

OFFICE OF THE SUPERVISOR

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

RICK MORRISSEY
SUPERVISOR



**SOMERS TOWN BOARD
REGULAR MEETING - 7:00pm
THURSDAY, DECEMBER 10, 2020
www.somersny.com**

6:15pm Executive Session

I. PLEDGE OF ALLEGIANCE:

7:00pm Regular Meeting

II. ROLL CALL:

III. PUBLIC HEARINGS (Via Remote Access):

2021 Preliminary Budget (Continuation)

PUBLIC COMMENT

Please limit your comments to no more than 3 minutes.

IV. APPROVAL OF MINUTES:

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

SOMERS TOWN BOARD
REGULAR MEETING - 7:00pm
THURSDAY, DECEMBER 10, 2020
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VI. BUSINESS OF THE BOARD:

A. PARKS & RECREATION: No additional business.

B. TOWN BOARD:

1. Town of Somers Covid-19 – Update
2. Telecommunications Task Force - Update
3. Adopt 2021 Preliminary Budget as the 2021 Adopted Budget
4. Highview Court – Petition for Zoning Amendment - Discussion
5. Comprehensive Plan Update in Business Historic Preservation District (BHPD) – Discussion
6. Authorize the Supervisor's December 1, 2020 signature to execute the proposal from General Code to purchase the Laserfiche Cloud license in the amount of \$14,728.00.

C. FINANCIAL: No additional business.

D. HIGHWAY: No additional business.

E. PERSONNEL:

1. Current Vacancies:

- a. Affordable Housing Board (3- 2-year terms ending 7/11/2021.)
- b. Assessment Board of Review (1- 5-year term ending 9/30/2025.)
- c. Library Board of Trustees (1- 5-year term ending 12/31/2023.)
- d. Partners in Prevention (3- 3-year terms ending 12/31/2020.)
- e. Partners in Prevention (2- 3-year terms ending 12/31/2022.)
- f. Affordable Housing Board (3- 2-year terms ending 7/11/2021.)

2. Upcoming Vacancies - Terms Expiring in 2020:

- a. Library Board of Trustees (2- 5-year terms ending 12/31/2020.)
- b. Partners in Prevention (2- 3-year terms ending 12/31/2020.)
- c. Planning Board (1- 7-year term ending 12/31/2020.)
- d. Zoning Board of Appeals (3- 5-year terms ending 12/31/2020.)

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F. PLANNING & ENGINEERING: No additional business.

G. POLICE: - No additional business.

H. CONSENSUS AGENDA:

1. Accept the following Bond per November 5, 2020 memo from Wendy Getting, Planning and Engineering Senior Office Assistant:
 - a. \$450.00 Erosion Control Bond – The Paramount at Somers Site Plan - TM: 28.17-1-19.1
2. Authorize the following SEQRA refund per memo dated November 20, 2020 from Syrette Dym, Director of Planning:
 - a. \$886.61 The Paramount at Somers Rehabilitation and Nursing Center
3. Authorize the return of the following Bond per November 30, 2020 memo from Steven Woelfle, Principal Engineering Technician.
 - a. \$3,450.00 Erosion Control Bond, Anglebrook Golf Club Site Plan, TM: 27.07-1-1
4. Accept low bids for 2021 Highway Materials with the exception of mileage deviations for all categories picked up (F.O.B.) by trucks furnished by the Town of Somers per November 18, 2020 memo from Nicholas DeVito, Superintendent of Highways.
5. Authorize 2020 out of title / overtime pay for Carolyn Brush, Cathy DiSisto, Wendy Getting, and Tammi Savva per November 19, 2020 email from Rick Morrissey, Town Supervisor.
6. Authorize the Supervisor to execute the proposal from Sterling Appraisals Inc. for preparing restrictive/"preliminary" and trial appraisals for tax certiorari purposes of The Paramount at Somers Rehabilitation and Nursing Center, 189 Route 100, Town of Somers, NY in the amount of \$8,750.00 per referral from Roland Baroni, Town Attorney. Additional fees are documented in the proposal.
7. Acknowledge termination of employee with ADP ID: 099458 as Road Maintainer for the Somers Highway Department effective August 12, 2020.

SOMERS TOWN BOARD
REGULAR MEETING - 7:00pm
THURSDAY, DECEMBER 10, 2020
www.somersny.com

2020 Calendar

December 10, 2020	7:00pm	Town Board Regular Meeting Public Hearing (Continuation) via Remote Access: 2021 Preliminary Budget
December 30, 2020	10:00am	Town Board Special Meeting

2021 Calendar

January 7, 2021	7:00pm	Town Board Organization Meeting Town Board Work Session
January 14, 2021	7:00pm	Town Board Regular Meeting
February 4, 2021	7:00pm	Town Board Work Session
February 11, 2021	7:00pm	Town Board Regular Meeting
March 4, 2021	7:00pm	Town Board Work Session
March 11, 2021	7:00pm	Town Board Regular Meeting

Sent to:
TB, TA, TC
11/30/2020
KD

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, THAT THE PRELIMINARY BUDGET OF THE TOWN OF SOMERS FOR THE FISCAL YEAR BEGINNING, JANUARY 1, 2021

has been approved by the Town Board of the Town of Somers and filed in the office of the Town Clerk at the Town House, Somers, New York where said budget is available for inspection by any interested person during regular office hours.

FURTHER NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Somers will meet and hold a public hearing on said Preliminary Budget via Remote Access on Thursday evening, December 3, 2020 at 7:00 P.M. and that at such public hearing any person may be heard in favor or against any item or items contained therein.

Pursuant to Section 108 of Town Law, the proposed salaries of the following Town

Officers are hereby specified as follows:

COUNCILMAN (4) each	\$ 12,612.00
COUNCILMAN/ DEPUTY SUPERVISOR (1)	\$ 13,692.00
SUPERVISOR	\$109,233.00
TOWN CLERK	\$ 87,497.00
SUPERINTENDENT OF HIGHWAYS	\$114,555.00

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 -- tbmeeting@somersny.com

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF SOMERS

Patricia Kalba
Town Clerk – Town of Somers

Dated: November 12, 2020

Sent to:
TB, TA, TC
12/2/2020
KD

PLANNING AND ENGINEERING DEPARTMENTS

Town of Somers

WESTCHESTER COUNTY, N.Y.

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

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

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: December 1, 2020

RE: Petition For Creation of MFR-100 Multifamily Route 100 Zoning Overlay District to Accommodate a Proposed Multifamily Residential Use on Existing R-80 Zoned Property Located at 259 Route 100 TM 28.06-1-15)

The Town Board has received a Petition from Londonderry Group, Inc. dated November 24, 2020 with cover letter from its representative McCullough, Goldberger & Staudt dated November 25, 2020, requesting the creation of a new Multifamily Route 100 MFR-Route 100 Overlay District and its mapping on its approximately 2.28 property at 259 Route 100, currently zoned R-80.

An early concept of this proposal was presented to the Town Board at its work session of August 13, 2020 at a higher density and different site plan and the Town Board indicated its concern regarding the density of that proposal. As a result, the applicant reworked its proposal and made an informal presentation to the Town Board at its work session of November 5, 2020.

The petition and the revised proposal and zoning are based on a suggested potential zone that would accommodate such a proposal, made by the Director of Planning in a memorandum of August 13, 2020.

As stated in the Petition, the proposal would rezone the subject property to permit two three story buildings with a total of 24 units, of which 18 would be one-bedroom and six would be two-bedroom units. Four of the apartments would be affordable in accordance with Town of Somers Affordable Housing legislation. Total building square footage would be 21,600 gross square feet, there would be 45 parking spaces, and 1.5 acres would remain as open space.

The following are the first actions the Town Board needs to take if it desires to consider the petition for rezoning:

- Declare its intent to be Lead Agency under SEQR at the Town Board Work Session of December 3, 2020
- Refer the Zoning Petition to the Town of Somers Planning Board and the Westchester County Planning Board at the Work Session of December 3, 2020
- Have the Applicant provide Draft Amendments to the Town of Somers Comprehensive Plan Update and Refer those Draft Amendments (once reviewed by Town Staff) to the Somers Planning Board and Westchester County Planning Board.

In addition, the Applicant needs to submit a revised EAF Part 1 that revises Section B.a to add the Town of Somers Comprehensive Plan Update and Section B.e to add the Westchester County Planning Board as an agency that requires an approval and a needed revision to the Town of Somers Comprehensive Plan Update of 2016 and add the NYS Department of Environmental Conservation regarding a required SPEDES permit. . The Applicant should also provide a draft of what it considers necessary amendments to the Comprehensive Plan.

Following these initial steps, the Town Board as lead agency, with input from others including the Planning Board, will need to identify those potential environmental impacts to be generated by the rezoning and the project and direct that those items be studied as part of the project action environmental review.

Cc: Kim DeLucia
Patricia Kalba
Roland Baroni
Linda Whitehead
Enrico DiNardo

Z:\PE\Site plan files\Highview Court - DiNardo 2020\Town Board Preliminary Actions\Town Board Memorandum 12-01-20.docx

PLANNING AND ENGINEERING DEPARTMENTS

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Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
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SOMERS, NY 10589
www.somersny.com

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com



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

December 3, 2020

Town of Somers Planning Board
Westchester County Department of Health
New York City Department of Environmental Protection
New York State Department of Environmental Conservation
New York State Department of Transportation

Re: Application and Petition for Construction of Two Multifamily Apartment Buildings with a Total of 24 Dwelling Units at 259 Route 100 in an Existing R-80 Residence District including Text Amendments to Section 170-13 Multifamily Residence MFR District to Add D. Multifamily Residence Route 100 – MFR – 100 District to the Code of the Town of Somers, and Site Plan Approval, and Amendment to the Town of Somers Comprehensive Plan Update

The Somers Town Board received an application and petition for a text amendment to Section 170-13 Multifamily Residence MFR District to add D. Multifamily Residence Route 100 MFR-100 District to the Code of the Town of Somers to facilitate the development of two multifamily apartment buildings with a total of 24 dwelling units at 259 Route 100 I (TM 28.06-1-15), an existing R-80 Residence District on a 2.28 acre site owned by the Londonderry Group, Inc. An amendment to the Town of Somers Comprehensive Plan Update would also be required.

Site plan approval of the proposed development would then be sought from the Town of Somers Planning Board.

At its meeting of December 3, 2020, the Town of Somers Town Board voted to declare its intent to be Lead Agency for the Proposed Action under SEQR based on its review of a Long Form EAF.

We have attached a response form that assumes that your agency has no objection to the proposed Lead Agency Designation. We request you complete the form and return it as soon as possible. If we do not receive written notice from you within thirty (30) days of the mailing of this notice, (i.e., January 4, 2021, first business day), the Somers Town Board will declare itself Lead Agency in this matter.

