

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

ROBERT SCORRANO
SUPERVISOR



**SOMERS TOWN BOARD
WORK SESSION/REGULAR MEETING - 7:00PM
THURSDAY, JULY 13, 2023
www.somersny.com**

6:00pm Executive Session

I. PLEDGE OF ALLEGIANCE:

7:00pm Work Session / Regular Meeting

II. ROLL CALL:

III. PUBLIC HEARING:

1. Proposed Local Law to amend Chapter 170 entitled Zoning amending §170-3 entitled Definitions to add a new defined term entitled Self-Storage Facility.

PUBLIC COMMENT

Please limit your comments to no more than 3 minutes.

IV. APPROVAL OF MINUTES: February 2nd Work Session, February 9th Public Hearing, February 9th Regular Meeting, March 2nd Work Session, March 9th Public Hearing, March 9th Regular Meeting

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

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VI. BUSINESS OF THE BOARD:

A. TOWN BOARD:

1. Town of Somers – Update
2. Route 6 Project – Presentation - North Edge Realty Corporation, Mr. Gus T. Boniello
3. Town of Somers Planning Department Petition to enact proposed zoning map amendments that were identified in the 2016 Comprehensive Plan Update:
 - a. Declaration of Town Board as Lead Agency.
 - b. Schedule a public hearing for August 10, 2023.
4. Municipal Facilities Text Amendments - Discussion
 - a. Declare Notice of Intent to act as Lead Agency.
 - b. Authorize circulation of Notice of Intent to the Planning Board and other interested and involved agencies for review and recommendation.
5. UB Somers / Somers Commons Shopping Center petition to amend the Town's Zoning Code related to the CS – Community Shopping District - Discussion
 - a. Accept the petition.
 - b. Declare Notice of Intent to act as Lead Agency.
 - c. Adopt a Short Form (EAF) prepared for the Proposed Action.
 - d. Authorize circulation of petition and Notice of Intent to other interested and involved agencies for review and recommendation.
6. Town Hamlet Water Supply – Water Infrastructure Improvement Act (WIIA) Grant Application - Discussion
 - a. Declare Notice of Intent to act as Lead Agency.
 - b. Identify the proposed action as a Type 2 Action under SEQR.
 - c. Complete and execute the required grant documents.
 - d. Authorize the issuance of debt up to 2.92M for the project.
7. Refer request for two (2) 3-way stop signs in Heritage Hills at Westridge Drive & West Hill Drive and Westridge Drive & Waterview Drive to the Somers Police, Highway, and Engineering Departments for evaluation.

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8. Request permission to go to bid for the construction work required to renovate the Somers Library Teen Room as per the proposal submitted and approved by Lothrop Associates per memo dated June 30, 2023 from Jennifer Daddio, Director of the Somers Library.
9. Elephant Hotel Historic Preservation Grant Application - Discussion
 - a. Declaration of Town Board as Lead Agency.
 - b. Identify the proposed action as a Type 2 Action under SEQRA.
 - c. Complete and execute the required grant documents.
 - d. Authorize up to a 50% match for the funding of a grant not to exceed \$500,000.00.
10. Vacuum Truck Grant - Discussion
 - a. Declaration of Town Board as Lead Agency.
 - b. Identify the proposed action as a Type 2 Action under SEQRA.
 - c. Complete and execute the required grant documents.
 - d. Authorize a 25% match for the funding of a grant not to exceed \$325,000.00.
11. Authorize Supervisor to adopt the Town of Somers Use of the Model T Vehicle Policy effective immediately.
12. Rescind the resolution from June 1, 2023 approving the purchase of one (1) 2023 Ford F-150 XL 4WD pick-up truck from the National Auto Fleet Group Sourcewell Contract 091521-NAF for \$43,200.00 due to the unavailability of the vehicle.
13. Request permission to purchase a 2024 Chevy 2500 HD 4WD pickup truck for a cost not to exceed \$49,000 through the National Auto Fleet Group Sourcewell Contract 091521-NAF, the cost of this vehicle shall be shared between the Somers Consolidated Water District and the Somers Sewer District per memo dated June 14, 2023 from Frederick McQuillan, Water Superintendent.
14. Request permission to approve and purchase the needed parts from GA Industries to repair the 10" Automatic Control Valve on the 16" transmission main at the Granite Springs valve chamber in the amount of \$8,992.00 per memo dated June 27, 2023 from Frederick McQuillan, Superintendent of Water & Sewer.
15. Request the Town Board resolve to have the terms and conditions of employment for the non-union Deputy Superintendent of Highways that were initially resolved on November 14, 2022 be clarified to follow specific terms and conditions of the Teamsters Local 456 collective bargaining agreement as outlined in the resolution drafted by the Town's Labor Attorney covering the time period of January 1, 2021 through December 31, 2023.

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16. Authorize the Supervisor to execute the agreement with the South Salem Animal Hospital for the boarding of impounded dogs from the Town of Somers covering the time period of April 1, 2023 through March 30, 2025 per June 3, 2023 email from Patricia Kalba, Town Clerk.
17. Authorize the Supervisor to sign the following:
- a. The renewal contract for the Town's Insurance with Travelers for the period of July 1, 2023 through June 30, 2024, per June 23, 2023 email from Robert Kehoe, Director of Finance, retro to July 1, 2023.
 - b. The renewal contract for the Town's Workers Compensation Insurance with PERMA for the period of July 1, 2023 through June 30, 2024, per June 23, 2023 email from Robert Kehoe, Director of Finance, retro to July 1, 2023.
 - c. The renewal contract including the Terrorism form for the Town's Commercial Excess Umbrella Insurance with American Alternative Insurance Corporation for the period of July 1, 2023 through June 30, 2024, per June 29, 2023 email from Robert Kehoe, Director of Finance, retro to July 1, 2023.
 - d. The Volunteer Accident Insurance contract with Philadelphia Insurance Companies for the period July 1, 2023 through June 20, 2024, per referral from Robert Kehoe, Director of Finance, retro to July 1, 2023.
18. Authorize the Supervisor to execute a three-year renewal with NY Studio GovOS, formally known as SeamlessDocs, for website services in the amount of \$12,937.50 per year for 36 months for the period of June 29, 2023 through June 28, 2026.
19. Schedule a Public Hearing for Town Board discussion of Chapter 77, Buildings, Unsafe; Section 77-9 as it relates to 5 Cottage Place for August 10, 2023.

B. PARKS & RECREATION: No additional business.

C. FINANCIAL: No additional business.

D. HIGHWAY: No additional business.

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E. PERSONNEL:

1. **Current Vacancies:**
 - a. Affordable Housing Board (1- 2-year term ending 7/11/2024.)
 - b. Affordable Housing Board (1- 2-year term ending 7/11/2025.)
 - c. Partners in Prevention (1- 3-year term ending 12/31/2023.)
 - d. Partners in Prevention (2- 3-year terms ending 12/31/2025.)
 - e. Veteran's Committee (2- 2-year terms ending May 31, 2025.)
2. **Upcoming Vacancies - Terms Expiring in 2023:**
 - a. Assessment Board of Review (1- 5-year term ending 9/30/2023.)
3. Authorize the hiring of Alexander Chulo as a Seasonal Laborer in the Parks and Recreation Department at an hourly rate of \$20.00 per memo dated June 6, 2023 from Steven Ralston, Superintendent of Parks and Recreation retroactive to June 12, 2023.
4. Authorize the hiring of Michael Bergin as Part-Time School Crossing Guard for the Somers Police Department at an hourly rate of \$25 per memo dated July 7, 2023 from Brian Linkletter, Chief of Police effective August 28, 2023. Mr. Bergin has passed the necessary background checks.
5. Acknowledge the resignation of Gina Arena as a member of the Somers Energy Environment Committee which serves at the pleasure of the Town Board effective June 9, 2023.
6. Authorize the re-appointment of Bobby Brower to the Somers Affordable Housing Board to a two-year term ending July 11, 2025.

F. PLANNING & ENGINEERING:

1. For review and comment:
 - a. B-HP District Application ARSEC Corporation for Proposed Parking Lot Expansion – 380 Route 202

G. POLICE: - No additional business.

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H. CONSENSUS AGENDA:

1. Authorize the return of the following Bond per June 12, 2023 memo from Steven Woelfle, Engineering Department:
 - a. \$2,500.00 Performance Bond – Alongi Tree Removal Permit; TM: 5.20-2-10
2. Authorize the following SEQRA/Professional Service Fee refund per June 14, 2023 memo from Dave B. Smith, Director of Planning:
 - a. \$475.00 T-Mobile Wireless – Lincoln Hall; 87 Route 202; TM: 16.15-1-1.1
3. Authorize the Supervisor to execute:
 - a. The IIIC-1, IIIC-2, and corresponding NSIP funding contracts for the period beginning January 1, 2023 and continuing through December 31, 2023 per memo dated June 15, 2023 from Barbara Taberer, Seniors and Nutrition Program Director.
 - b. The Westchester County Department of Health permit to operate the Nutrition Program at the Van Tassell House from September 1, 2023 through August 31, 2023 per memo dated June 13, 2023 from Barbara Taberer, Seniors and Nutrition Program Director.

SOMERS TOWN BOARD
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2023 Calendar

July 13, 2023	7:00pm	Town Board Work Session/Regular Meeting Public Hearing: Proposed Local Law to amend Chapter 170 entitled <u>Zoning</u> amending §170-3 entitled <u>Definitions</u> to add a new defined term entitled Self-Storage Facility.
August 10, 2023	7:00pm	Town Board Work Session/Regular Meeting
September 7, 2023	7:00pm	Town Board Work Session
September 14, 2023	7:00pm	Town Board Regular Meeting
October 5, 2023	7:00pm	Town Board Work Session
October 12, 2023	7:00pm	Town Board Regular Meeting

7/10/2023 5:03 PM

SomersNY-Supervisor - Documents\kdelucia\TB Agendas\2023\Jul 13, 2023 Work Session_Regular Meeting.docx

Sent to:
TB, TA, TC
6/22/23
KD

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Town of Somers will conduct a public hearing on July 13, 2023 at 7:00 p.m. at the Town House, 335 Route 202, Somers, New York on a proposed Local Law to amend Chapter 170 entitled Zoning amending §170-3 entitled Definitions to add a new defined term entitled Self-Storage Facility which states as follows:

SELF-STORAGE FACILITY

A fully enclosed commercial and/or business establishment providing varying sizes of individual compartmentalized and/or controlled access to stalls or lockers for the storage of business or personal property.

Article VIA entitled Office and Light Industry OLI District amending §170-24.2 entitled Principal Uses adding new sections K., which shall state as follows:

K. Self-storage facilities, where maximum building coverage shall not exceed 25% and maximum floor area ratio (FAR) shall not exceed 0.45. Such facilities shall otherwise be subject to the ordinary dimensional standards and requirements outlined in § 170-24.5.

Amending §170-40.B. entitled Required number of off-street parking and loading units adding a new use and parking requirements to the CODE of the Town of Somers as follows:

Kind of Use	Required Parking Units (PU)	Required Loading Units (LU)
Self-storage facility		
Each 3,000 square feet of gross floor area	1	
First 40,000 square feet of gross floor area		1

Also, amending the Town of Somers Zoning Map to rezone 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, 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 from Multifamily Residence Route 100 (MFR-100) District to entitled Office and Light Industry (OLI) District.

