Excel Pages, **DO NOT fill out the contract electronically as we want to maintain the integrity of the document.** Non-compliance with these requests will result in the contract returned to your agency. We also recommend that you keep a blank copy of the contract in the event that you need to reprint a page.

Print a copy of the contract and fill it out making sure that where signatures are required on all documents that they are original. Contracts with **COPIED** signatures are unacceptable. We also suggest that you keep a completed copy of the contract for your records. Return the **ENTIRE** completed originally signed agreement and all supporting schedules to me at the address in the footer below.

Please refer to the "Standard Insurance Provisions" on pages 1 to 3 of Schedule "A" for detailed information regarding ALL required insurances. Contracts will be on hold pending receipt of any missing insurance form. Remember to list the County of Westchester as an Additional Insured on the Certificate of Liability Insurance **NOT the Department of Senior Programs and Services**. ALL required insurances should be submitted with the contract, or the contract will be on hold pending receipt of these documents.

All Nutrition Program Contractors are required to mail in the completed PeerPlace MONTHLY NUTRITION REPORT signed by the staff member responsible for the report. The reports should be received by the County no later than the tenth (10th) day of the following month. The County reserves the right to withhold payment to Contractor for its failure to submit the monthly report by the deadline, until the monthly report is received by the County.

Please direct program-related questions to your program liaison Patricia Szeliga at 914-813- 6432. You may also contact me at 914-813-6058 or via e-mail at ssj3@westchestergov.com for questions pertaining to the processing of the contract.

Sincerely,



Sharon Johnson
Program Administrator

Attachments