Sincerely,

Syrette Dym, AICP
Director of Planning

Attach. Notice of Intent to Be Lead Agency
 SEQR Distribution List
 Lead Agency Response Form
 Long Form EAF

NOTICE OF SEQRA ACTIONS –Application and Petition for Construction of Two Multifamily Apartment Buildings with a Total of 24 Dwelling Units at 259 Route 100 in an Existing R-80 Residence District Including Text Amendments to Section 170-13 Multifamily Residence MFR District to Add D. Multifamily Residence Route 100 - MFR-100- District to the Code of the Town of Somers, and Site Plan Approval, and Amendment to Town of Somers Comprehensive Plan Update

Notice of Intent to Act as Lead Agency

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

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

The Town Board of the Town of Somers, Westchester County, declares its intent to act as lead agency as part of a coordinated review for Application and Petition for Construction of Two Multifamily Apartment Buildings with a Total of 24 Dwelling Units at 259 Route 100 in an Existing R-80 Residence District including Text Amendments to Section 170-13 Multifamily Residence MFR District to Add D. Multifamily Residence Route 100 – MFR – 100 District to the Code of the Town of Somers, and Site Plan Approval, and Amendment to the Town of Somers Comprehensive Plan Update.

The Somers Town Board at its meeting of December 10, 2020 declared its intent to be Lead Agency with regard to this Proposed Action under the procedures and requirements of SEQRA and Chapter 92 of the Somers Town Code as part of a coordinated review.

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

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

TITLE OF ACTION: Application and Petition for Construction of Two Multifamily Apartment Buildings with a Total of 24 Dwelling Units at 259 Route 100 in an Existing R-80 Residence District including Text Amendments to Section 170-13 Multifamily Residence MFR District to Add D. Multifamily Residence Route 100 – MFR – 100 District to the Code of the Town of Somers, and Site Plan Approval, and Amendment to the Town of Somers Comprehensive Plan Update

DESCRIPTION OF ACTION: The action involves text amendment to Section 170-13 Multifamily Residence MFR District to Add D. Multifamily Residence Route 100 – MFR-100 - to facilitate the development of two three-story apartment buildings containing 24 dwelling units in an existing R-80

Residence district. The new district would be mapped on a 2.28-acre site at 259 Route 100 to accommodate the building and associated 45 parking spaces. Amendments to the Town of Somers Comprehensive Plan Update would be required to reflect this new zoning district, mapping and development.

LOCATION: 259 Route 100 (Tax Lot 28.06-1-15) Town of Somers, Westchester County, New York

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

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

Telephone: 914-277-5366

Date of this Notice: December 3, 2020

SEQR DISTRIBUTION LIST – Application and Petition for Construction of Two Multifamily Apartment Buildings with a Total of 24 Dwelling Units at 259 Route 100 in an Existing R-80 Residence District including Text Amendments to Section 170-13 Multifamily Residence MFR District to Add D. Multifamily Residence Route 100 – MFR – 100 District to the Code of the Town of Somers, and Site Plan Approval, and Amendment to the Town of Somers Comprehensive Plan Update.

Involved Agencies:

Town Board (Lead Agency)
335 Route 202
Somers, New York 10589
Attn: Rick Morrissey, Supervisor

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

Westchester County Department of Health
25 Moore Avenue
Mt. Kisco, New York 10549
Attn: Frederick Beck

New York City Department of Environmental Protection 465
Columbus Avenue

Valhalla, New York 10595
Attn.: Cynthia Garcia

New York State Department of Environmental Conservation Division
of Environmental Permits--Region 3
21 South Putt Corners Road
New Paltz, New York 12561-1620
Attn.: John Petronella

New York State Department of Transportation Region 8
Office
4 Burnett Boulevard
Poughkeepsie, New York 12603
Attn.: Lance MacMillan, PE, Acting Regional Director

Interested Agencies

Town of Somers Open Space Committee
Somers Town House
335 Route 202
Somers, New York 10589

Somers Architectural Review Board
Somers Town House
335 Route 202
Somers, New York 10589

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

Town of Somers Building Inspector
Somers Town House
335 Route 202
Somers, New York 10589

Somers Bureau of Fire Prevention
Somers Town House
335 Route 202
Somers, New York 10589

Somers Fire Department
P.O. Box 272
Somers NY 10589

Somers Police Department
Town House
335 Route 202
Somers, New York 10589

Somers Energy Environment Committee Somers
Town House
335 Route 202
Somers, New York 10589

Somers Highway Department
Town House
335 Route 202
Somers, New York 10589

New York State Police Department (Somers)
295 Route 100
Somers, NY 10589

Somers Central School District
250 Route 202
Somers, NY 10589
Attn: Superintendent Raymond H. Blanch

Westchester County Planning Board
112 Michaelan Office Building
White Plains, New York 10601

Attn: Norma Drummond, commissioner

NYS Office of Parks, Recreation and Historic Preservation-
Taconic Region - #7
P.O Box 308
9 Old Post Rod
Staatsburg, NY 12580

Other- Lead Agency Representatives

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

Woodard & Curran Engineering P.A P.C. 709
Westchester Avenue Suite L2
White Plains, NY 10604
Attn: Joseph Barbagallo

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

Joe Eriole, Esq.
P.O. Box 4031
Kingston, NY 12402

Other- Project Sponsor Representatives

McCullough, Goldberger & Staudt
1311 Mamaroneck Avenue Suite 340
White Plains, Ny 10605
Attn: Linda Whitehead

Londonderry Group, Inc.
58 Londonderry Lane
Somers, NY 10594
Attn: Enrico DiNardo

**STATE ENVIRONMENTAL QUALITY REVIEW
LEAD AGENCY RESPONSE FORM**

Response Deadline: January 4, 2021

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

RE: Establishment of Lead Agency – Application and Petition for Construction of Two Multifamily Apartment Buildings with a Total of 24 Dwelling Units at 259 Route 100 in an Existing R-80 Residence District including Text Amendments to Section 170-13 Multifamily Residence MFR District to Add D. Multifamily Residence Route 100 – MFR – 100 District to the Code of the Town of Somers, and Site Plan Approval, and Amendment to the Town of Somers Comprehensive Plan Update.

Please be advised that the _____,
(Name of Agency)

as an involved agency under SEQR concurs with the designation of the Somers Town

Board as Lead Agency for the above-captioned project.

Comments, if any, on approval(s) under our jurisdiction and/or issues to be examined as part of environmental review under SEQR:

Signature: _____ Date: _____

Print Name and Title: _____

Sent to:
TB, TA, TC
11/25/2020
KD

McCULLOUGH, GOLDBERGER & STAUDT, LLP
ATTORNEYS AT LAW
1311 MAMARONECK AVENUE, SUITE 340
WHITE PLAINS, NEW YORK

FRANK S. McCULLOUGH, JR.
JAMES STAUDT
LINDA B. WHITEHEAD
SETH M. MANDELBAUM

AMANDA L. BROSY
EDMUND C. GRAINGER, III
PATRICIA W. GURAHIAN
MEREDITH A. LEFF
MORGAN H. STANLEY
KEVIN E. STAUDT
STEVEN M. WRABEL

CHARLES A. GOLDBERGER
COUNSEL

10605

(914) 949-6400

FAX (914) 949-2510

WWW.McCULLOUGHGOLDBERGER.COM

FRANK S. McCULLOUGH (1905-1998)
EVANS V. BREWSTER (1920-2008)

November 25, 2020

Honorable Supervisor Rick Morrissey
and Members of the Town Board
Town of Somers
335 Route 202
Somers, New York 10589

Re: 259 Route 100
Zoning Text Amendment

Dear Supervisor Morrissey and Members of the Town Board:

This office represents Londonderry Group, Inc., (hereinafter "Petitioner"). Petitioner is the owner of an approximately 2.28-acre lot identified as 259 Route 100, Town of Somers, County of Westchester, State of New York, shown and designated on the Town of Somers Tax Map as Tax Parcel 28.06-1-15 (hereinafter referred to as the "Property"). The Property is currently improved with an abandoned single-family home that has fallen into disrepair.

The Property is located in the Residence "R-80" Zoning District Zoning District, located on the west side of New York State Route 100. The Property is bordered by vacant land to the north and a single-family home to the west. East of the Property, across Route 100, is vacant land in the Office Business "OB-100" District. To the southeast is a construction materials yard (Lawton Adams Materials), which lies in the Office and Light Industry "OLI" District. South of the Property, also in the OLI District, is a gas station and deli, as well as a warehouse and office use, a sanitation and recycling yard, and a garage for the Somers Highway Department.

As discussed with the Board at its November 5th work session, the Property is ideally located to act as transitional development between the existing commercial and industrial uses to the south and east, and the single-family residential development to the north and west. Petitioner is therefore requesting a Zoning Text Amendment to create a new floating district to allow for multifamily development on the Property, subject to zoning and density controls.

November 25, 2020

Page 2

Petitioner is seeking to amend the Somers Zoning Ordinance to add a new Multifamily Residence Route 100 "MFR-100" floating zone. This will be beneficial to both Petitioner and Somers, as it will help ensure smart development of the Property, add to the Town's diversity of housing, and will improve the value of the site, bolstering the tax base. The Comprehensive Plan will also need to be amended.

Enclosed please find the Petition for Amendment to the Town of Somers Zoning Ordinance, dated November 24, 2020. Exhibits to the Petition include:

- 1) Area Map showing surrounding zoning and uses;
- 2) The proposed text amendments to the Zoning Ordinance;
- 3) Renderings of the proposed development together with a Site Layout Plan and Conceptual Landscape Plan, prepared by Alfonzetti Engineering, P.C., last revised November 24, 2020; and
- 4) Full Environmental Assessment Form ("EAF").

Kindly place this matter on the December 3, 2020 work session agenda and the December 10, 2020 Town Board agenda, in order for the Board to accept the Petition, commence the SEQRA process, and refer the Petition to the Planning Board for their review and recommendation back to the Town Board. We look forward to discussing this important matter with you in greater detail.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Linda B. Whitehead", with a stylized flourish at the end.

Linda B. Whitehead

Enc.

cc: Syrette Dym
Londonderry Group, Inc.

TOWN OF SOMERS TOWN BOARD
COUNTY OF WESTCHESTER: STATE OF NEW YORK

-----X

In the Matter of the Petition of

LONDONDERRY GROUP INC.
Petitioner,

PETITION

For Amendment to the Town of Somers Zoning Ordinance.