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

By Order of the Town Board
of the Town of Somers

Patricia Kalba
Town Clerk

Dated: June 8, 2023

Sent to:
TB, TA, TC
7/11/23
KO

FEBRUARY 2, 2023 – WORK SESSION

Minutes of a Work Session of the Town Board of the Town of Somers held on Thursday evening February 2, 2023 at 6:00 PM at the Town House, 335 Route 202, Somers, New York.

ROLL CALL:

PRESENT:	Supervisor	Robert G. Scorrano
	Councilman	Richard G. Clinchy
	Councilman	Thomas A. Garrity, Jr.
	Councilman	Anthony J. Ciriaco
	Councilman	William G. Faulkner

ABSENT:

Also present were Patricia Kalba, Town Clerk and Roland A. Baroni, Jr., Town Attorney (via ZOOM).

Supervisor Scorrano stated that it was in order for the Board to enter into an executive session with regard to personnel and contract.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, the meeting was adjourned to an executive session with regard to personnel and contract at 6:00 PM to return that evening.

7:00 PM – meeting reconvened

This being a work session the following actions were taken:

Thereupon motion of Supervisor Scorrano, seconded Councilman Faulkner, it was unanimously,

RESOLVED, that the Town Board does hereby schedule a Public Hearing for February 9, 2023 with regard to a to the proposed Local Law to amend to amend §170-3 Definitions to add Transient Basha to the CODE of the Town of Somers.

Thereupon motion of Supervisor Scorrano, seconded Councilman Ciriaco, it was unanimously,

RESOLVED, that the Town Board does hereby refer a request for stop signs at various locations in Shenororck to the Somers Police Department, Bureau of Fire Prevention, and Engineering for evaluation per email dated January 23, 2023 from Nick DeVito, Highway Superintendent

FEBRUARY 2, 2023 – WORK SESSION

Thereupon motion of Supervisor Scorrano, seconded Councilman Faulkner, it was unanimously,

RESOLVED, that the Town Board does hereby refer a request for temporary speed bumps to be installed at the Recreation Area by Lake Shenorock to the Somers Police Department, Bureau of Fire Prevention, and Engineering for evaluation per email dated January 23, 2023 from Nick DeVito, Highway Superintendent.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Garrity, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the re-appointment of Ms. Patricia Otis to the Somers Partners in Prevention to a three-year term ending December 31, 2023.

RESOLVED, that the Town Board does hereby authorize the re-appointment of Mr. Bruce Prince to the Somers Planning Board to a seven-year term ending December 31, 2029.

RESOLVED, that the Town Board does hereby authorize the appointment of Mr. Robert Castelli to the Town of Somers Assessment Board of Review to a 5-year term ending September 30, 2023.

Thereupon motion of Supervisor Scorrano, seconded Councilman Faulkner, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the status change for Tammi Savva from provisional to probationary as a Junior Administrative Assistant full-time in the Office of the Supervisor per memo dated January 27, 2023 from Robert Scorrano, Supervisor effective January 20, 2023.

Thereupon motion of Supervisor Scorrano, seconded Councilman Clinchy, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the re-appointment of Thomas Newman to the Somers Zoning Board of Appeals to a five-year term ending December 31, 2027.

Thereupon motion of Supervisor Scorrano, seconded Councilman Clinchy, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the re-appointment of Melissa D'Ippolito to the Somers Zoning Board of Appeals to a five-year term ending December 31, 2027.

FEBRUARY 2, 2023 – WORK SESSION

Thereupon motion of Supervisor Scorrano, seconded Councilman Faulkner, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the appointment of Paul Manuele to the Somers Library Board of Trustees to fill the second of two newly created positions on the Board for a five-year term effective January 1, 2023 and ending December 31, 2027.

This being a work session no further actions were taken.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Ciriaco, the meeting was adjourned at 8:40 PM.

Town Clerk

Sent to:
TB, TA, TC
7/11/23
KD

FEBRUARY 9, 2023 – REGULAR MEETING

Minutes of a regular meeting of the Town Board of the Town of Somers held on Thursday evening, February 9, 2023 at 6:00 PM at the Town House, 335 Route 202, Somers, New York.

ROLL CALL:

PRESENT:	Supervisor	Robert G. Scorrano
	Councilman	Richard G. Clinchy
	Councilman	Thomas A. Garrity, Jr.
	Councilman	Anthony J. Ciriaco
	Councilman	William G. Faulkner

ABSENT:

Also present were Patricia Kalba, Town Clerk, Linda Verderame, Deputy Town Clerk and Roland A. Baroni, Jr., Town Attorney, via ZOOM.

Supervisor Scorrano stated that it was in order for the Board to enter into an executive session with regard to personnel and contract.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, the meeting was adjourned to an executive session with regard to personnel and contract at 6:00 PM to return that evening.

7:00 PM – meeting reconvened

The Supervisor said that it was in order for the Board to open a public hearing with regard to the proposed Local Law to amend Chapter 154, entitled Taxation, Article II entitled Senior Citizens Tax Exemption, of the CODE of the Town of Somers.

7:04 PM – hearing open

7:06 PM – meeting reconvened

PUBLIC COMMENT:

Wendy Archer, Crest Drive North, thanked the Town for the mirrors in Shenorock and stated that they helped. She said that the stop signs, crosswalks and speedbumps were still needed and that the Town Board should consider reducing the speed limit in that area.

Liz Mirra, Bridge Lane, stated that she appreciated the Town's efforts, although more needed to be done to address the safety of the residents of Shenorock.

There being no one else to be heard on motion of Supervisor Scorrano, seconded by Councilman Faulkner, public comment was declared closed.

FEBRUARY 9, 2023 – REGULAR MEETING

The Town Clerk presented monthly reports from the Town Clerk, Building Inspector, Zoning Board of Appeals, Plumbing, Bureau of Fire Prevention, Parks and Recreation, Planning and Engineering, Tax Receiver and Director of Finance.

The first item on the agenda was an update by the Supervisor with regard to the Town of Somers.

The Supervisor said that the next item on the agenda was an update from Nick DeVito, Superintendent of Highways, with regard to a request for No Parking/Standing Wilner Road. Mr. DeVito explained his reasoning for not placing signs on Wilner and stated that this needed to be addressed by the neighbor and the landscapers that were causing the issues.

The next item was a presentation by Lincolndale Hill, LLC, regarding the proposed 4 Lovell Street project. Ms. Linda Whitehead, McCullough, Goldberger & Staudt, LLP, representing Lincolndale Hill, LLC, explained the project to the Board, stating that the proposal was for a multifamily use. She said that the proposal was for a Town House style building and there would be ten (10) units in total with eight (8) one (1) bedroom units and two (2) two (2) bedroom units. She answered the Boards questions and stated that the current Zoning for the property would need to be amended to allow for the project. Ms. Whitehead continued that she would work with the Planner on a proposed Zoning Amendment and return with a formal Petition for the Zoning Amendment.

The Supervisor said that the next item was a discussion with regard to Knox Box Requirement. He said that the discussion was being held at that time.

The next item on the agenda was a request to solicit Bids for a company to provide exterior security for all Town buildings.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Garrity, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the solicitation of Bids for a company to provide exterior security for all Town buildings per memo dated February 1, 2023, from Thomas J. Tooma, Jr., Building Inspector.

The Supervisor said that the next item on the agenda was the renewal of the 2023 License Application to collect refuse within the Town of Somers for City Carting/WIN Waste, Oak Ridge Hauling, LLC, and AAA Carting & Rubbish Removal, Inc.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, it was unanimously,

FEBRUARY 9, 2023 – REGULAR MEETING

RESOLVED, that the Town Board does hereby authorize the 2023 License Application Renewal to Collect Refuse within the Town of Somers for City Carting/WIN Waste, Oak Ridge Hauling, LLC, and AAA Carting & Rubbish Removal, Inc. per memo dated February 3, 2023 from Patricia Kalba, Town Clerk.

The next item was to authorize the Supervisor to execute the updated Baseline Documentation Report, prepared by the New York State Department of Conservation as of October, 2022 for the Angle Fly Preserve.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Clinchy, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the Supervisor to execute the updated Baseline Documentation Report prepared by the New York State Department of Conservation as of October 2022 for the Angle Fly Preserve.

The Supervisor said the next item was to authorize the Supervisor to execute a contract for the purchase of four propane tanks and the installation of gas lines for the generator at the Town's Emergency Shelter located at the Heritage Hills Activity Center in the amount of \$19,740.00 with Halstead Quinn retroactive to December 2021 per memo dated February 6, 2023 from Thomas J. Tooma, Building Inspector.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Garrity, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the Supervisor to execute a contract for the purchase of four propane tanks and the installation of gas lines for the generator at the Town's Emergency Shelter located at the Heritage Hills Activity Center in the amount of \$19,740.00 with Halstead Quinn retroactive to December 2021 per memo dated February 6, 2023 from Thomas J. Tooma, Building Inspector.

The next item on the agenda was to authorize the Supervisor to execute a contract for the purchase of sand and gravel for the Town of Somers Highway Department to do the excavation work and setting the four propane tanks for the generator at the Town's Emergency Shelter located at the Heritage Hills Activity Center in the amount of \$2,309.20 with Nicholas Domain retroactive to December 2021 per memo dated February 6, 2023 from Thomas J. Tooma, Building Inspector.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Garrity, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the Supervisor to execute a contract for the purchase of sand and gravel for the Town of Somers Highway Department

FEBRUARY 9, 2023 – REGULAR MEETING

to do the excavation work and setting the four propane tanks for the generator at the Town's Emergency Shelter located at the Heritage Hills Activity Center in the amount of \$2,309.20 with Nicholas Domain retroactive to December 2021 per memo dated February 6, 2023 from Thomas J. Tooma, Building Inspector.

The Supervisor said that they needed to add the authorization and execution of the Suspension and Debarment Certificate from the New York State Division of Homeland Security and Emergency Services (DHSES) for the federal award in the amount of \$34,081.15 under the Federal Funding Accountability and Transparency Act (FFATA) to the agenda.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the Supervisor to execute the Suspension and Debarment Certificate from the New York State Division of Homeland Security and Emergency Services (DHSES) for the federal award in the amount of \$34,081.15 under the Federal Funding Accountability and Transparency Act (FFATA).

The next item was changes to upcoming meeting dates.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Garrity, it was unanimously,

RESOLVED, that the Town Board does hereby move the December 7, 2023 Work Session due to the first day of Hanukkah to Wednesday, December 6, 2023.

RESOLVED, that the Town Board does hereby move the April 6, 2023 Work Session to April 13, 2023, and move April 13, 2023, Regular Meeting to April 20, 2023.

RESOLVED, that the Town Board does hereby move November 2, 2023, Work Session to November 9, 2023, and move the November 9, 2023, Regular Meeting to November 16, 2023, due to early voting.

The Supervisor said that the next item was with regard to 2022 Budget Transfers and Modifications.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Ciriaco, it was unanimously,

RESOLVED, that the Town Board does hereby authorize 2022 Budget Transfers and Modifications per the February 3, 2023 email from Robert Kehoe, Director of Finance.

FEBRUARY 9, 2023 – REGULAR MEETING

PERSONNEL:

Current Vacancies:

- a. Affordable Housing Board (1- 2-year term ending 7/11/2024.)
- c. Partners in Prevention (1- 3-year term ending 12/31/2023.)
- d. Partners in Prevention (4- 3-year terms ending 12/31/2025.)
- e. Planning Board (1- 7-year term ending 12/31/2029.)

2. Upcoming Vacancies - Terms Expiring in 2023:

- a. Architectural Review Board (4 – 3-year terms ending 3/31/2023.)
- b. Parks and Recreation Board (4 – 3-year terms ending 3/9/2023.)

The next item was the consensus agenda.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, it was unanimously,

1. RESOLVED, that the Town Board does hereby authorize the return of the following Bonds per the January 20, 2023 memo from Steven Woelfle, Engineering Department:
 - a. \$25.00 Erosion Control Bond - Opengate, Inc. Tree Preservation Permit, TM: 17.06-1-2
2. RESOLVED, that the Town Board does hereby authorize the Supervisor to execute Annual Bonus Based on Attendance for 2022 per memo dated January 3, 2023, from Nicholas DeVito, Superintendent of Highways.
3. RESOLVED, that the Town Board does hereby adopt an updated building fee structure per memo dated January 20, 2023, from Thomas J. Tooma, Jr., Building Inspector, with the removal of the hardship clause with an effective date of April 1, 2023.

Claims for the payment of all Town Bills in the amount of \$518,038.42 were presented and allowed for payment as shown on the Abstract of Audited Claims on file in the office of the Town Clerk.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Cirienco, the meeting was adjourned at 8:00 PM.

Town Clerk

FEBRUARY 9, 2023 – PUBLIC HEARING

Minute of a public hearing of the Town Board of the Town of Somers held on Thursday evening February 9, 2023 at 7:04 PM.

ROLL CALL:

PRESENT:	Supervisor	Robert G. Scorrano
	Councilman	Richard G. Clinchy
	Councilman	Thomas A. Garrity, Jr.
	Councilman	Anthony J. Ciriaco
	Councilman	William G. Faulkner

ABSENT:

Also present were Patricia Kalba, Town Clerk, Linda Verderame, Deputy Town Clerk and Roland A. Baroni, Jr., Town Attorney via remote access.

The Supervisor said that this was a public hearing with regard to the proposed Local Law to amend Chapter 154 entitled Taxation, Article II entitled Senior Citizens Tax Exemption, of the CODE of the Town of Somers.

The Town Clerk presented affidavit of public notice of the public hearing that appeared in the Somers Record on January 26, 2023 and posted on the Town Clerk's bulletin board the same day.

The Supervisor declared the hearing open and asked for comments from the public.

There being no one to be heard on motion of Supervisor Scorrano, seconded by Councilman Faulkner, the public hearing was declared closed at 7:06 PM.

Town Clerk

Sent to:
TB, TAITC
7/11/23
KD

MARCH 2, 2023 – WORK SESSION

Minutes of a Work Session of the Town Board of the Town of Somers held on Thursday evening March 2, 2023 at 6:00 PM at the Town House, 335 Route 202, Somers, New York.

ROLL CALL:

PRESENT:	Supervisor	Robert G. Scorrano
	Councilman	Thomas A. Garrity, Jr.
	Councilman	Anthony J. Ciriaco
	Councilman	William G. Faulkner

ABSENT:	Councilman	Richard G. Clinchy
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Also present were Patricia Kalba, Town Clerk and Roland A. Baroni, Jr., Town Attorney (via ZOOM).

Supervisor Scorrano stated that it was in order for the Board to enter into an executive session with regard to personnel and contract.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, the meeting was adjourned to an executive session with regard to personnel and contract at 6:00 PM to return that evening.

7:05 PM – meeting reconvened

This being a work session the following actions were taken:

Thereupon motion of Supervisor Scorrano, seconded Councilman Ciriaco, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the Supervisor to execute the revised Conservation Easement Baseline Data Report for the Angle Fly Preserve per email dated February 23, 2023, from Patrick J. Miglio PLS, Real Property Supervisor, Region 3, New York State Department of Environmental Conservation.

This being a work session no further actions were taken.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, the meeting was adjourned at 7:15 PM.

Town Clerk

Sent to:
TB, TA, TC
7/11/23
RD

MARCH 9, 2023 – REGULAR MEETING

Minutes of a regular meeting of the Town Board of the Town of Somers held on Thursday evening, March 9, 2023 at 6:00 PM at the Town House, 335 Route 202, Somers, New York.

ROLL CALL:

PRESENT:	Supervisor	Robert G. Scorrano
	Councilman	Richard G. Clinchy
	Councilman	Thomas A. Garrity, Jr.
	Councilman	Anthony J. Ciriaco
	Councilman	William G. Faulkner

ABSENT:

Also present were Patricia Kalba, Town Clerk, Linda Verderame, Deputy Town Clerk and Roland A. Baroni, Jr., Town Attorney.

Supervisor Scorrano stated that it was in order for the Board to enter into an executive session with regard to personnel and contract.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, the meeting was adjourned to an executive session with regard to personnel and contract at 6:00 PM to return that evening.

7:00 PM – meeting reconvened

The Supervisor announced before the start of the meeting that he and the Town Board wanted to recognize the Somers High School Football Team for their Exceptional 2022 Season and the New York Class A State Championship. He presented Head Coach Anthony DeMatteo and the Varsity Captains with a proclamation honoring their outstanding season.

The Supervisor said that this was a public hearing with regard to a proposed Local Law to amend §170-3 Definitions to add Transient Basis to the CODE of the Town of Somers.

7:15 PM – hearing open

7:25 PM – meeting reconvened

PUBLIC COMMENT:

Ms. Robyn Anderson, Cypress Lane, asked about the replacement of crosswalks and the Synagogue, and the Somers Community Center. She also stressed their request to have a speed limit reduced in Shenorock.

Mr. Felipe Alvarez, Cypress Lane, asked about a proposal discussed last week located on Route 6 near Stop & Shop, giving pedestrian access to the bike trail.

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Mr. Graham Cooper, Wilner Road, addressed the proposed expansion of Willow Wood Gun Club located in Carmel. He pointed out the negative environmental effect the Gun Club has created since 1959 and how this affected the Town of Somers. He presented to Town Board with maps of where the shots were falling. A discussion ensued with the Town Board and the Town Attorney on how Somers should address the issue. It was decided that Somers would contact the Town of Carmel for more information.

There being no one else to be heard on motion of Supervisor Scorrano, seconded by Councilman Faulkner, public comment was declared closed.

The Supervisor said that the Board would refer the request for a speed reduction for the Shenorock area.

Thereupon motion of Supervisor Scorrano, seconded the Councilman Garrity, it was unanimously,

RESOLVED, that the Town Board does refer a request to reduce the speed limit in Shenorock from 30 MPH and 25 MPH to Police, Highway and Bureau of Fire Prevention.

The Town Clerk presented monthly reports from the Town Clerk, Building Inspector, Zoning Board of Appeals, Plumbing, Bureau of Fire Prevention, Parks and Recreation, Planning and Engineering, Tax Receiver and Director of Finance.

The first item on the agenda was an update by the Supervisor with regard to the Town of Somers.

The Supervisor said that the next item on the agenda was a Community Forest Management Plan presentation by Steve Robbins, Woodard and Curran and Matt Wiebel, Sav-A-Tree. The presentation included an assessment, tree inventory, finding, and recommendations. Councilman Clinchy asked what the next steps were. Steve Robbins explained what should be done and the additional education recommended for Town Staff.

The next item was with regard to the renewed inter-municipal agreement ("IMA") between the County of Westchester and the Town of Somers for the provision of Enhanced 911 Service.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the execution of the renewed inter-municipal agreement ("IMA") between the County of Westchester and the Town of

MARCH 9, 2023 – REGULAR MEETING

Somers for the provision of Enhanced 911 Service for a five (5) year term commencing on October 1, 2022 and continuing through September 30, 2027.

The Supervisor said that the next item was permission to purchase one (1) new ten (10) ambulatory passenger / one (1) wheelchair van for Nutrition.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the purchase of one (1) new ten (10) ambulatory passenger / one (1) wheelchair van from New York State OGS Group 40523, Award Number: 23170, Contract Number: PC69003 SB at the cost of \$101,016.00 per memo dated February 27, 2023 from Barbara Taberer, Seniors and Nutrition Program Director.

The next item on the agenda was a discussion to consider adopting a resolution in objection to Governor Hochul's "New York Housing Compact" Proposal. The Supervisor pointed out many of the local issues and concerns with regard to the proposed legislation for municipalities. He stated that this legislation removing Home Rule from the municipalities and a one size fits all approach did not work for communities. Each Board member pointed out their concerns with the proposed legislation.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Garrity, it was unanimously,

RESOLUTION IN OBJECTION TO GOVERNOR HOCHUL'S "NEW YORK HOUSING COMPACT" PROPOSAL

WHEREAS, Governor Hochul's FY 2024 Executive Budget included the "New York Housing Compact"; and

WHEREAS, the "New York Housing Compact" consists of the "New Homes Targets and Fast-Track Approval Act" and the "Transit-Oriented Development Act of 2023"; and

WHEREAS, the aforementioned bills are Article 7 bills in the NYS 2023/2024 budget which due to their inclusion as such eliminates proper legislative process that will make for better legislation; and

WHEREAS, the housing issues outlined in the bill are not of statewide concern and are focused on New York City and the surrounding suburbs and do not meet the level allowing the State to remove Home Rule of zoning.

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WHEREAS, the Governor claims that the “New Homes Targets and Fast-Track Approval Act” is necessary in order to forestall restrictive land use practices that inhibit and limit housing development; and

WHEREAS, as proposed the “New Homes Targets and Fast-Track Approval Act” amends General Municipal Law and overrides the Town of Somers land use regulations as adopted in the Town’s Zoning Code and consistent with the Town’s Comprehensive Plan; and

WHEREAS, the “New Homes Targets and Fast-Track Approval Act” requires the Town to meet or exceed a Residential Dwelling Growth Target or enact by local law two of five “preferred actions” in order to be considered in “Safe Harbor” status; and

WHEREAS, all of the Town of Somers services; police, volunteer emergency services and the school community would be grossly impacted; and

WHEREAS, Somers has had in place an Accessory Apartment law since the early 1980’s whose specific legislative intent is to provide the opportunity to meet the special needs of singles persons and couples of low and moderate incomes, both young and old, and in most cases is more liberal than the legislation in the Governor’s budget bill; and

WHEREAS, since 2008 the Town of Somers has had in place affordable housing legislation which requires developers to create affordable housing opportunities. Since then, approximately 253 units of affordable housing have or are in the process of being completed and occupied. It is noted that during the time Westchester County was under a housing settlement agreement, 253 units of affordable housing were constructed in the Town of Somers or approved which amounted to approximately 33 percent of the 750 units of required affordable housing that needed to be constructed to satisfy the settlement agreement; and

WHEREAS, except for Accessory Apartments/Accessory Dwelling Units, the majority of the “preferred actions” require extreme and substantial amendments to the Town of Somers local zoning including but not limited to, no restrictions on minimum lot size, height limits, setbacks, parking and no environmental review, planning board review and aesthetic review; and