Affected Parcel: 28.06-1-15

-----X

TO THE MEMBERS OF THE TOWN BOARD OF THE TOWN OF SOMERS:

PETITIONER, LONDONDERRY GROUP INC. ("Petitioner"), with its principal place of business at 58 Londonderry Lane, Somers, New York 10594, by its attorneys, McCullough, Goldberger & Staudt, LLP, hereby petitions the Town Board of the Town of Somers ("Somers", or the "Town") for an amendment to the Zoning Ordinance of Somers (the "Zoning Ordinance") as follows:

INTRODUCTION AND PROPERTY BACKGROUND

1. Petitioner is a duly formed and existing corporation under and by virtue of the laws of the State of New York.

2. Petitioner is the owner of a parcel of land totaling approximately 2.28 acres of real property located on the west side of New York State Route 100, just north of the intersection with Highview Terrace. The site is shown and designated on the Town of Somers Tax Map as Tax Parcel 28.06-1-15 and is commonly referred to as 259 Route 100 (hereinafter this parcel shall be referred to as the "Property"). The Property is improved with a vacant single-family home that is falling into disrepair.

3. The Property is located in the Residence “R-80” Zoning District and partially within the Groundwater Protection Overlay District. The Property is across Route 100 from the Office Business “OB-100” District to the east, and across Highview Terrace from the Office and Light Industry “OLI” District to the south.

4. The north side of the Property is bounded by vacant land. To the west is a single-family home. East of the Property, across Route 100, is additional vacant land and a manufacturer and seller of landscape and construction materials (Lawton Adams Materials). South of the Property is a gas station and deli, as well as some single-family homes on Highview Terrace. Further south along Route 100 are a warehouse and office use, a sanitation and recycling yard, and a garage for the Somers Highway Department. See Area Map attached hereto as Exhibit A.

5. Petitioner believes the Property is uniquely situated between residential, commercial, and industrial uses, making the Property a natural location for more transitional development. Petitioner is now seeking to demolish the decrepit single-family home and to improve the Property with a multifamily residential use that will better serve the Property. However, only single-family residential development is permitted in the R-80 District, which use does not suit this location. As currently zoned, only one single-family home could be constructed on the Property.

6. Therefore, Petitioner is hereby requesting that the Town Board amend the Zoning Ordinance to create a new Multifamily Residence district entitled, “Multifamily Residence Route 100 (MFR-100)” (hereinafter referred to as the “MFR-100 District”), and to rezone the Property to the new MFR-100 District. A copy of the proposed Zoning Amendment is attached hereto as Exhibit B.

PROPOSED USE OF THE PROPERTY

7. Petitioner is proposing two (2) three-story multifamily residential buildings with a total of 24 dwelling units, comprised of 18 one-bedroom units and six (6) two-bedroom units. The buildings will total approximately 21,600 square feet of gross floor area. Petitioner will also develop a parking

area to support the multifamily use. The remaining approximately 1.5 acres of the Property will be green space, a portion of which will remain in its natural state or have supplemental landscaping added so as to maintain a significant buffer for residential neighbors. An attractive stone wall with decorative fencing will be placed along the Route 100 frontage on the Property to provide an attractive setting for the project and a gateway to the Hamlet area.

8. One of the explicit policy goals of Somers' 2016 Comprehensive Plan is to "Provide for and support a mix of land uses in appropriate locations." See Comprehensive Plan, p. 9. While there is a general mix of uses surrounding the Property along Route 100, the current R-80 zoning would not allow for a continuation of this mix, and does not allow for proper development of a site so uniquely situated between single-family residences and industrial and commercial sites. In support of this stated goal, the Comprehensive Plan can be amended to specifically acknowledge this location is appropriate as a transitional site for multifamily development at the density proposed.

9. We believe the proposed use would be beneficial to the Town and in keeping with the Town's vision for the area, by maintaining a residential use that will act as a transitional buffer between the residential and commercial neighborhoods along Route 100, and by utilizing an underdeveloped site that is falling into disrepair. Multifamily development is a natural transitional use along Route 100 where the industrial and commercial corridor shifts to residential. The project will improve the appearance of the area and connect it to and serve as a gateway to the Hamlet area. It is Petitioner's goal to create such a multifamily use with moderate density, so as to create a more natural link between two highly different neighborhoods, with buffering to the adjacent single-family residential area.

10. The size and type of residential units proposed will be more affordable and provide for a type of housing which does not currently existing in this area of the Town. The proposed residential units will be a mix of one- and two-bedroom units, and will include four (4) affordable units. A copy of a preliminary rendering and draft Site Layout Plan for the project is attached hereto as Exhibit C. An EAF is also provided as Exhibit D.

PROPOSED TEXT AMENDMENTS TO ZONING ORDINANCE

11. Petitioner respectfully requests the adoption of the Zoning Text Amendment consisting of modifications to create the new MFR-100 District.

12. Petitioner further requests that the Property be rezoned to MFR-100.

13. The Zoning Text Amendment would not have any adverse impact on the Zoning Ordinance or the Town for several reasons. The permitted multifamily use will be regulated with specific density, bulk, and dimensional requirements to ensure responsible development that shall not create significant impacts to neighbors. The proposed multifamily development will create a transitional use that is better suited to such uniquely situated properties, which will improve their value and allow for more effective development. The proposed use will also provide economic benefits to the Town of Somers in the form of additional tax revenue and additional residents bringing their spending power to the Town.

14. For all of the foregoing reasons, it is respectfully submitted that the proposed Zoning Ordinance Amendment should be granted, and the MFR-100 District should be applied to the Property.

WHEREFORE, Petitioners respectfully request that the Town Board of Somers amend the Zoning Ordinance and Zoning Map of the Town of Somers as set forth above.

Dated: White Plains, New York
November 24, 2020

Respectfully submitted,
McCullough, Goldberger & Staudt, LLP

By: 

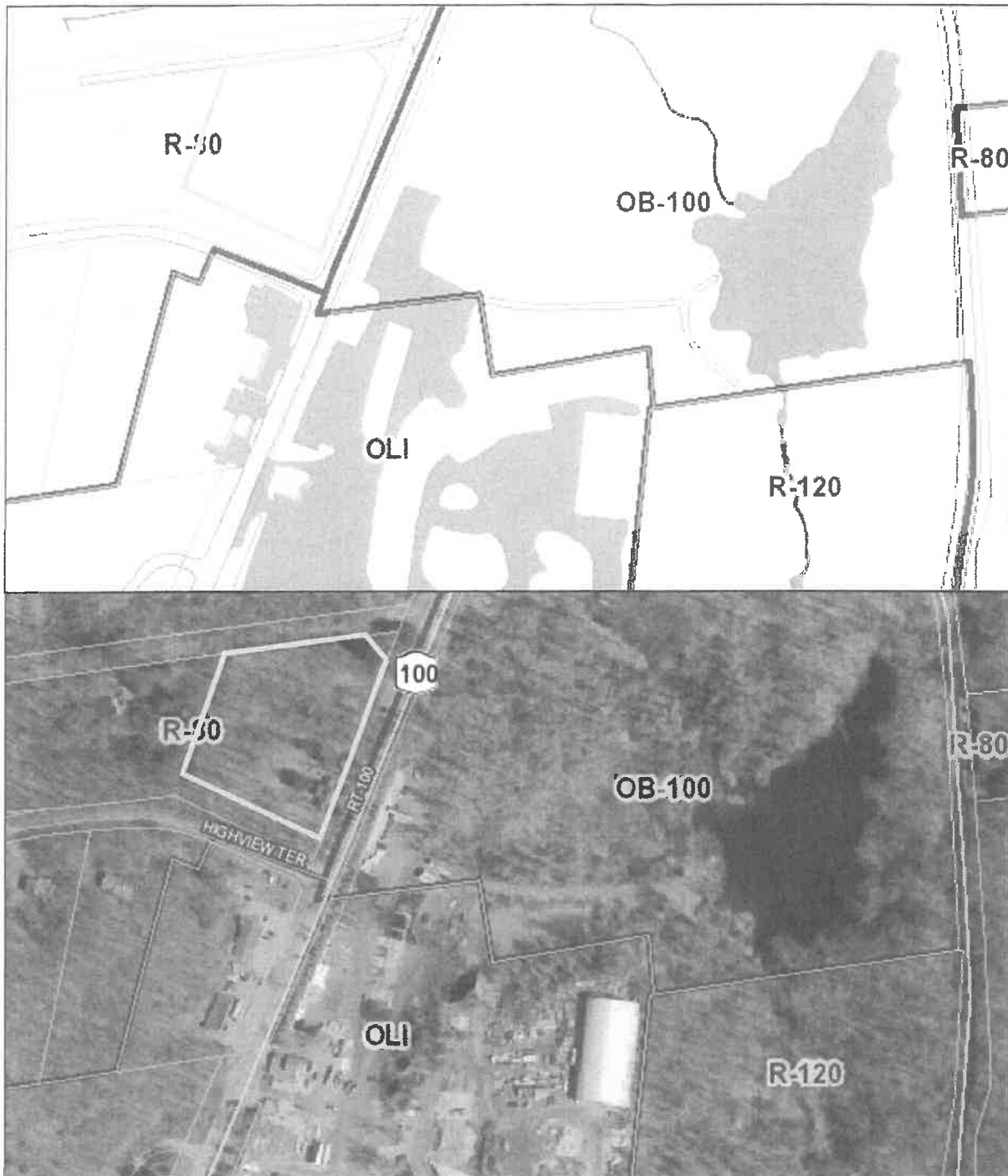
Exhibit A – Area Map

Tax Parcel Maps

Address: 259 RTE 100

Print Key: 28.06-1-15

SBL: 02800600010150000000



Disclaimer:

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should **NOT** be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.

Exhibit B – Zoning Amendment

170-13 Multifamily Residence MFR Districts

D. Multifamily Residence Route 100 “MFR-100” District. It is the specific purpose and intent of the MFR-100 District to provide opportunity for the development of multifamily housing on appropriate properties fronting on New York State Route 100, situated between residential and commercial/industrial zoning districts, so as to create a transitional use between districts, and to provide additional diversity of housing types in the Town. To help achieve these goals, the Town Board shall apply the following basic planning standards in determining and establishing the specific site and building development controls for multifamily housing within the MFR-100 District:

- (1) Permitted Uses. Single-family and multifamily residential development shall be permitted principal uses in the MFR-100 District, subject to the requirements of this Section 170-13.D.
- (2) Development standards and controls. Single-family homes shall be subject to the same development standards as those in the R-80 District. All multifamily improvements within the MFR-100 District shall be required to comply with the following specified standards and controls in lieu of those comparable requirements for other residential developments which are specified elsewhere in this chapter, in the land subdivision regulations, and in the Standard Specifications for Subdivision Road Construction:
 - (a) Minimum lot size shall be two (2) acres.
 - (b) Maximum building coverage shall not exceed 10% of the total site.
 - (c) Maximum coverage of all impervious surfaces shall not exceed 40% of the total site.
 - (d) Maximum building height shall not exceed 2.5 stories or 30 feet.
 - (e) The average gross density within the MFR-100 District shall not exceed 12 density units, as defined in § 170-12D(1)(a) of this chapter, per acre of net land area. Net land area shall be calculated as set forth in Article XA. At least 10% of the basic permitted density shall consist of affordable dwelling units.
 - (f) Front yards shall be at least 15 feet, side yards shall be at least 40 feet, and rear yards shall be at least 100 feet.
- (3) Off-street parking. Off-street parking spaces shall be provided in accordance with the requirements of § 170-12.D.(5).