WHEREAS, Appeals can be brought to a new State Housing Review Board usurping the Home Rule authority of local land use boards who understand the local community; and

WHEREAS, the “Transit-Oriented Development Act of 2023” would amend Town Law to adopt land use regulations within three years, for higher density development for areas located within one half mile of MTA train stations in Croton Falls, Purdy’s, and Goldens Bridge. The capture zone is located in the Towns of Somers, Lewisboro and North Salem; and

MARCH 9, 2023 – REGULAR MEETING

WHEREAS, the Hamlets of Croton Falls, Purdy's, and Goldens Bridge would fall into Tier 3 of transit-oriented development, requiring aggregate development of 20 residential dwelling units per acre within a ½ mile of the closest portion of said train station; and

WHEREAS, the forced land use regulations would result in the potential for over 2,000 new residential units in the three aforementioned communities that must be rezoned within ½ mile of the Metro North station in the Hamlet of Croton Falls, Purdy's, and Goldens Bridge; and

WHEREAS, the new amended Town Law would require the new zoning to be exempt from SEQRA review which would potentially adversely impact the water quality for NYC and local Westchester residents and would prohibit the study and evaluation of the following impacts for any transit oriented development project in Croton Falls, Purdy's, or Goldens Bridge, including but not limited to; impacts on traffic and roads, potential impacts on stormwater, impact due to building on steep slopes, impact on volunteer emergency services, impacts on police department staffing, impact of additional school age students and the schools ability to absorb them, increase of sidewalk and mobility connectivity and all standard evaluation criteria typically provided in a generic environmental impact statement; and

WHEREAS, the Article 7 Housing Compact legislation makes no mention of the East of Hudson watershed and its protected status with additional and heightened environmental legislation and its importance in the provision of clean drinking water; and

WHEREAS, the new amended Town law would prohibit Municipalities from adopting reasonable and appropriate development regulations to insure the development is compatible with the surrounding uses, such as lot coverage, open space, building height, setbacks, floor area ratios or parking requirements; and

WHEREAS, the Town of Somers shares many of the same goals as the Governor having a long history of and consistently demonstrating a commitment to providing a wide variety of housing choice and maintaining and strengthening hamlet centers as service and higher-density residential areas; and

WHEREAS, the Town of Somers local zoning code provides for clustered housing, accessory dwelling units, affordable housing units, two types of age restricted units and the ability to offer bonus residential units for affordable housing; and

WHEREAS, the residents of the Town of Somers have had a voice and participated in land use decisions for decades, from the updating of the Town's Comprehensive Plan, participating in public hearings and volunteering on Town Boards and Committees; and

MARCH 9, 2023 – REGULAR MEETING

WHEREAS, the residents of the Town of Somers will be disenfranchised from their local elected officials, local volunteer Boards and render all of the residents input meaningless; and

NOW THEREFORE BE IT RESOLVED, that the Town of Somers implores the Legislature to remove the Housing Compact proposal from the FY 2023/2024 Budget, and future budgets, and engage local Governments in dialogue and address our common goals; and

BE IT FURTHER RESOLVED, that bills of this type be removed from the budget as an “Article 7” bill and follow the regular legislative process which will produce better legislation; and

BE IT FURTHER RESOLVED, that NYS Environmental Laws including SEQRA and a municipality’s Home Rule of zoning as defined in the NYS Constitution and General Municipal law should not be limited by any legislation unless that legislation is truly of Statewide concern.

BE IT FURTHER RESOLVED, that the Town of Somers opposes the Governor’s Housing Compact and urges the State Legislature to preserve and protect Municipal Home Rule and Local Zoning Powers.

The Supervisor said that an increase to the Capital Project Budget for the Reynolds House needed to be added to that evening’s agenda.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, it was unanimously,

RESOLVED, that the Town Board does hereby authorize an increase to the Capital Project Budget for the Reynolds House in the amount of \$3,837.00.

The Supervisor said that the next item on the agenda was 2022 Budget Transfers for the General Fund, Highway, and Library.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, it was unanimously,

RESOLVED, that the Town Board does hereby authorize 2022 Budget Transfers for the General Fund, Highway, and Library per email dated March 2, 2023 from Robert Kehoe, Director of Finance.

PERSONNEL:

MARCH 9, 2023 – REGULAR MEETING

Current Vacancies:

- a. Affordable Housing Board (1- 2-year term ending 7/11/2024.)
- b. Partners in Prevention (1- 3-year term ending 12/31/2023.)
- c. Partners in Prevention (4- 3-year terms ending 12/31/2025.)
- d. Planning Board (1- 7-year term ending 12/31/2029.)

2. Upcoming Vacancies - Terms Expiring in 2023:

- a. Architectural Review Board (4 – 3-year terms ending 3/31/2023.)
- b. Parks and Recreation Board (4 – 3-year terms ending 3/9/2023.)

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, it was unanimously,

RESOLVED, that the Town Board does hereby reappoint Kate O'Keefe to the Somers Architectural Review Board for a three-year term ending March 31, 2026.

RESOLVED, that the Town Board does hereby reappoint Don Renzine to the Somers Parks and Recreation Board for a three-year term ending March 9, 2026.

RESOLVED, that the Town Board does hereby reappoint John Zattola to the Somers Parks and Recreation Board for a three-year term ending March 9, 2026.

The next item was the consensus agenda.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, it was unanimously,

1. RESOLVED, that the Town Board does hereby authorize the return of the following Bonds per memos dated February 9, 2023 and March 2, 2023 from Steven Woelfle, Principal Engineering Technician:
 - a. \$1,000.00 Wetland Mitigation Bond – Caracciolo/North County Homes, Inc. TM: 36.20-1-59
 - b. \$26,449.00 Erosion Control Bond – Wilderness Crossing / DeCiccos (Commercial Component) TM: 17.15-1-15.12
2. RESOLVED, that the Town Board does hereby authorize the Supervisor to execute the application for the NYSERDA Clean Energy Communities grant in the amount of \$5,000.00 that will be used for the purchase of a Level 2, Dual Port, EVBox, Electric Vehicle Charging Station.

MARCH 9, 2023 – REGULAR MEETING

3. RESOLVED, that the Town Board does hereby authorize the Supervisor to execute the Local Government Records Management Improvement Fund (LGRMIF) Grant Project Institutional Authorization for a records archival project in the Town of Somers Assessor's office.
4. RESOLVED, that the Town Board does hereby authorize the acceptance of the Somers Town Tax Warrants for 2023.

Claims for the payment of all Town Bills in the amount of \$ were presented and allowed for payment

as shown on the Abstract of Audited Claims on file in the office of the Town Clerk.

Thereupon motion of Supervisor Scorrano, seconded by Councilman Faulkner, the meeting was adjourned at 9:00 PM.

Town Clerk

Sent to:
TS, TA, TC
7/11/23
KD

MARCH 9, 2023 – PUBLIC HEARING

Minutes of a public hearing of the Town Board of the Town of Somers held on Thursday evening March 9, 2023 at 7:15 PM at the Town House, 335 Route 202, Somers, New York.

ROLL CALL:

PRESENT:	Supervisor	Robert G. Scorrano
	Councilman	Richard G. Clinchy
	Councilman	Thomas A. Garrity, Jr.
	Councilman	Anthony J. Ciriaco
	Councilman	William G. Faulkner

ABSENT:

Also present were Patricia Kalba, Town Clerk and Roland A. Baroni, Jr., Town Attorney.

The Supervisor said that this was a public hearing with regard to a proposed Local Law to amend §170-3 Definitions to add Transient Basis to the CODE of the Town of Somers.

The Town Clerk presented affidavit of public notice of the public hearing that appeared in the Somers Record on February 23, 2023 and posted on the Town Clerk's bulletin board the same day.

The Supervisor read the definition of Transient Basis.

The Supervisor declared the hearing open and asked for comments from the public.

Mr. Justin Seconi, Summit Circle, thanked the Town Board for their efforts. He said that he felt a thirty (30) day period was not enough time.

Ms. Lisa Maloney, Lake Drive, said she agreed that thirty (30) days was too short. She asked if the Town Board would consider revisiting the law if there were still issues in the future.

The Supervisor said that they had looked at the surrounding communities and most had a thirty (30) day rental clause in place. He said that if the law was abused, they would review it.

Mr. Vic Cannistra, Lake Drive, thanked the Town Board. He explained that this was a residential neighborhood and expressed his concerns with regard to disruptions from renters. He said he felt positive about the thirty (30) day minimum but would like to see the requirement a longer length of time. Mr. Cannistra pointed out that the neighborhood was family oriented and not a vacation area.

There being no one else to be heard on motion of Supervisor Scorrano, seconded by Councilman Garrity, the public hearing was declared closed at 7:25 PM.

Kim DeLucia

Sent to:
TB, TA, TC 6/21/23 KO

From: David B. Smith
Sent: Friday, June 16, 2023 12:32 PM
To: Kim DeLucia; Robert Scorrano
Cc: Wendy Getting; Roland Baroni (rbaroni@sbllaw.com); Patricia Kalba; John Currie; 'Bruce Prince'; Christopher M. Zaberto; Ken Kristensen; 'Vicky Gannon'; 'Nancy Gerbino';
Subject: NS District rezoning Lincolndale
Attachments: PB response to NOI 6-16-23.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Rob,
Attached please find a formal response from the Planning Board re: the Town Board's Notice of Intent to Act as Lead Agency (they did not object) for the proposed zoning map amendments in Lincolndale. We are still waiting to hear back from the County, as soon as we do, I will let you know.
Best,

Dave Smith
Town of Somers Planning Department

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



David B. Smith
Town Planner
directorofplanning@somersny.com

June 16, 2023

To: Hon. Robert Scorrano, Supervisor and
Town Board Members

From: David B. Smith

Re: Proposed Zoning Map Amendments – Lincolndale

Cc: Town of Somers Planning Board
Patty Kalba
Roland Baroni

On June 8, 2023 the Town Board initiated the SEQR process for the proposed zoning map amendments outlined in Figure 6 of the 2016 Comprehensive Plan Update by declaring your intent to act as Lead Agency and circulating a notice of same. On June 14, 2023 at a regularly scheduled meeting of the Planning Board this matter was reviewed and discussed in detail. The Planning Board, by unanimous vote, had no objection to the Town Board assuming the role of Lead Agency.

The one issue that the Planning Board wanted the Town Board to be aware of is that the Town is currently considering making self-storage a permitted use in the Office Light Industrial OLI- District (related to the Gleneida application). The proposed zoning map amendments include rezoning a portion of the existing NS District to OLI.

Should you have any questions or comments on the above please do not hesitate to reach out to this office.

Sent to:
TB, TA, TC
7/7/23
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



David B. Smith
Town Planner
directorofplanning@somersny.com

June 29, 2023

Hon. Robert Scorrano, Supervisor and
Town Board Members
335 Route 202
Somers, NY 10589

Dear Supervisor Scorrano and Town Board Members,

There has been recent discussion with the New York State Police regarding the potential relocation of their existing headquarters in the Town of Somers within the Town on an adjacent property (located in the R-80 District). In summary this would require a subdivision of the property in question and eventually a site plan approval from the Planning Board. It was noted during these discussions that the existing use would be defined as a municipal facility and such uses (e.g., police stations, fire stations, libraries) are currently not permitted under the code in any Residential Districts, and in fact, are only permitted in the Planned Hamlet and OLI Districts.

The following is an initial list of existing Town of Somers municipal facilities with zoning designations:

- Amawalk Fire Station – R-10
- Granite Springs Fire Station – NS Neighborhood Shopping and R-40
- Lincolndale Fire Station and Ambulance R-120
- Somers Library – R-120
- Somers Police HQ – R-120
- Somers Fire Station – R-40
- Elephant Hotel – B-HP
- NYS Police HQ – R-80

With respect to the subject relocation of the NYS Police to an adjacent parcel to be created from the existing Somers Fire District parcel there are a couple of different options:

- a) Given the above list, it would appear that none of the existing facilities are permitted uses in the districts they are located. A zoning text amendment allowing municipal facilities in all districts would "legalize" the existing uses now and allow for the anticipated relocation with just a site plan approval needed from the Planning Board.
- b) Application for a use variance from the zoning board of appeals requires submission of an application and processing before the ZBA. This process does not address the pre-existing conditions for the other municipal facilities. A site plan would still be needed.
- c) Rezone the existing NYS Police HQ from R-80 to either Planned Hamlet or Office Light Industrial. There is a proposed rezoning of the Gleneida property down the road to OLI but this would be more of a stand-alone designation and would not address the pre-existing condition of non-conforming uses at the other locations.

Option A above would appear to provide the most straight forward approach to addressing this issue and would recognize the pre-existing conditions found throughout the Town. Accordingly, a draft of suggested text amendments along with the associated materials (EAF, Notice of Intent) are provided herewith for your consideration. Procedurally, as the Town has done in the past with similar instances, the Town Board would declare their Intent to Act as Lead Agency and circulate the Notice to the Planning Board, Westchester County and other interested and involved agencies for their review and input before scheduling a public hearing.

Should you have any questions on the above or attached please do not hesitate to reach out to this office.

Best regards,



David B. Smith

Cc: Wendy Getting
Patricia Kalba
Roland Baroni
Tom Tooma

Town of Somers – Petition for Zoning Text Amendments

Re: Addition of Permitted Principal Uses – Municipal Facilities

Under Section 170-10 Principal Uses, add the following:

I. Municipal Facilities.

Under Section 170-15.1 Principal Uses, add the following:

A.(19) Municipal Facilities.

Under Section 170-20 Principal Uses, add the following:

J. Municipal Facilities

Under Section 170-26 Principal Uses, add the following:

C. Municipal Facilities

Under Section 170-30 Principal Uses, add the following:

C. Municipal Facilities

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

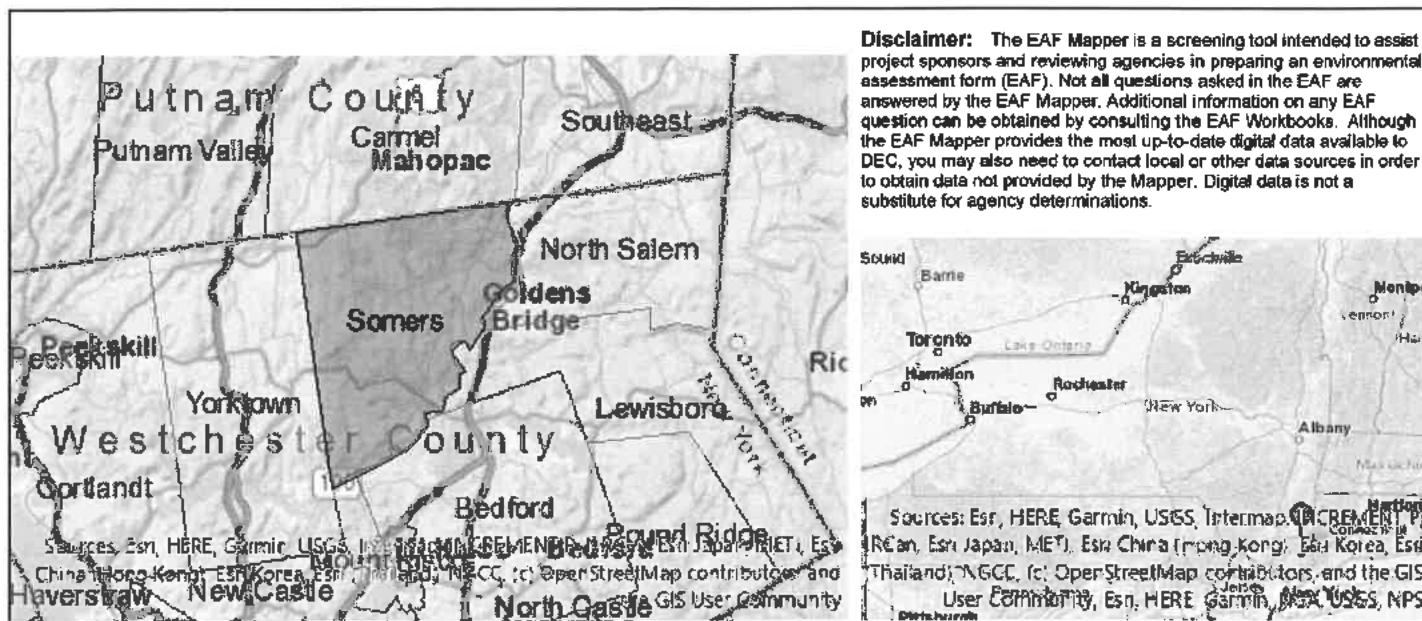
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Zoning Text Amendments - Municipal Facilities			
Project Location (describe, and attach a location map): Town wide			
Brief Description of Proposed Action: Zoning text amendments to allow Municipal Facilities as permitted uses in the R-120, R-80, R-40, R-10, BH-P Business Historic Preservation, NS-Neighborhood Shopping, OB-100 Office Business, and CRO - Corporate Research/Office District.			
Name of Applicant or Sponsor: Town of Somers		Telephone: 914-277-5366 E-Mail: directorofplanning@somersny.com	
Address: 355 Route 202			
City/PO: Somers	State: NY	Zip Code: 10589	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		Town-wide acres NA acres NA acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:County & State Park Lands, Name:Geographic Area Overlaying Aquifer, Name:Amawalk Reservoir, If Yes, identify: Name:Baldwin Place Area, Reason:Exceptional or unique character, Reason:Difficulties w/ portable water source, Agency:We...	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Not Applicable	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: NYC Reservoir system			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Bog Turtle, Least Bittern, ...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
Former Baldwin Place Shopping Center, Granite Point	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Town of Somers</u> <u>DPH</u> Date: <u>6/29/23</u>		
Signature: _____ Title: <u>Town Planner</u>		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:County & State Park Lands, Name:Geographic Area Overlaying Aquifer, Name:Amawalk Reservoir, Name:Baldwin Place Area, Reason:Exceptional or unique character, Reason:Difficulties w/ portable water source, Agency:Westchester County, Agency:Bedford, Town of, Agency:Somers, Date:1-31-90, Date:11-3-84, Date:9-26-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bog Turtle, Least Bittern, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

**NOTICE OF SEQRA ACTIONS – ZONING TEXT
REVISIONS MAKING MUNICIPAL FACILITIES
PERMITTED USES IN SELECTED ZONING DISTRICTS**

Notice of Intent to Act as Lead Agency

Issued by Town of Somers Town Board

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, New York, has initiated a proposal to amend the Zoning Code of the Town of Somers to permit Municipal Facilities as permitted uses in the following districts: R-120, R-80, R-40, R-10, BH-P Business Historic Preservation, NS- Neighborhood Shopping, OB-100 Office Business, and CRO - Corporate Research/Office District (the "Proposed Action").

The Somers Town Board at its meeting of July 13, 2023 declared its intent to establish itself as Lead Agency with regard to this Proposed Action under the procedures and requirements of SEQRA and Chapter 92 of the Somers Town Code. Unless an objection is expressed by any other involved agency within 30 days from the date of this notice, the Somers Town Board shall assume this role.

The Proposed Action is an Unlisted Action under SEQRA.

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

TITLE OF ACTION: Code Amendment Making Municipal Facilities a Permitted Use in Selected Zoning District

DESCRIPTION OF ACTION: The Proposed Action is a zoning text amendment.

LOCATION: Town-wide

SUPPLEMENTAL INFORMATION: A Short Environmental Assessment Form (EAF) has been prepared for the Proposed Action. This form and copies of other pertinent information are being distributed to all involved and interested Agencies, and this information is also available for review in the Planning and Engineering office at the Town House.

Contact: David B. Smith, Director of Planning
335 Route 202
Somers, New York 10589

Telephone: 914-277-5366

Date of this Notice: July 13, 2023

Send to:
TB, TA, TC
6/22/23
KD

PLANNING AND ENGINEERING DEPARTMENTS

Telephone
(914) 277-5366
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



David B. Smith
Town Planner
directorofplanning@somersny.com

June 21, 2023

Hon. Robert Scorrano, Supervisor and
Town Board Members
335 Route 202
Somers, NY 10589

Dear Supervisor Scorrano and Town Board Members,

On June 2, 2023, the Supervisor's Office received a request to petition to amend the Town's Zoning Code to allow veterinary services and private and/or public recreation facilities as permitted principal uses in the CS – Community Shopping District. The request was submitted on behalf of UB Somers, Inc. who owns and manages the Somers Commons Shopping Center. As has been noted in the past, with the changing retail marketplace, it is important for retail centers to continue to be flexible with respect to the types of tenants and uses they can accommodate. The uses being permitted are comparable to those already permitted in other commercial districts in the Town, including the adjacent PH – Planned Hamlet District. As indicated in the letter request from UB Somers there are compelling reasons that they would like to have the aforementioned uses added to the list of permitted principal uses in the CS District.

Included with this letter, in the event the Town Board wishes to proceed with this matter are the proposed zoning text amendments, a Notice of Intent to Act as Lead Agency, a Short Form EAF and the letter petition from UB Somers.

Should you have any questions on the above or attached please do not hesitate to reach out to this office.

Best regards,

A handwritten signature in black ink, appearing to read "D. B. Smith".

David B. Smith

Cc: Wendy Getting
Willing Biddle, on behalf of UB Somers, Inc.

**NOTICE OF SEQRA ACTIONS –
ZONING TEXT AMENDMENT
VETERINARY SERVICES AND PRIVATE AND/OR PUBLIC RECREATION FACILITIES IN
THE CS – COMMUNITY SHOPPING DISTRICT**

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, New York, has received a petition from Urstadt Biddle Properties, Inc. owner of the Somers Commons Retail Shopping Facility for zoning text amendments to make veterinary services and private and/or public recreation facilities permitted principal uses in the CS – Community Shopping District. The Somers Commons retail shopping center is located at 80 US Route 6 (Tax Lot 4.20-1-11.6).

The Somers Town Board at its meeting of July 13, 2023 declared its intent to establish itself as Lead Agency with regard to this Proposed Action under the procedures and requirements of SEQRA and Chapter 92 of the Somers Town Code. Unless an objection is expressed by any other involved agency within 30 days from the date of this notice, the Somers Town Board shall assume this role.

The Proposed Action is an Unlisted Action under SEQRA.