Exhibit C – Rendering & Draft Layout Plan

HIGHVIEW COURT

265 Route 202, Somers, NY 10589



RIGHT OF WAY

S24°19'30"E

10' side path

103.5'

GARBAGE

PROPOSED WALK

PROPOSED WALK

PROPOSED

45 TOTAL
PARKING SPACES

24 25 26 27 28 29

30 31

32 33 34 35 36 37 38

39 40 41 42 43 44 45

GROUNDWATER PROTECTION AREA
LIMIT OF GROUNDWATER PROTECTION AREA

RIGHT OF WAY

S84°19'30"E

GARBAGE

PROPOSED WALK

PROPOSED WALK

PROPOSED

GROUNDWATER PROTECTION AREA
LIMIT OF GROUNDWATER PROTECTION AREA

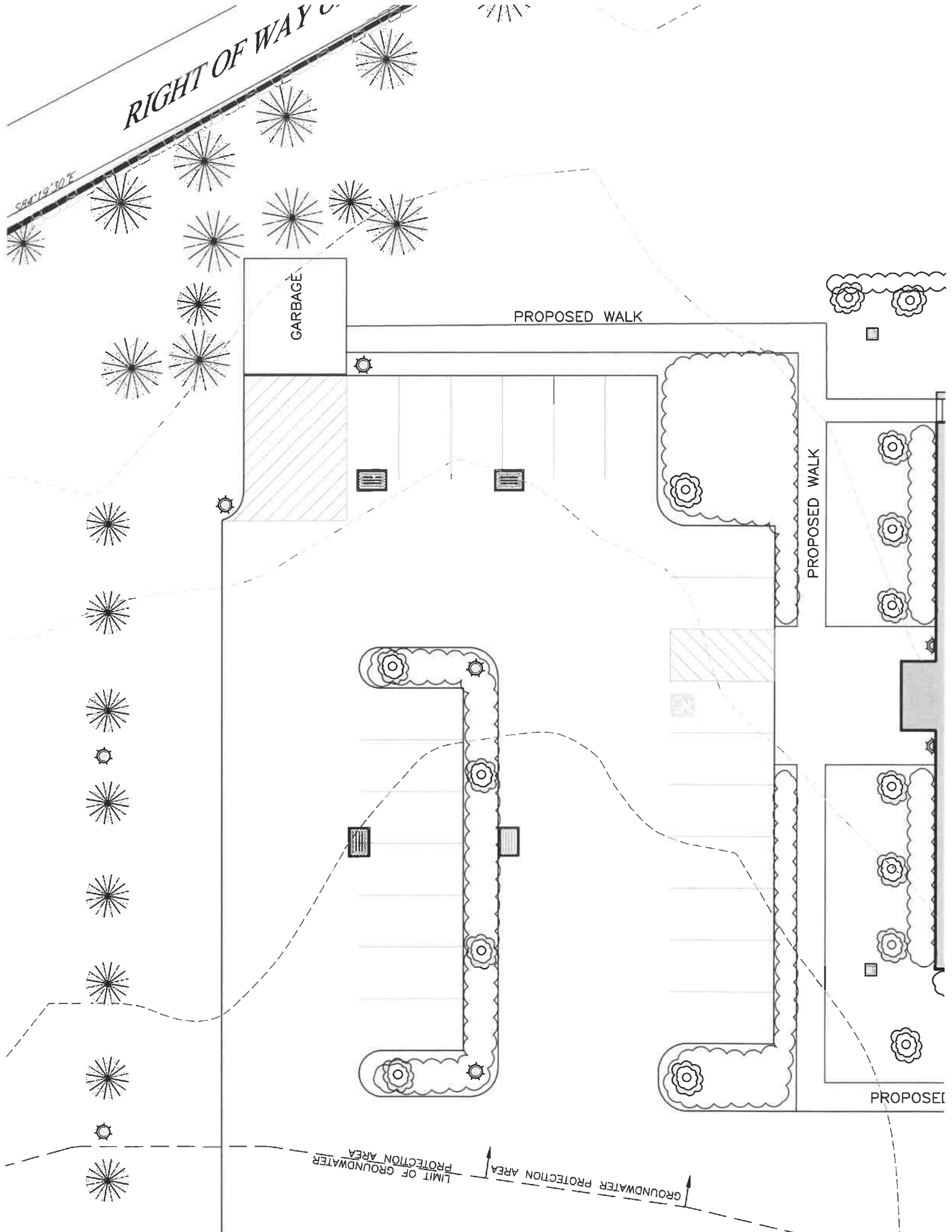


Exhibit D – EAF

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: HIGHVIEW COURT		
Project Location (describe, and attach a general location map): 259 ROUTE 100, SOMERS, NY 10589		
Brief Description of Proposed Action (include purpose or need): REMOVAL OF A 1 1/2 STORY DWELLING AND CONSTRUCTION OF TWO NEW APARTMENT BUILDINGS. WITH A TOTAL OF 24 APARTMENTS AND 45 PARKING SPACES.		
Name of Applicant/Sponsor: LONDONDERRY GROUP INC.		Telephone: 914-715-2370
		E-Mail: ENRICO@LONDONDERRYGROUP.NET
Address: 58 LONDONDERRY LANE		
City/PO: SOMERS	State: NY	Zip Code: 10594
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	TOWN BOARD ZONING AMENDMENT AND REZONING	11/24/20
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SOMERS PLANNING BOARD SITE PLAN APPROVAL, GP SPECIAL PERMIT	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYCDEP SEPTIC	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	WCDH WELL AND SEPTIC	
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT CURB CUT	
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYC WATERSHED BOUNDARY, GROUNDWATER PROTECTION OVERLAY DISTRICT

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.
If Yes, what is the zoning classification(s) including any applicable overlay district?

☒ Yes ☐ No

ZONE R80, GROUNDWATER PROTECTION OVERLAY DISTRICT

b. Is the use permitted or allowed by a special or conditional use permit?

☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action?

☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? MFR-100 (MULTI FAMILY 100)

C.4. Existing community services.

a. In what school district is the project site located? SOMERS

b. What police or other public protection forces serve the project site?

SOMERS PD

c. Which fire protection and emergency medical services serve the project site?

SOMERS FD

d. What parks serve the project site?

REIS TOWN PARK

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? MULTI-FAMILY RESIDENTIAL

b. a. Total acreage of the site of the proposed action?

2.279 acres

b. Total acreage to be physically disturbed?

1.926 acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor?

2.279 acres

c. Is the proposed action an expansion of an existing project or use?

☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision?

☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?

☐ Yes ☐ No

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases?

☐ Yes ☒ No

i. If No, anticipated period of construction:

24 months

ii. If Yes:

• Total number of phases anticipated

• Anticipated commencement date of phase 1 (including demolition)

month year

• Anticipated completion date of final phase

month year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	0	0	0	24
At completion of all phases	0	0	0	24

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 3,300 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☒ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

TWO NEW WELLS TO BE DRILLED ON SITE FOR THE TWO NEW STRUCTURES.

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 3,300 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

SANITARY WASTEWATER

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☒ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): <u>A SUBSURFACE DISPOSAL SYSTEM WILL BE DESIGNED AND APPROVED BY THE COUNTY HEALTH DEPARTMENT, CONSISTING OF OF A SEPTIC TANK, PUMP PIT, AND SEPTIC TRENCHES.</u>	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
NA _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? <u>31,799</u> Square feet or <u>0.73</u> acres (impervious surface) <u>99,273</u> Square feet or <u>2.279</u> acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>ON SITE STORMWATER MANAGEMENT FACILITIES (INFILTRATION SYSTEM AND RAIN GARDEN)</u> 	
• If to surface waters, identify receiving water bodies or wetlands: _____	
• Will stormwater runoff flow to adjacent properties? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>HEAVY EQUIPMENT</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

- i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
- iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
- iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
- vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No
- vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No
- viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
- iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00 am - 5:00 pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p><u>HEAVY EQUIPMENT DURING CONSTRUCTION</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p><u>LIGHT POSTS IN THE PARKING LOT AND NEAR THE FRONT DOORS OF THE APARTMENT BUILDINGS</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: <u>PROPOSED LANDSCAPING TO ACT AS LIGHTING BARRIER</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored <u>PROPANE</u></p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p><u>TWO 2,000 GALLON PROPANE TANKS</u></p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

• _____ Tons/month, if transfer or other non-combustion/thermal treatment, or

• _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.05	0.78	+0.73
• Forested	2.23	0.31	-1.92
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	1.21	+1.21
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0.02	0	-0.02
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >6.5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Pt	_____	96.5 %
CsD	_____	3.5 %
	_____	%

d. What is the average depth to the water table on the project site? Average: _____ >6.5 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 96.5 % of site
☐ 10-15%: _____ 0 % of site
☒ 15% or greater: _____ 3.5 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____	PER MAPPER-
• Lakes or Ponds:	Name _____	Classification _____	UNKNOWN
• Wetlands:	Name _____	Approximate Size _____	
• Wetland No. (if regulated by DEC)	_____		

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No
If Yes:

i. Name of aquifer: PRINCIPLE AQUIFER

m. Identify the predominant wildlife species that occupy or use the project site: _____
TYPICAL SUBURBAN WILDLIFE _____
(BIRDS, SQUIBBELS, ETC.) _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat: _____
• Currently: _____ acres
• Following completion of project as proposed: _____ acres
• Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened): _____
NORTHERN LONG-EARED BAT

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No
i. If Yes: acreage(s) on project site: _____
ii. Source(s) of soil rating(s): USDA SOIL SURVEY