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

TITLE OF ACTION: Zoning Text Amendment to allow veterinary services and private and/or public recreation facilities as permitted principal uses in the CS – Community Shopping District

DESCRIPTION OF ACTION: The proposed action is a zoning text amendment:

1. To add to the list of permitted principal uses veterinary services and private and/or public recreation facilities

LOCATION: The subject property is located 80 US Route 6 (Tax Lot 4.20-1-11.6)

SUPPLEMENTAL INFORMATION: A Short Environmental Assessment Form (EAF) has been prepared for the Proposed Action. This form and copies of other pertinent information are being distributed to all involved and interested Agencies (see attached list), and this information is also available for review in the Planning and Engineering office at the Town House.

Contact: David Smith, Director of Planning
335 Route 202
Somers, New York 10589

Telephone: 914-277-5366

Date of this Notice: July 13, 2022

UB Somers, Inc.

321 Railroad Avenue, Greenwich, CT 06830
Tel: (203) 863-8200 / Fax: (203) 861-6755

June 2, 2023

Mr. Robert Scorrano
Supervisor
Town of Somers
335 Route 202
Somers, NY 10589

Re: Request for Zoning Text Change – CS Zone (Somers Commons Shopping Center)

Dear Mr. Scorrano:

Our tenant, New York Sports Club (NYSC) at Somers Commons Shopping Center, is having financial difficulties and in order to keep the health club open for the community is on a greatly reduced rent plan. There is an existing pool within their facility. We own another shopping center in Brewster, NY where we have a successful swim school called Wings Over Water. Wings Over Water is interested in leasing the pool and locker room portion of NYSC in Somers. This portion of NYSC would be subdivided from the balance of the space and leased to Wings Over Water. We are also in discussions with a smaller gym to lease the balance of the NYSC space.

When Wings Over Water met with the Somers building inspector to discuss their plans for the space, he informed them he was not certain if a swim school (or a fitness gym for that matter) is a permitted use within the CS Zone despite the fact that NYSC has been operating with a pool at the property for over 15 years. It is my understanding that the NYSC facility was previously given a building permit by the Town based on the understanding that a health club is considered a personal service use, which is a use permitted in the CS Zone. In any event, I understand that the building inspector would be more comfortable if a modification was made to the uses permitted within the CS Zone in order to approve the swim school.

In light of this, we are requesting that the following uses be permitted within the CS Zone:

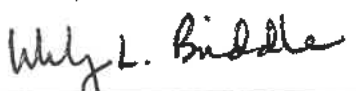
- Private and/or public recreation facilities, including swimming, racquet sports, bowling, golf, skating, soccer and similar activities.

In addition, we have had inquiries from veterinary tenants in the past, and would also like to request that the use of veterinary services be permitted within the CS Zone.

Thank you for your consideration of this request. The Town's cooperation is greatly appreciated to help us continue to keep the shopping center full and vibrant in response to the changing retail environment.

Best regards,

UB SOMERS, INC.

By: 
Willing L. Biddle
CEO/President

cc: Dave Smith, Somers Town Planner
Tom Tooma, Somers Building Inspector

Town of Somers – Petition for Zoning Text Amendment

Re: Addition of Permitted Principal Uses - Veterinary Uses and Private and/or Public Recreation Uses Zoning Text Amendments in the CS – Community Shopping District

Under Section 170-21.2 Principal Uses, add the following:

- I. Private and/or public recreation facilities, including swimming, racquet sports, bowling, golf, skating, soccer and similar activities.*
- J. Veterinary offices.*

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

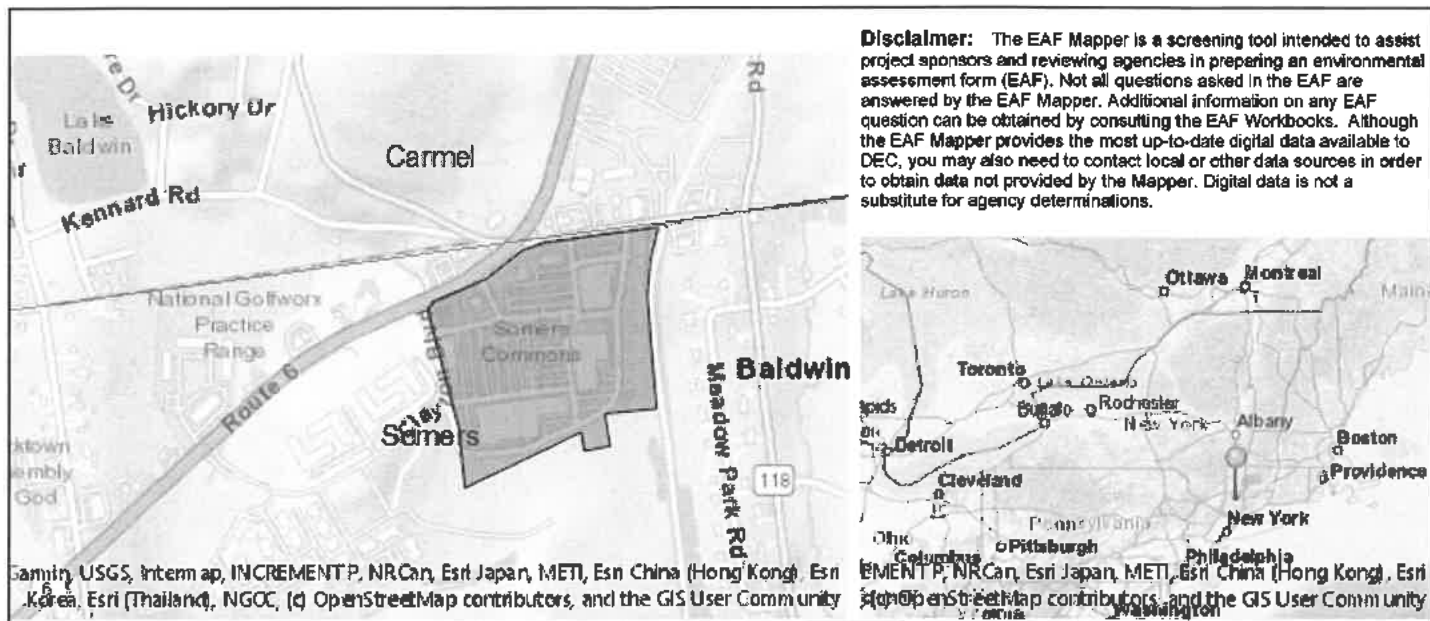
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Zoning Text Amendments - Adding Veterinary Services & private/public recreation services to the uses permitted in CS- Community Shopping District			
Project Location (describe, and attach a location map):			
80 US-6, Baldwin Place, NY 10505			
Brief Description of Proposed Action:			
Zoning text amendments to allow for veterinary services and private and/or public recreation facilities as permitted principal uses in the Community Shopping (CS) District.			
Name of Applicant or Sponsor:		Telephone: 203-863-8200	
Urstadt Biddle Properties, Inc		E-Mail: WBiddle@ubproperties.com	
Address:			
321 Railroad Avenue			
City/PO:		State:	Zip Code:
Greenwich		Ct	06830
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action?			<input type="checkbox"/>
b. Total acreage to be physically disturbed?			<input checked="" type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): public trailway			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name: Baldwin Place Area, Reason: Difficulties w/ portable water source, Agency: Somers, Town of, Date: 9-26-90 If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
DEC Site Code 360023		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Somers Town Board</u> Date: <u>6/21/23</u> Signature: <u>David B. Smith</u> Title: <u>Planning Director</u>		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name: Baldwin Place Area, Reason: Difficulties w/ portable water source, Agency: Somers, Town of, Date: 9-26-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

SEQR DISTRIBUTION LIST – Zoning Text Amendment
Involved Agencies

Somers Town Board (Lead Agency)
Somers Town House
335 Route 202
Somers, New York 10589

Involved/Interested Agencies

Somers Planning Board
Somers Town House
335 Route 202
Somers, New York 10589

New York City Department of Environmental Protection
465 Columbus Avenue
Valhalla, New York 10595
Attn.: Cynthia Garcia

New York State Department of Environmental Conservation
Region 3
c/o Kelly Turturro, Regional Director
21 South Putt Corners Road
New Paltz, NY 12561-1696

New York State Department of Environmental Conservation
Region 3 sub-office
100 Hillside Drive, Suite 1W
White Plains, NY 10603

Westchester County Planning Board
432 Michaelian Office Building
White Plains, New York 10601

Town of Somers Open Space Committee
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

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

Other- Lead Agency Representatives

David Smith, Director of Planning
Somers Town House
335 Route 202
Somers, New York 10589

Stephens, Baroni Reilly & Lewis LLP
175 Main Street, Suite 800
White Plains, NY 10601
Attn: Roland A. Baroni, Esq.

Other- Project Sponsor Representatives

Urstadt Biddle Properties
c/o Wing Biddle
321 Railroad Avenue
Greenwich, Ct. 06830

UB Somers, Inc.

321 Railroad Avenue, Greenwich, CT 06830
Tel: (203) 863-8200 / Fax: (203) 861-6755

June 2, 2023

Mr. Robert Scorrano
Supervisor
Town of Somers
335 Route 202
Somers, NY 10589

Re: Request for Zoning Text Change – CS Zone (Somers Commons Shopping Center)

Dear Mr. Scorrano:

Our tenant, New York Sports Club (NYSC) at Somers Commons Shopping Center, is having financial difficulties and in order to keep the health club open for the community is on a greatly reduced rent plan. There is an existing pool within their facility. We own another shopping center in Brewster, NY where we have a successful swim school called Wings Over Water. Wings Over Water is interested in leasing the pool and locker room portion of NYSC in Somers. This portion of NYSC would be subdivided from the balance of the space and leased to Wings Over Water. We are also in discussions with a smaller gym to lease the balance of the NYSC space.

When Wings Over Water met with the Somers building inspector to discuss their plans for the space, he informed them he was not certain if a swim school (or a fitness gym for that matter) is a permitted use within the CS Zone despite the fact that NYSC has been operating with a pool at the property for over 15 years. It is my understanding that the NYSC facility was previously given a building permit by the Town based on the understanding that a health club is considered a personal service use, which is a use permitted in the CS Zone. In any event, I understand that the building inspector would be more comfortable if a modification was made to the uses permitted within the CS Zone in order to approve the swim school.

In light of this, we are requesting that the following uses be permitted within the CS Zone:

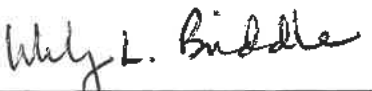
- Private and/or public recreation facilities, including swimming, racquet sports, bowling, golf, skating, soccer and similar activities.

In addition, we have had inquiries from veterinary tenants in the past, and would also like to request that the use of veterinary services be permitted within the CS Zone.

Thank you for your consideration of this request. The Town's cooperation is greatly appreciated to help us continue to keep the shopping center full and vibrant in response to the changing retail environment.

Best regards,

UB SOMERS, INC.

By: 
Willing L. Biddle
CEO/President

cc: Dave Smith, Somers Town Planner
Tom Tooma, Somers Building Inspector

Sent to:
TB, TA, TC
7/7/23
KD

Woodard & Curran Engineering
and Geological Services P.A. P.C.
800 Westchester Avenue
Suite N507
Rye Brook, New York 10573
www.woodardcurran.com

T 800.426.4262
T 914.448.2266
F 914.448.0147



MEMORANDUM

TO: Town of Somers Town Board
FROM: Steven Robbins, P.E., Consulting Town Engineer
DATE: July 6, 2023
RE: Town Hamlet Water Supply
Water Infrastructure Improvements Act (WIIA) Grant Application
SEQR Review
Bond Resolution

The Town House, Annex, and at least one neighboring business have exceeded the Maximum Contaminant Level for PFAS. The Town has been issued a Notice of Violation for the exceedance and is being required to provide treatment or a connection to an adjacent water supply to resolve the violation.

Prior evaluations determined that while creation of a new Water District and purchasing water from Veolia (Heritage Hills), and distributing it to businesses and residents in the southern portion of the B-HP zoning district would be more expensive than installing a treatment system just for the Town House and Annex, the new water supply would bring broader benefit to the business district through fire protection infrastructure and other water quality improvements.

Foundational work is proceeding, including negotiations with Veolia and the Health Department, discussions with impacted property owners, and design development. In anticipation of the project proceeding, Woodard & Curran is assisting the Town with an application for grant funding for this project through the Water Infrastructure Improvement Act (WIIA) funding program which could provide a grant for 25% of the project costs.

In support of this application, the Board needs to do the following:

- Undertake its SEQR obligations which include:
 - Classify the proposed action as a Type II Action.
 - Adopt a Resolution similar to the following subject to any comments from the Town Attorney and/or the Town Board:
 - “RESOLVED, that the Town Board does hereby classify the Town Hamlet Water Supply project to be a Type II Action. This project involves the extension of a water distribution facilities as required by administrative proceedings for a Notice of Violation.”
- Adopt a Bond Resolution establishing the Town's legal authority to issue debt for the project, up to \$2.92M. Resolution to follow from Bond Counsel.
- Adopt a Board Resolution to authorize the Supervisor to sign and submit the WIIA Grant Application.

Kim DeLucia

*Sent to
TB, TA, TC 7/12/23 KD*

From: Alan Tepper
Sent: Tuesday, July 11, 2023 8:52 PM
To: Robert Scorrano
Cc: Kim DeLucia
Subject: Condo 29 Stop Sign Request
Attachments: Stop Sign Request Presentation To Somers Town Board.pdf

Supervisor Scorrano,

As promised, I have attached Condo 29's formal request for approval to install 4 stop signs. The request includes substantial support documentation.

As noted in the cover letter, if you or anyone in the Town government have any questions, I can be reached at this email address of . If needed I will also be available for in person meetings, or to tour the site, at your request,

Keep Safe and Healthy,
Alan Tepper

Sent to:
TB, TA, TK
7/12/23
KD



Heritage Hills Co

Alan Tepper – President
Wilma Gottlieb – Secretary

Kay Brancato – Vice President
Arthur E. Stein – Treasurer

July 11, 2023

Application to Install Stop Sign in Condo 29, Heritage Hills

To: Somers Town Supervisor, Rob Scorrano

Condo 29 of Heritage Hills is requesting, herein, approval to install 4 stop signs on Condo 29 property; two on Westridge Drive, one on either side of Water View Drive and two on West Hill Drive, one on either side of Westridge Drive (*see the accompanying map*).

Discussion –

Walking is an important activity for Heritage Hills residents. It provides both exercise and the opportunity to socialize, both of which activities are particularly important to our older residents. Like most of Somers, Heritage Hills does not have sidewalks and we need to walk on the roads.

For the most part, pedestrians and vehicles coexist amiably on our roads. Unfortunately, we often encounter cars and trucks going far too fast, particularly on Westridge Drive and West Hill Drive, creating an unsafe condition. It is for this reason that we are requesting permission to erect 4 stop signs, as described above.

Supporting Documentation –

In support of this request we are providing the following documentation along with this letter:

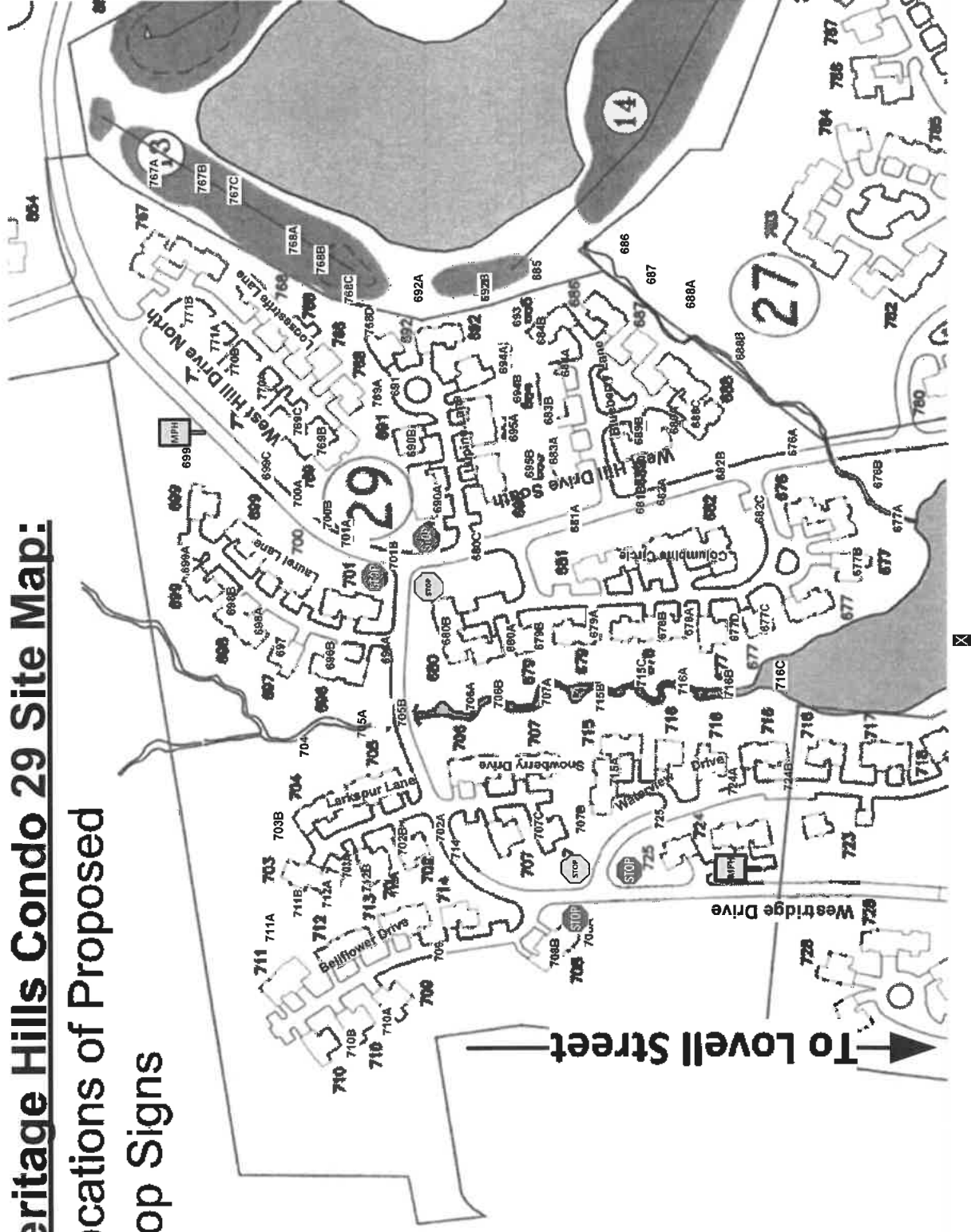
- **Site Map:** A map of Condo 29 indicating the locations where the signs are to be installed.
- **Petitions:** 28 petitions, containing 172 signatures of Heritage Hills residents, requesting that the stop signs in question be installed. These petitions contain signatures of residents from throughout Heritage Hills, not just in Condo 29.
- **Speed Sign Report:** A report generated by a speed sign installed on Westridge Drive just west of Waterview Drive, tracking eastbound traffic over a period of 5 days in late June / early July. A summary of the report is provided below –
 - A daily average of 1,056 vehicles was recorded passing the sign.
 - With a posted speed limit of 20 MPH, a high speed of 48 MPH was recorded.
 - A daily average of 615 vehicles (58%) exceeded the speed limit.

The sign has since been installed on West Hill Drive, approximately 200 yards north of Westridge Drive. A similar report and summary will be provided shortly, under separate cover.

Thank you for your serious consideration of our request. If you, or anyone in the town, has any questions, or needs any additional information, please do not hesitate to contact me at
or

Respectfully, Alan Tepper – Condo 29 President.

Heritage Hills Condo 29 Site Map: Locations of Proposed Stop Signs



Legend

- Proposed New Stop Sign
- Existing Stop Sign
- Speed Sign (temporary)

Custom Report

Technician Name: administrator

Location: Westridge Drive

State/Province: NY

Address: 705 Westridge Drive

Postal Code/ZIP: 10589

City: Somers



Report Period: 6/28/2023 7:00:00 PM to 7/8/2023 12:00:59 AM

	Total Vehicle Count	Number of Speed Limit Violations	Number of Vehicles Respecting Limit	% of Speed Limit Violations	% Vehicles Above Tolerated Speed	Average Vehicle Speed	Maximum Speed
6/28/2023	19:00:00	33	20	13	61	79	33
	20:00:00	64	35	29	55	66	32
	21:00:00	66	41	25	62	68	31
	22:00:00	64	34	30	53	64	31
	23:00:00	H 96	H 68	28	71	79	32
	00:00:00	80	42	38	53	68	31
	01:00:00	94	61	33	65	78	33
	02:00:00	74	46	28	62	77	32
6/29/2023	03:00:00	46	28	18	61	72	32
	04:00:00	53	30	23	57	64	32
	05:00:00	37	18	21	43	59	30
	06:00:00	39	15	24	38	46	30
	07:00:00	17	9	8	53	65	31
	08:00:00	5	5	0	H 100	H 100	34
	09:00:00	9	5	4	56	67	31
	10:00:00	1	0	1	0	0	25
	11:00:00	2	2	0	H 100	H 100	H 35
	12:00:00	2	0	2	0	50	30
	13:00:00	3	1	2	33	33	30
	14:00:00	1	0	1	0	H 100	30
	15:00:00	3	3	0	H 100	H 100	33
	16:00:00	12	7	5	58	67	34
							53

Generated on July 5, 2023 at 4:02 PM

SafePace® Pro by Traffic Logix®

	Total Vehicle Count	Number of Speed Limit Violations	Number of Vehicles Respecting Limit	% of Speed Limit Violations	% Vehicles Above Tolerated Speed	Average Vehicle Speed	Maximum Speed
6/29/2023	17:00:00	26	17	9	65	77	32
	18:00:00	54	33	21	61	74	32
	19:00:00	49	32	17	65	80	33
	20:00:00	57	38	19	67	79	32
	21:00:00	82	51	31	62	68	32
	22:00:00	79	49	30	62	73	32
	23:00:00	72	54	18	75	82	33
	00:00:00	80	46	34	58	68	32
	01:00:00	67	41	26	61	78	33
	02:00:00	74	45	29	61	73	31
	03:00:00	54	31	23	57	67	31
	04:00:00	47	30	17	64	74	32
6/30/2023	05:00:00	43	24	19	56	60	31
	06:00:00	31	17	14	55	65	32
	07:00:00	16	6	10	38	56	29
	08:00:00	6	5	1	83	83	34
	09:00:00	9	3	6	33	44	31
	10:00:00	3	1	2	33	33	25
	11:00:00	0	0	0	0	0	0
	12:00:00	1	0	1	0	0	28
	13:00:00	0	0	0	0	0	0
	14:00:00	1	0	1	0	0	26
	15:00:00	9	4	5	44	67	30
	16:00:00	1	0	1	0	H 100	30
	17:00:00	25	14	11	56	64	32
	18:00:00	42	26	16	62	67	32
	19:00:00	38	19	19	50	71	32
	20:00:00	47	32	15	68	70	32