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☒ Yes ☐ No

PER MAPPER-
UNKNOWN

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

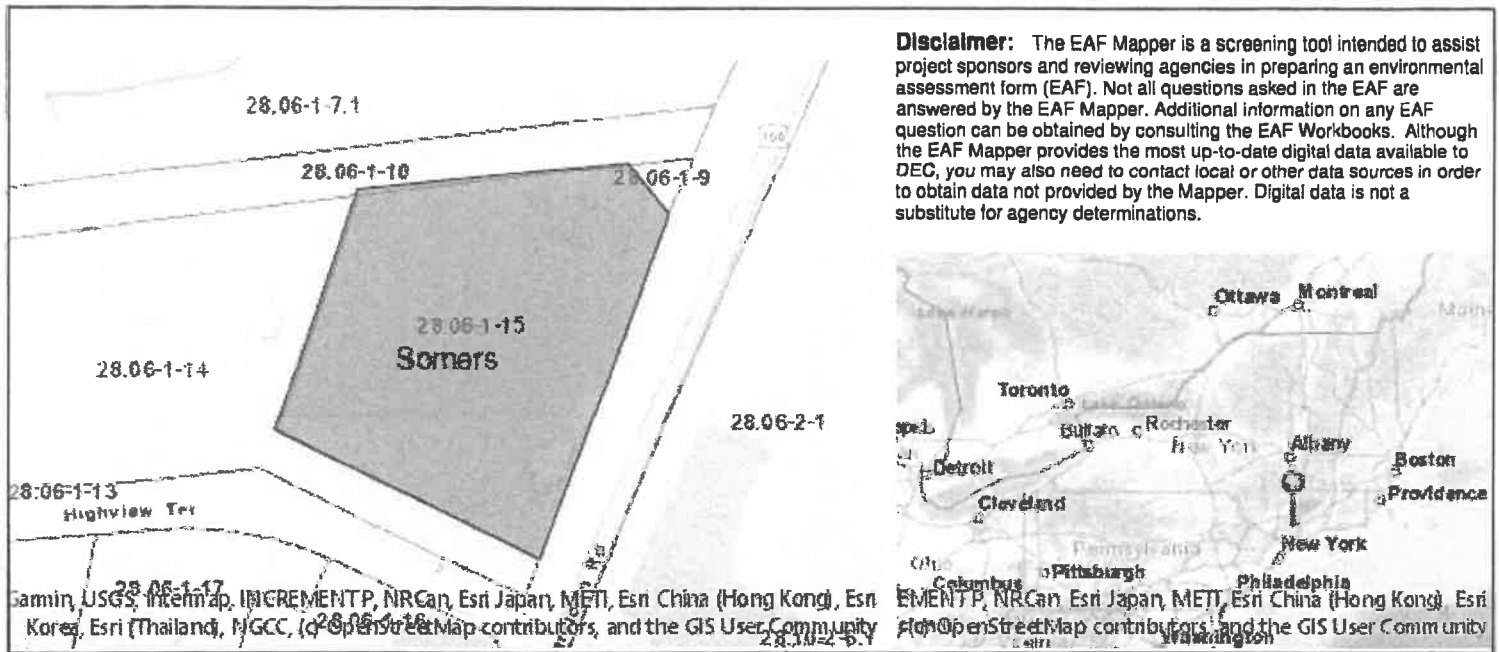
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Enrico Di Nardo Date 11/24/20

Signature [Signature] Title President



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No

E.2.b. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Sent to:
TB, TA, TC
12/4/2020
KD

Town of Somers

Westchester County

Enterprise Content Management System

October 15, 2020

Valid for 3 months



Bruce Cadman

Director of Sales

518-441-6496

BCadman@generalcode.com

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LASERFICHE CLOUD LICENSE OVERVIEW

The Laserfiche Cloud license introduces a straightforward annual or monthly fee including software licenses, hosted storage, technical support and software updates. The licensing option provides a Software as a Service (SaaS) solution hosted on Amazon Web Services.

- 100 GB Storage Per User
- Windows, Web and Mobile Clients
- Audit Trail
- Import Agent
- Laserfiche Connector
- Microsoft Office Integration

Laserfiche Cloud Product Description

Laserfiche Cloud is a Software as a Service (SaaS) solution which provides a central digital repository accessible from anywhere. With Laserfiche cloud you can upload, view, and modify content within a streamlined fully responsive web interface. In addition to the central repository, below are some of the great features that come with Laserfiche Cloud.

- **Web Access:** Enables user to access content through a web browser.
- **Business Processes:** Diagram business processes through the process modeler which is based on business process model and notation (BPMN) standards.
- **Import Agent:** Monitors network folders and imports files into the Laserfiche System. Upon import, this utility can perform OCR as well as index and route documents based on the Window's file path or file name.
- **Audit Trail:** track activities performed in a Laserfiche repository and generate reports. Auditing helps to show compliance with legal regulations and contributes to the security of the Laserfiche repository.
- **Laserfiche Connector:** Provides a non-code means for integrating Laserfiche with line-of-business applications.
- **Microsoft Office Integration:** Integration with Microsoft Office® Suite. Allows for direct content import as well as indexing capabilities. As a part of this integration, emails and attachments stored in Outlook can be imported to the repository with a single click and auto-indexed with information such as sender, subject, time received, etc.
- **Built-In Disaster Recovery:** Perform system backups automatically without user intervention. Documents are backed up 6xs a day with the most recent 3 backups available for a minimum of 14 days.

Updates

On a monthly basis Laserfiche adds features and performance enhancements to an existing version of its software known as "updates." Licensee will receive all updates as released.

Access to Online Support Resources

The Laserfiche Support Site contains detailed technical information to increase your product knowledgebase. The Laserfiche Cloud Help Files contain useful information to help you get started with your Laserfiche Cloud account. Laserfiche also has numerous help videos which walk you through the product to help you become more familiar and comfortable with all of the different features. Additionally, Laserfiche Cloud Answers is an online forum that allows Laserfiche Cloud subscribers to collaborate on ideas and solutions.

Pricing/Services

Services are based on the stages outlined in the section above.

Product	Unit Price	Quantity	Unit Price	Total Price
Users	Full feature license	12	\$830.00 per user	\$9,960.00
GC SAP	\$9.50 per user/month	12	\$114.00	\$1,368.00
Storage	100 GB per user included (Overages will be \$30 per 10 GB annually)	-	-	-
Public Portal	1000 views per month	1	\$600.00	\$600.00
Install and Training	Remote		\$2,000.00	\$2,000.00
Data Migration	From on-prem to Cloud		\$500.00	\$500.00
Remote Services	Setup; Project Coordination		\$300.00	\$300.00
Total				\$14,728.00

Year 2 for the above Laserfiche Cloud solution: \$11,928.00

This contract includes training for basic repository usage and administrative configuration. If/when the client wishes to implement the additional modules include with their licenses, there will be additional development, configuration and training time required. These additional service fees would not apply until you are ready to implement additional components.

AUTHORIZATION & AGREEMENT

The Town of Somers, Westchester County, New York hereby agrees to the procedures outlined above, to General Code's Content Management Solutions Terms & Conditions and to the License Agreements for the software referred to above, all of which are available at <http://cms.generalcode.com/terms-conditions>, and are incorporated herein by reference, and authorizes General Code to proceed with the project.

Electronic Document Management Project

\$14,728.00*

Estimated Annual support fee second year forward (LSAP): \$11,928.00

Note: This estimate is subject to change based upon the then-current support prices for that year and does not include Optional Components

This contract includes training for basic repository usage and administrative configuration. If/when the client wishes to implement the additional modules include with their licenses, there will be additional development, configuration and training time required. These additional service fees would not apply until you are ready to implement additional components.

SOFTWARE ORDER, PAYMENT AND PERFORMANCE SCHEDULE

- \$11,928.00 shall be invoiced upon Laserfiche Cloud activation
- \$2,800.00 of the project price shall be invoiced upon completion of the installation and training, or as services are completed

(Client please fill out) Invoice for this Project to be sent to:

Department: Town Supervisor's Contact Name: Tammi Savva

TOWN OF SOMERS, WESTCHESTER COUNTY, NEW YORK

By: Rick Morrissey

In the Presence of: Pamela Kelle

Title: Supervisor

Title: Town Clerk

Date: 12/1/2020

Date: 12/1/2020

GENERAL CODE, CMS, LLC

By: _____

In the Presence of: _____

Title: _____

Title: _____

Date: _____

Date: _____

In order to authorize the project:

1. Sign the Proposal
2. Fax or email the Authorization & Agreement Section only to: ICCCDS@generalcode.com • fax (585) 328-8189
3. Mail the signed Proposal to General Code at: 781 Elmgrove Road • Rochester, NY 14624

Upon request General Code can sign and mail a copy of this agreement back to the Municipality for its records.

SOFTWARE PATCHES AND UPGRADES:

In addition to receiving technical support, customers with a current LSAP/SAAS contract will receive **critical program updates within the current version of Laserfiche**. This is extremely important because Laserfiche is continuously improved to be even more powerful and efficient. You will receive routine system updates released by the manufacturer after a period of additional General Code in-house testing, as applicable. These patches and software upgrades are available for download at our FTP site. Customers are given the option of applying the patches themselves or having one of our Laserfiche technicians apply the patch remotely.

There is no additional cost for the installation of minor software updates or patches (typically called 'point releases'). Major software updates (typically called 'version releases') may have associated service charges to install, upgrade, or to migrate your Laserfiche software to the new major release level. Related training on new functionality of the upgraded software may also have associated service charges. Any additional charges will be outlined and quoted to you in advance.

Services covered under Support:

- Remote troubleshooting and repair to the best of our ability of any errors generated by Laserfiche
- Remote troubleshooting and repair to the best of our ability any Laserfiche functionality that is not working
- Provide and remotely apply minor patches/point releases on an as needed basis
- Respond to request calls within 8 business hours, if not immediately
- Provide technical support between the hours of 8:00 AM - 5:00 PM EST
- Provide access to all major and minor patches provided by Compulink Laserfiche
- Access to TIPS and FAQs on the General Code website
- User group meetings
- Access to Laserfiche's knowledgebase
- Regular newsletters - Laserfiche & The Decoder
- Access to webinars

Services not covered under Support:

- Training - New user or refresher training - either on-site or remote
- Repair of damaged databases
- Establishment of SQL maintenance plan
- Addition of custom features or functionality to the software
- Support or troubleshooting of third party software
- Faults or problems caused by unauthorized access to configuration information or changes to components by the user or a third party.
- Installation, Migration, Upgrading of software related to major software releases
- Problems or faults caused by use of the product outside its normal operating conditions.

- On-site technical support, unless it is specifically included as part of the selected Agreement or funded by the Customer on a per-day basis as part of a signed Change Order.
- On-site consulting or training, unless it is specifically included as part of the selected Agreement or funded by the Customer on a per-day basis as part of a signed Change Order.

Customer's Obligation:

- To contact General Code prior to implementing significant network changes that has the potential to impact the Laserfiche system. Some examples are, operating system changes on either the server or PC, replacement of existing PCs or server(s), and changes in network configurations, such as server name, IP address or workgroup on PCs.
- To have Internet access on the Laserfiche server and all workstations where the Laserfiche client is installed and be willing to allow our Support Technicians remote access to the Customer's Laserfiche system via GoToAssist or other acceptable remote access tool.
- To designate an IT contact and to provide the name, phone number and e-mail address on the registration form.
- To describe technical issues completely in order to provide General Code's Support Technician sufficient information to be able to diagnose and reproduce the problem, including any identified error codes.

PLANNING AND ENGINEERING DEPARTMENTS

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: November 5, 2020
To: Director of Finance T10(914)
From: Wendy Getting *wog*
Senior Office Assistant
RE: Erosion Control Bond
The Paramount at Somers Site Plan
TM: 28.17-1-19.1

Attached is a check in the amount of \$450.00 posted by The Paramount at Somers Rehabilitation and Nursing Center, 189 Route 100, Somers, NY 10589 in payment of an Erosion Control Bond.

Att.
cc: Town Board
Town Clerk

Sent to:
TB, TA, TC
11/20/2020
KS

PLANNING AND ENGINEERING DEPARTMENTS

Telephone
(914) 277-5866
Fax
(914) 277-4098

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

Date: November 20, 2020

To: Town Board

From: Syrette Dym, AICP SD
Director of Planning

**RE: The Paramount at Somers Site Plan
Refund of SEQRA Professional Service Fee**

The above-mentioned project has been completed. Therefore, please refund the remaining escrow money in the amount \$886.61 to:

The Paramount at Somers
Rehabilitation and Nursing Center
189 Route 100
P.O. Box 445
Somers, New York 10589

SD/wg

cc: Town Clerk
Director of Finance
Mark Badolato, LNHA. Administrator

Z:\PE\Financial\Escrow\Return Requests\The Paramount at Somers 2020.docx



THE PARAMOUNT AT SOMERS

REHABILITATION & NURSING CENTER

October 15, 2020



Town of Somers
335 Route 202
Somers, NY 10589

Attn: Planning Department

To Whom It May Concern:

Let this letter serve as our request for a refund for the un-used portion \$800 of the \$5,000 we gave to the town for SEQRA/Professional Services for (Somers Manor) 28.17-1-19.1.

I have attached a copy of the receipt for your reference.

Thank you,

Mark Badolato, LNHA
Administrator

Sent to:
TB,TA,TC
11/30/2020
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



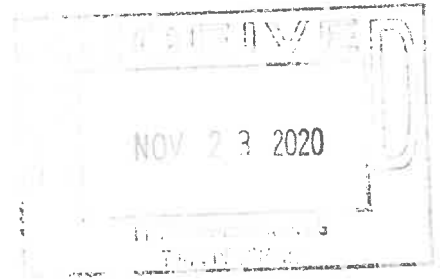
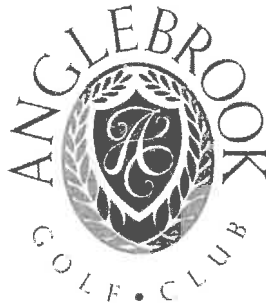
Syrette Dym, AICP
Town Planner
sdym@somersny.com

Date: November 30, 2020
To: Town Board
From: Steven Woelfle *SW*
Principal Engineering Technician
RE: **Anglebrook Golf Club Site Plan**
Resolution No. 99-13
TM: 27.07-1-1
Release of Erosion Control Bond
Received Check July 29, 1999

This Office has no objection to the return of the Erosion Control Bond in the amount of \$3,450. Please return to:

Anglebrook Golf Club
P.O. Box 700
100 Route 202
Lincolndale, NY 10540

SW/wg
cc: Town Clerk
Director of Finance
Matt Sullivan, Anglebrook Golf Club



20 November 2020

Mr. Woelfle:

Thank you for your letter of Nov. 10 to our superintendent Lou Quick.

We look forward to the return of our Erosion Control Bond of \$3,450.00 from 1999.

Please make the payment payable to the Anglebrook Golf Club and return to P.O. Box 700, 100 Route 202, Lincolndale, NY 10540.

If you have any questions, my direct dial is (914) 245-2972.

All my best,

Matt Sullivan
General Manager

As-5014

Sent to:
TB, TA, TC
11/20/2020
KD

Highway Department

Town of Somers

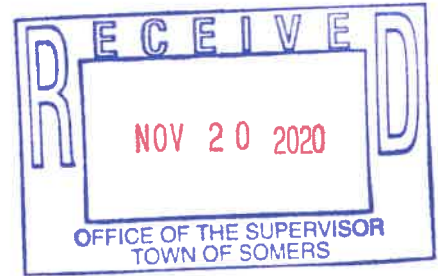
WESTCHESTER COUNTY, N.Y.

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

250 RT. 100
P.O. BOX 281

NICHOLAS DEVITO
Superintendent of Highways

THOMAS DEAGAN
Deputy Supt. of Highways



MEMO TO: SUPERVISOR
TOWN BOARD

FROM: NICHOLAS DEVITO
SUPT. OF HIGHWAYS

DATE: NOVEMBER 18, 2020

RE: 2021 MATERIAL BIDS

I recommend that a resolution be passed accepting low bid for Highway Materials for 2021 with the exception of mileage deviations for all categories picked up (F.O.B.) by trucks furnished by the Town of Somers. As you can see Thalle Industries is lowest bidder on the Bituminous Concrete (FOB) by approximately \$6.00, but located in Fishkill (vs) Peckham Materials located in Bedford please leave it up to the discretion of the Highway Superintendent when it is or is not cost effective based on the load quantities and wait times. Bituminous materials and asphalt concrete are subject to price adjustment formulas.

If you should have any questions please feel free to contact me.



NICHOLAS DEVITO
SUPT. OF HIGHWAYS

cc: Town Clerk

2021
HIGHWAY MATERIAL

	A	B	C	D	E	F	G
1	1			2021			G
2							
3							
4				LIQUID BITUMINOUS ASPHALT			
5				PER GALLON			
6							
7							
8							
9	A.			Asphalt Emulsions	N/B		
10							
11	B.			Cationic Emulsions	N/B		
12							
13	C.			R.C. Cutbacks	N/B		
14							
15	D.			M.C. Cutbacks	N/B		
16							
17	E.			Penetration Asphalt	N/B		
18							
19	F.			R.C. Special	N/B		
20							
21	G.			Tack coat emulsion applied	N/B		
22							
23	H.			Tack Coat RS1H applied			
24				Spray rate .03 TO .05			
25							
26							
27							
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36							

2021
HIGHWAY MATERIAL

(2) BITUMINOUS CONCRETE PER TON			CLOVE EXCAVATORS		KECT CONSTRUCTION	INTERCOUNTY PAVING	MONTESANO BROS.	ELQ INDUSTRIES
LAI								
LAI								
LAI								
LAI								
6F3 TOP COURSE								
LAI	DEL		89.90		90.65	96.37	106.49	131.88
LAI	DEL		92.90		94.65	97.70	109.49	138.87
LAI	DEL		92.90		94.65	98.15	109.49	135.75
LAI	DEL		94.60		94.65	99.35	112.49	142.75
6F3 TOP COURSE WARM								
LAI	DEL		93.90		94.65	100.37	106.49	136.50
LAI	DEL		96.90		97.65	101.70	109.49	143.50
LAI	DEL		96.90		97.65	102.15	109.49	140.38
LAI	DEL		98.60		97.65	103.48	112.49	147.37
12.5MM SUPERPAVE TOP								
LAI	DEL		89.90		90.65	96.37	106.49	131.88
LAI	DEL		92.90		94.65	97.70	109.49	138.87
LAI	DEL		92.90		94.65	98.15	109.49	136.06
LAI	DEL		94.60		94.65	99.48	112.49	143.06
TYPE 1 BASE COURSE								
LAI	DEL		88.90		92.50	94.37	106.49	129.56
LAI	DEL		91.90		95.50	95.70	109.49	136.56
LAI	DEL		91.90		95.50	96.15	109.49	132.56
LAI	DEL		93.60		96.50	97.48	112.49	139.56
TYPE 3 BINDER COURSE								
LAI	DEL		88.90		92.50	95.37	106.49	130.72
LAI	DEL		91.90		95.50	96.70	109.49	137.72
LAI	DEL		91.90		95.50	97.15	109.49	133.99
LAI	DEL		93.60		96.50	98.48	112.49	140.99

2021

(2) BITUMINOUS CONCRETE		CLOVE	KECT	INTERCOUNTY	MONTESANO	ELQ
PRICE LAID IN PLACE PER SYD		EXCAVATORS	CONSTRUCTION	PAVING	BROS.	INDUSTRIES
TYPE 6F3 TOP COURSE						
2" OVER LAY PER SYD	DEL	15.50	16.00	15.00	15.16	16.84
1.5" OVER LAY PER SYD	DEL	14.50	15.00	13.00	11.38	12.63
TYPE 6F3 WARM MIX						
2" OVER LAY PER SYD	DEL	17.00	17.00	16.00	15.71	17.44
1.5" OVER LAY PER SYD	DEL	16.00	16.00	15.00	11.79	13.08
TACK COAT RS1H APPLIED per syd	DEL					
Spray Rate .03 to .05		0.40	0.42	0.40	0.61	0.43

2021
HIGHWAY MATERIAL

3A CRUSHED STONE						
2021				WINDALE		THALLE
CRUSHED STONE				MATERIALS		INDUSTRIES
BLUE STONE						
F.O.B.						
1/4"	TON			N/B		22.00
	CYD			N/B		
3/8"	TON			21.70		22.00
	CYD			28.30		
3/4"	TON			19.55		22.00
	CYD			25.50		
1"	TON			19.55		22.00
	CYD			25.50		
1 1/2"	TON			19.55		22.00
	CYD			25.50		
4" TO 6"	TON			23.65		23.00
	CYD			28.50		
LITE STONE FILL	TON			23.65		23.00
	CYD			28.50		
MEDIUM STONE FILL	TON			27.80		37.00
	CYD			33.50		
CRUSHER RUN	TON			19.55		21.00
	CYD			25.50		
DELIVERED						
1/4"	TON			N/B		31.00
	CYD			N/B		
3/8"	TON			32.70		31.00
	CYD			43.30		
3/4"	TON			30.55		31.00
	CYD			40.50		
1"	TON			30.55		31.00
	CYD			40.50		
1 1/2"	TON			30.55		31.00
	CYD			40.50		
4" TO 6"	TON			34.65		32.00
	CYD			43.50		
LITE STONE FILL	TON			34.65		32.00
	CYD			43.50		
MEDIUM STONE FILL	TON			40.80		48.00
	CYD			49.00		
CRUSHER RUN	TON			30.55		30.00
	CYD			40.50		

2021
HIGHWAY MATERIAL

3B	2021			
			PUTNAM	
			MATERIALS	
CRUSHED STONE				
LIMESTONE F.O.B.				
3/4"	TON	18.85		
	CYD	24.50		
1 1/2"	TON	18.85		
	CYD	24.50		
4" TO 6"	TON	N/B		
	CYD	N/B		
LITE STONE FILL	TON	26.75		
	CYD	35.00		
MEDIUM STONE FILL	TON	N/B		
	CYD	N/B		
CRUSHER RUN	TON	N/B		
	CYD	N/B		
CRUSHED STONE				
LIMESTONE DELIVERED				
3/4"	TON	28.65		
	CYD	35.90		
1 1/2"	TON	28.65		
	CYD	35.90		
4" TO 6"	TON	N/B		
	CYD	N/B		
LITE STONE FILL	TON	36.65		
	CYD	46.35		
MEDIUM STONE FILL	TON	N/B		
	CYD	N/B		
CRUSHER RUN	TON	N/B		
	CYD	N/B		

2021
HIGHWAY MATERIAL[illegible]

2021
HIGHWAY MATERIAL

7 WASHED GRAVEL							
2021			RED WING		NICHOLAS		
					DOMAIN		
WASHED GRAVEL							
F.O.B.							
3/8"	TON		20.00		12.00		
	CYD.		24.00		17.00		
3/4"	TON		20.00		N/B		
	CYD.		24.00		N/B		
1½"	TON		20.00		16.00		
	CYD.		24.00		21.50		
WASHED GRAVEL							
DELIVERED							
3/8"	TON		28.00		21.50		
	CYD.		32.00		27.95		
3/4"	TON		28.00		N/B		
	CYD.		32.00		N/B		
1½"	TON		28.00		25.50		
	CYD.		32.00		33.25		

[illegible]

2021

[illegible]

2021
HIGHWAY MATERIAL

10	GUIDE RAIL AND POST INSTALLATION 2021	CHEMUNG SUPPLY
1	COMPLETE LAYOUT AND INSTALLATION OF GUIDE RAIL and posts per New York State Specifications W BEAM - 12' 6" spacing of posts PER FOOT W BEAM - 6' 3" spacing of posts PER FOOT BOX BEAM - 6' 3" spacing of posts PER FOOT	9.95
2	Corrugated beam type guide rail - punched 6' 3" PER FOOT	89.50
3	Corrugated beam type guide rail - punched 6' 3" curved to 50' radius and up EACH curved 40' to 50' radius EACH curved 30' to 39' radius EACH curved 20' to 29' radius EACH	134.00 134.00 134.00 134.00
4	Corrugated beam type guide rail - length 13' 6-1/2" EACH (shop curved rail) (approach and terminal)(rotation 90 degrees)	133.00
5	3" X 2-3/8" I intermediate guide rail posts length 5' 3" EACH	53.00
6	Flared type terminal sections 12 gauge EACH	32.00
7	Wrap around type terminal sections 12 gauge EACH	48.00
8	Concrete anchor unit with all necessary hardware EACH	499.00
9	Galvanized splice bolts 1-1/4" x 5/8" EACH	1.00
10	Galvanized posts bolts 5/16" x 1-3/4" w/washer/nuts EACH	1.00
11	Galvanized post bolts 2" x 5/8" EACH	1.00
12	Galv. Support bolts 1/2" x 1-1/2", 2 nuts, no washers EACH	1.00
13	6" x 6" x 24' box beam type guide rail including self angle, splice plates, nuts and bolts PER FT.	42.00
14	6" X 6" box beam type guide rail curved to special radius PER FT.	52.00
15	6" X 6" box beam type guide rail shop cuts and mitered curved rail PER FT.	64.00
16	6" x 6" box beam guide rail and sections EACH	444.00
17	3" I beam guide rail posts 5'3" long intermediate type post for box beam rail EACH	57.00
18	3" I beam guide rail posts 3' 8" long end type post for box beam rail EACH	53.00
19	12'6" Galvanized Driveway Turndowns EACH	133.00

2021
HIGHWAY MATERIAL

	CORRUGATED BOX BEAM AND GUIDE RAIL MATERIALS MEETING MAYARI SPECIFICATIONS		CHEMUNG SUPPLY
	2021		
20	Mayari corrugated beam type guide rail-punched 6'3" PER FT.		13.00
21	Mayari corrugated beam type guide rail-punched 6'3" curved to special radius:		
	Curved to 50' radius and up EACH		180.00
	Curved 40' to 50' radius EACH		180.00
	Curved 30' to 39' radius EACH		180.00
	Curved 20' to 29' radius EACH		180.00
22	Mayari Corrugated beam type guide rail - length 13' 6-1/2" (shop curved rail) (approach and terminal) (rotation 90 degrees) EACH		215.00
23	3" x 2-3/8" Mayari I intermediate guide rail posts - length 5' 3" EACH		84.00
24	Mayari flared type terminal sections 12 gauge EACH		75.00
25	Mayari wrap around type terminal sections 12 ga. EACH		77.00
26	6" X 6" X 24' Mayari box beam type guide rail including selfangle, splice plates, nuts & bolts PER FT.		N/B
27	6" X 6" Mayari box beam type guide rail curved to special radius PER FT.		N/B
28	6" X 6" Mayari box beam type guide rail shop cuts and mitered curved rail PER FT.		N/B
29	6" X 6" Mayari box beam guide rail end sections EACH		N/B
30	3" Mayari I beam guide rail posts 5' 3" long intermediate type posts for box beam guide rail. The bottom portion of the I beam post that is placed into the ground will be Hot dipped galvanized EACH		N/B
31	3" Mayari I beam guide rail posts 3' 8" long end type posts for box beam guide rail EACH		N/B
32	'12'6" Mayari Driveway Turndown EACH		N/B

2021
HIGHWAY MATERIAL

11	LIQUID CALCIUM CHLORIDE		
	2021	PECKHAM	
		MATERIALS	
	Liquid Calcium Chloride		
	with Corrosion Inhibitor. "Corguard"		
a.	32% Liquid Calcium Chloride with Corrosion		
	Inhibitor Delivered applied as per itemized specs.		
	Delivery under 4000 gallons per gal.		
	Delivery 4000 gals. Or more per gal.		
b	34% Liquid Calcium Chloride with Corrosion		
	Inhibitor Delivered applied as per itemized specs.		
	Delivery under 4000 gallons per gal.	1.21	
	Delivery 4000 gals. Or more per gal.	1.19	
	LIQUID MAGNESIUM CHLORIDE		
	2021		
12	Liquid Magnesium Chloride with Corrosion		
	Inhibitor, "Ice-Stop CI"		
a	25% Liquid Magnesium Chloride with		
	Corrosion Inhibitor Delivered applied as per specs.		
	Delivery under 4000 gallons per gal.		
	Delivery 4000 gals. Or more per gal.		

2021
HIGHWAY MATERIAL[illegible]

2021
HIGHWAY MATERIAL[illegible]

2021
HIGHWAY MATERIAL

Culvert Pipe-Corrugated Price Per Ft.			
15B PIPE 2021			
GALVANIZED Solid or Perforated			
DIA.	GA.		CHEMUNG SUPPLY
6"	18		N/B
12"	16		16.00
15"	16		19.00
18"	16		22.00
24"	14		36.00
36"	12		68.00
42"	12		82.00
48"	12		94.00
54"	12		115.00
60"	12		124.00
15B CONT'D.			
METAL PIPE			
6" Perforated (18 gauge)			
15B			
ALUMINUM Solid or Perforated			
DIA.	GA.		
6"	18		
12"	16		
15"	16		
18"	16		
24"	14		
36"	12		
42"	12		
48"	12		
54"	12		
60"	10		

2021
HIGHWAY MATERIAL

			MID HUDSON CONCRETE	CHEMUNG SUPPLY	EXPANDED SUPPLY	M&M PRECAST	CARMEL WINWATER
16B LARGE KNOCKOUT PRECAST CATCH BASINS							
TYPE A 36" SUMP WITH 6" WALLS							
OUTSIDE DIMENSIONS 42"W X 60"L							
INSIDE DIMENSIONS 30"W X 48"L							
KNOCKOUT DIMENSIONS 40" X 24" SIDE 24"x24"	PER UNIT	205.00		345.00	285.00	209.00	173.25
*TYPE B 48" SUMP WITH 6" WALLS							
Outside Dimensions 42"W X 60"L X 54"H							
INSIDE DIMENSIONS 30"W X 48"L X 48H							
KNOCKOUT DIMENSIONS 40" X 36" 28" X 36"	PER UNIT	245.00		445.00	310.00	249.00	225.75
TYPE A 36" SUMP							
SUMP EXTENSION (RISER) 2"	PER UNIT	N/B	N/B	N/B	N/B	66.00	N/B
SUMP EXTENSION (RISER) 4"	PER UNIT	N/B	N/B	N/B	N/B	76.00	N/B
SUMP EXTENSION (RISER) 6"	PER UNIT	72.00		110.00	97.00	79.00	N/B
SUMP EXTENSION (RISER) 12"	PER UNIT	85.00		105.00	113.00	89.00	63.00
SUMP EXTENSION (RISER) 18"	PER UNIT	N/B		195.00	190.00	189.00	N/B
SUMP EXTENSION (RISER) 24"	PER UNIT	100		215.00	210.00	104.00	82.00
SUMP BOTTOM 24" WITHOUT KNOCKOUTS	PER UNIT	N/B		315.00	315.00	294.00	N/B
SUMP EXTENSION (RISER) 36" WITH KNOCKOUTS	PER UNIT	N/B		325.00	295.00	294.00	N/B
*TYPE B 48" SUMP							
*MUST HAVE 12" FROM BOTTOM OF KNOCKOUT							
TO FLOOR OF BASIN							
SUMP EXTENSION (RISER) 2"	PER UNIT	N/B	N/B	N/B	N/B	66.00	N/B
SUMP EXTENSION (RISER) 4"	PER UNIT	N/B	N/B	N/B	97.00	76.00	N/B
SUMP EXTENSION (RISER) 6"	PER UNIT	72.00		110.00	113.00	79.00	N/B
SUMP EXTENSION (RISER) 12"	PER UNIT	85.00		105.00	190.00	89.00	63.00
SUMP EXTENSION (RISER) 18"	PER UNIT	N/B		195.00	210.00	189.00	N/B
SUMP EXTENSION (RISER) 24"	PER UNIT	100		215.00	315.00	104.00	82.00
SUMP EXTENSION (RISER) 36" WITH KNOCKOUTS	PER UNIT	N/B		315.00	295.00	294.00	N/B
SUMP BOTTOM 24" WITHOUT KNOCKOUTS	PER UNIT	N/B		325.00		294.00	N/B

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2021

[illegible]

[illegible]

2021

[illegible]

2021
HIGHWAY MATERIAL

19						
EPOXY REFLECTORIZED PVMT MARKINGS						
PER SPECIFICATIONS						
Unit price per linear foot						
Double Yellow Center Line						
4" wide per stripe						
4" Yellow - Price Per L.F.				0.58		0.54
Unit price per linear foot -						
Single White Edge Line						
4" wide per stripe						
4" White - Price per L.F.				0.289		0.274
STOP BARS/CROSS WALK - Price per S.F.				3.08		3.00
STOP LINE: 12IN WIDE PER L.F.				3.08		3.00
STOP LINE: 18IN WIDE PER L.F.				3.94		3.75
ARROW (each)				59.00		76.00
HANDICAP PARKING (each)				69.00		80.00
REMOVAL OF LINE(S) - Price per S.F.				1.19		125.00
6 FOOT LETTERING						
PRICE PER 6FT LETTER				49.00		48.00

	A				
1					
2	BITUMINOUS ASPHALT PAVEMENT/HEATING & SCARIFYING				
3	2021				
4	HIGHWAY REHABILITATION COPR.				
5					
6					
7	QUANTITY	WITH ROLLER		WITHOUT ROLLER	
8					
9	Under 5,000 s.y. 3/4 to 2" depth	N/B	per s.y.	N/B	per s.y.
10					
11	Over 5,000 <10,000 s.y.	N/B	per s.y.	N/B	per s.y.
12					
13	Over 10,000<20,000 s.y.	N/B	per s.y.	N/B	per s.y.
14					
15	Over 20,000<40,000 s.y.	N/B	per s.y.	N/B	per s.y.
16					
17	Over 40,000 s.y.	N/B	per s.y.	N/B	per s.y.
18					
19					
20	*CONTRACTOR MUST SUPPLY TRAFFIC CONTROL				

2021
HIGHWAY MATERIAL BIDS

	A	B	C	D	E
1					
2	NO BID				
3					
4			RECLAMATION/RECYCLING		RECLAMATION/RECYCLING SHAPING GRADING & COMPACTING
5					
6					
7	DEPTH OF CUT		UNIT PRICE/SQUARE YARD		UNIT PRICE/SQUARE YARD
8					
9	0" TO 4"				
10	5" to 8"				
11	9" to 12				
12	13" to 15"				
13	16" to 18"				
14					
15			UNIT PRICE/PER GALLON		UNIT PRICE/PER GALLON
16					
17	CALCIUM CHLORIDE				
18					
19					
20			UNIT PRICE/PER GALLON		UNIT PRICE/PER GALLON
21					
22	EMULSIFIED ASPHALT				
23					
24			UNIT PRICE/PER GALLON		UNIT PRICE/PER GALLON
25					
26	FOAMED ASPHALT				
27					
28			PER HOUR		PER MOVE
29					
30	RECLAIMER				
31	GRADER (CAT 12 OR EQUAL)				
32	VIBRATORY ROLLER (10-12 TON)				
33	PNEUMATIC-TIRED ROLLER 25 TON				
34	WATER TRUCK-PRESSURE SYSTEM				
35	MOBILIZATION OF EQUIP. MOVE IN/OUT				

2021
HIGHWAY MATERIAL BIDS

Line Item	Square Rectangular Diamond Size	Cost Per DOT Sign Engineer Grade	Cost Non-Standard DOT Sign Engineer Grade	Cost Per DOT Sign Hi Intensity	Cost Non-Standard DOT Sign Hi Intensity
		TRAFFIC LN CLOSURES	TRAFFIC LN CLOSURES	TRAFFIC LN CLOSURES	TRAFFIC LN CLOSURES
1A	12"x 6"	6.49	6.49	6.77	6.77
1	18"x 6"	7.81	7.81	8.25	8.25
2	18 x12"	13.48	13.48	14.30	14.30
3	18" x 18"	18.59	18.59	19.91	19.91
4	18" x 24"	24.31	24.31	27.28	27.28
5	18" x 30"	30.75	30.75	32.89	32.89
6	18" x 36"	35.15	35.15	38.39	38.39
7	24" x 8"	11.28	11.28	12.05	12.05
8	24" x 12"	16.45	16.45	17.60	17.60
9	24 x 24"	32.89	32.89	35.20	35.20
10	24" x 30"	40.70	40.70	43.62	43.62
11	24" x 36"	49.28	49.28	52.75	52.75
12	24" x 48"	67.05	67.05	71.61	71.61
13	30" x 30"	52.75	52.75	55.66	55.66
14	30" x 36"	62.81	62.81	66.44	66.44
15	36" x 12"	24.31	24.31	25.41	25.41
16	36" x 36"	74.25	74.25	79.48	79.48
17	36" x 48"	98.62	98.62	105.49	105.49
18	48" x 30"	82.83	82.83	88.55	88.55
19	48" x 48"	131.45	131.45	140.64	140.64
20	60" x 24"	82.83	82.83	88.55	88.55

	A	B	C	D	E	F
1						
2		Square	DG	Cost Per	Cost Per	Cost Per
3		Rectangular	IX SHEETING	DOT Sign	DOT Sign	Non-Standard
4		Diamond Size	FED SPEC	Engineer Grd	Hi Intensity	DOT Sign
5						Hi Intensity
6						
7			TRAFFIC LN	TRAFFIC LN	TRAFFIC LN	TRAFFIC LN
8			CLOSURES	CLOSURES	CLOSURES	CLOSURES
9						
10		Street Signs**				
11		Green background				
12		White Legend				
13		Street Name				
14		Blades Extruded 1"				
15		Each Side				
16						
17		6"x 24 Extruded		N/B	N/B	23.54
18		6" x 30" Extruded		N/B	N/B	29.26
19		6" x 36 Extruded		N/B	N/B	35.86
20		9" x 24" Extruded		N/B	N/B	33.50
21		9" x 30" Extruded		N/B	N/B	36.74
22		9" x 36 Extruded		N/B	N/B	45.10
23		9" x 42" Extruded		N/B	N/B	47.69
24		9" x 48" Extruded		N/B	N/B	57.31
25						
26		30" Stop Sign-Octagon	65.29	43.73	N/B	47.30
27						
28		School Crossings	66.33	N/B	N/B	N/B
29						
30		30" Engineer Grade		46.09		
31						
32		36" Engineer Grade		55.55		
33						
34		30" Fluorescent Yellow-Green	75.35	N/B		
35						
36		36" Fluorescent Yellow-Green	108.35	N/B		

	A	B	C	D	E	F	G
1							
2		Green Channel Posts		Cost	Cost Per Post	Cost	Cost Per Post
3				Per Post	Quantity 50 or	Per Post	Quantity 50 or
4					More		More
5							
6							
7				TRAFFIC LN	TRAFFIC LN	CHEMUNG	CHEMUNG
8				CLOSURES	CLOSURES	SUPPLY	SUPPLY
9							
10							
11		6'		15.36	15.36	8.25	8.00
12		8'		20.48	20.48	12.00	11.75
13		10'		25.60	25.60	14.25	13.95
14		12'		30.72	30.72	17.50	17.50
15							
16		3 1/2' HD Tapered		8.96	8.96	9.95	9.75
17							
18		Delineator Markers		12.35			
19							
20		5 ' Fiber Glass		N/B			
21							
22	22	Bright side Reflectors					
23		diamond grade reflective					
24		Devices, 3" wide in 6' lengths					
25		red, yellow, green and white					
26		with attachment hardware for					
27		standard U channel posts					
28		NO EXCEPTIONS					
29							
30							
31							
32		Refacing of Traffic Signs		Cost Per Sign	Cost Per Sign		
33				MUTCD	Non-Standard		
34				Hi Intensity			
35							
36							
37				TRAFFIC LN	TRAFFIC LN		
38				CLOSURES	CLOSURES		
39							
40							
41		12x36		23.50	23.50		
42		18x24		25.35	25.35		
43		24x24		32.60	32.60		
44		24x30		40.40	40.40		
45		30x30		51.60	51.60		
46		30" STOP		43.85	43.85		
47		30" PENT (FYG)		69.85	69.85		
48		30X30 (FYG)		69.85	69.85		
49		12X24 (FYG)		26.25	26.25		

Sent to: TB, TA, TC 11/30/2020 KD

Kim DeLucia

Subject: FW: Out of Title / Over Time Pay

From: Rick Morrissey <supervisor@somersny.com>

Sent: Thursday, November 19, 2020 12:59 PM

To: Bob Kehoe <rkehoe@somersny.com>

Cc: Tom Garrity <tgarrity@somersny.com>; Richard Clinchy <rclinchy@somersny.com>; Anthony Ciriaco <aciriaco@somersny.com>; Bill Faulkner <wfaulkner@somersny.com>

Subject: Out of Title / Over Time Pay

Bob:

The Town Board has approved Out of Title / Over Time pay in the amount of \$2,000.00 for each of the following employees:

Carolyn Brush
Cathy Disisto
Wendy Getting
Tammi Savva

Please arrange for these payments out of 2020 funds.

Thanks,

Rick Morrissey, MPA

Town Supervisor
Town of Somers
335 Route 202
Somers, NY 10589
Ph: 914-277-3637
Fax: 914-276-0082
supervisor@somersny.com
www.somersny.com

Sent to:
TB, TA, TC
11/18/2020
KO

Sterling Appraisals Inc.

81 Pondfield Road – Suite 7
Bronxville, New York 10708

Tel: (914) 961-3144

e-mail: bob@sterling-appraisals.com

November 17, 2020

VIA EMAIL
(rbaroni.sbrllaw.com)

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

RE: Somers Property LLC
The Paramount at Somers Rehabilitation & Nursing Center
189 Route 100, Somers, NY
Tax Map # 28.17-1-19.1
Years at issue: 2018-2020

Dear Mr. Baroni:

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

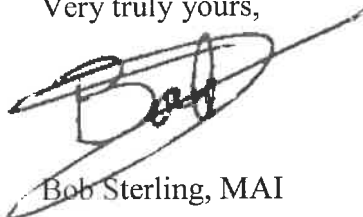
The above-captioned property is a nursing home on 58± acres zoned R-80. The property may have excess land that can be sold for new development.

The fee for a restrictive/"preliminary" appraisal is \$5,750. The cost to upgrade the restrictive/"preliminary" appraisal to a trial-ready appraisal is an additional \$3,000. Additional fees for including an excess-land valuation are \$2,000 and \$1,500 for the restrictive/ "preliminary" and trial appraisals.

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

Thank you for the opportunity of providing this proposal. I look forward to working with you again.

Very truly yours,



Bob Sterling, MAI

Agreed & Accepted