	Total Vehicle Count	Number of Speed Limit Violations	Number of Vehicles Respecting Limit	% of Speed Limit Violations	% Vehicles Above Tolerated Speed	Average Vehicle Speed	Maximum Speed
6/30/2023	21:00:00	70	40	30	57	70	48
	22:00:00	71	43	28	61	70	48
	23:00:00	45	29	16	64	78	40
	00:00:00	72	52	20	72	83	42
	01:00:00	64	42	22	66	78	40
	02:00:00	67	45	22	67	73	43
	03:00:00	44	27	17	61	66	39
	04:00:00	34	19	15	56	59	40
	05:00:00	35	23	12	66	71	38
	06:00:00	24	10	14	42	42	40
7/1/2023	07:00:00	24	7	17	29	33	37
	08:00:00	13	7	6	54	62	37
	09:00:00	7	4	3	57	57	34
	10:00:00	5	1	4	20	20	38
	11:00:00	2	1	1	50	50	32
	12:00:00	0	0	0	0	0	0
	13:00:00	1	1	0	H 100	H 100	31
	14:00:00	1	0	1	0	0	28
	15:00:00	0	0	0	0	0	0
	16:00:00	2	0	2	0	0	22
7/2/2023	17:00:00	14	8	6	57	64	36
	18:00:00	20	15	5	75	95	43
	19:00:00	36	19	17	53	67	40
	20:00:00	23	12	11	52	61	38
	21:00:00	54	34	20	63	70	40
	22:00:00	56	32	24	57	61	45
	23:00:00	64	40	24	63	77	40
	00:00:00	58	33	25	57	71	48

	Total Vehicle Count	Number of Speed Limit Violations	Number of Vehicles Respecting Limit	% of Speed Limit Violations	% Vehicles Above Tolerated Speed	Average Vehicle Speed	Maximum Speed
7/2/2023	01:00:00	32	18	64	78	32	42
	02:00:00	28	20	58	73	31	43
	03:00:00	26	19	58	62	32	41
	04:00:00	35	16	69	82	32	41
	05:00:00	22	19	54	66	31	40
	06:00:00	14	8	64	73	32	40
	07:00:00	8	8	50	63	30	34
	08:00:00	4	7	36	36	18	32
	09:00:00	0	9	0	0	6	28
	10:00:00	0	20	0	0	3	4
	11:00:00	0	0	0	0	0	0
	12:00:00	0	0	0	0	0	0
	13:00:00	0	1	0	0	27	27
	14:00:00	1	0	H 100	H 100	32	32
	15:00:00	3	1	75	75	H 35	40
	16:00:00	5	6	45	64	31	42
	17:00:00	9	12	43	57	29	40
	18:00:00	16	17	48	64	31	47
	19:00:00	22	19	54	61	31	40
	20:00:00	38	30	56	63	29	99
	21:00:00	38	29	57	64	31	44
	22:00:00	41	29	59	69	31	40
	23:00:00	46	18	72	75	33	42
	00:00:00	46	30	61	74	32	43
	01:00:00	47	22	68	78	31	42
7/3/2023	02:00:00	38	27	58	68	30	43
	03:00:00	16	14	53	67	31	39
	04:00:00	22	16	58	71	32	42

	Total Vehicle Count	Number of Speed Limit Violations	Number of Vehicles Respecting Limit	% of Speed Limit Violations	% Vehicles Above Tolerated Speed	Average Vehicle Speed	Maximum Speed
7/3/2023	05:00:00	17	17	50	53	30	39
	06:00:00	2	H 56	3	3	9	35
	07:00:00	6	10	38	38	29	35
	08:00:00	1	4	20	40	27	31
	09:00:00	1	3	25	25	25	31
	10:00:00	0	2	0	0	28	28
	11:00:00	1	3	25	25	26	31
	12:00:00	0	1	0	0	29	29
	13:00:00	0	0	0	0	0	0
	14:00:00	1	0	H 100	H 100	32	32
	15:00:00	1	1	50	50	29	31
	16:00:00	2	3	40	40	30	35
	17:00:00	6	5	55	82	32	37
7/4/2023	18:00:00	15	11	58	81	32	42
	19:00:00	27	6	82	85	33	40
	20:00:00	19	20	49	56	31	42
	21:00:00	25	21	54	74	31	40
	22:00:00	37	19	66	71	32	39
	23:00:00	25	27	48	58	29	40
	00:00:00	27	16	63	74	32	40
	01:00:00	31	21	60	67	31	40
	02:00:00	17	12	59	59	32	43
	03:00:00	25	14	64	69	31	42
	04:00:00	23	18	56	68	31	39
	05:00:00	22	16	58	71	32	39
	06:00:00	12	18	40	47	30	38
	07:00:00	16	14	53	57	30	39
	08:00:00	7	8	47	53	31	42

	Total Vehicle Count	Number of Speed Limit Violations	Number of Vehicles Respecting Limit	% of Speed Limit Violations	% Vehicles Above Tolerated Speed	Average Vehicle Speed	Maximum Speed
7/4/2023	09:00:00	5	2	3	40	40	37
	10:00:00	4	1	3	25	25	33
	11:00:00	2	1	1	50	50	40
	12:00:00	1	0	1	0	29	29
	13:00:00	0	0	0	0	0	0
	14:00:00	0	0	0	0	0	0
	15:00:00	4	2	2	50	32	37
	16:00:00	6	4	2	67	32	37
	17:00:00	26	13	13	50	31	40
	18:00:00	37	16	21	62	31	40
	19:00:00	0	0	0	0	0	0
	20:00:00	0	0	0	0	0	0
	21:00:00	0	0	0	0	0	0
	22:00:00	0	0	0	0	0	0
	23:00:00	0	0	0	0	0	0
	SUM: 4,489	SUM: 2,592	SUM: 1,897	AVG: 57	AVG: 66	AVG: 30	

Kim DeLucia

Sent to: TB, TA, TC 1/7/23 KD

From:
Sent: Monday, June 26, 2023 1:27 PM
To: Kim DeLucia
Cc: Robert Scorrano
Subject: RE: Request for Stop Signs at Two Heritage Hills Westridge Drive Locations

Hello Kim. I am delighted by your email. Thank you and Supervisor Scorrano very much.

The exact two intersections where 3-way stop signs will make a big safety difference are:
(1) Westridge Drive & West Hill Drive and (2) Westridge Drive & Waterview Drive.

Kim - should I and or other Condo 29 Board members attend the July 13, 2023 Town Board Meeting?

If anyone has any questions or suggestions on this topic, I can be reached at clipp@comcast.net and my cell phone .

WHY THE STOP SIGNS ARE NEEDED:

It is self-evident (to me and to almost any casual observers) why a 3-way stop is needed at Westridge Drive & West Hill Drive.

The second location requires more understanding, as follows.

The second location is at the end of a 0.3 mile downhill coming from Lovell Street.

It is my personal estimation that none of the cars at that point are at or under the speed limit, i.e., everyone speeds.

This speeding makes it very risky for getting hit by a speeder for those trying to enter Westridge from these five side streets:

1-Waterview, 2-Bellflower, 3-Snowberry, 4-Larkspur and 5-the three houses on the small side street facing Westridge, 724-725 Heritage Hills.

The street signs for Snowberry, Bellflower & Larkspur have been removed in compliance with a Town request pending review with Con Ed and others..

However, the street names are still displayed by Google Maps, e.g., Westridge Drive & Larkspur Lane.

We are busy collecting petition signatures in support of our stop sign requests.

At any time, I can provide the petition data and or summary from an Excel spreadsheet. It contains our progress with the petitions.

90 signatures are in my possession so far, and we have quite a few more in progress.

The signatures are from residents of many other Heritage condos, not just our Condo 29.

I can deliver or easily scan and send the actual petition pages upon any request. Heritage Hills Society supports these stop sign requests.

Yours truly, Arthur Epstein, Board Member and Treasurer of Condo 29 of Heritage Hills, 702A Heritage Hills

From: Kim DeLucia <kdelucia@somersny.com>
Sent: Monday, June 26, 2023 12:08 PM
To:
Cc: Robert Scorrano <rscorrano@somersny.com>
Subject: Request for Stop Signs at Two Heritage Hills Westridge Drive Locations

Good afternoon Mr. Epstein,

Thank you for your letter dated June 16, 2023 regarding a request for stop signs at two Heritage Hills Westridge Drive locations.

The Supervisor will refer this request to the Somers Police, Highway, and Engineering departments for evaluation at the July 13, 2023 Town Board Meeting.

Would you mind providing me with the **exact locations** you want the stop signs placed? The more detail you provide the better.

Thank you,

Kim

Kim DeLucia
Executive Assistant to
Robert Scorrano, Town Supervisor
TOWN OF SOMERS
335 ROUTE 202
SOMERS, NY 10589
Phone: 914-277-3637
Fax: 914-276-0082
WWW.SOMERSNY.COM

R/F Sent to:
TB, TA, TC
7/7/23 KD

Heritage Hills of Westchester Condominium #29



June 16, 2023

Mr. Robert Scorrano
Supervisor Town of Somers
Elephant Hotel
Somers, New York

Subject: Request for stop signs at two Heritage Hills Westridge Drive locations

Dear Supervisor Scorrano:

To enable us to try to prevent serious collisions and possible fatalities, please consider taking timely actions as follows:

- 1) Please ask the Chiefs of Police and Fire to have their representatives contact me for a 15-minute on-site explanation of the need for the proposed signs.
- 2) If they both agree that the signs are appropriate, please reply and tell me what else we would need to gain Town permission to install the signs.

The proposed signs would be on Westridge Drive, the alternate entrance road into Heritage Hills, from Lovell Street.

The Heritage Hills Society Board was made aware of this request on June 12th. The reason this request is coming from Condo 29 is that the areas of where the signs are needed are on property owned by Condo 29.

Condo 29 is very safety conscious. We are the first HH Condo, per your Building Inspector's instructions, to remediate the electrical grounding of our units.

Yours truly,

Arthur Epstein, Treasurer & Board Member of Condo 29, Heritage Hills
Mobile: arte comcast.net
Somers resident for 25 years.

Cc: Douglas Cassetta

Sent to: TB, TA, TC
Kim DeLucia 7/7/23 KD

From:
Sent: Monday, July 3, 2023 9:40 AM
To:
Subject: Stop Sign Petition Progress - THANK YOU - Heritage Hills

To Condo 29 Cluster Captains and Board Members, Doug Cassetta, Nancy O'Malley, John Milligan & Kim DeLucia (Town of Somers)

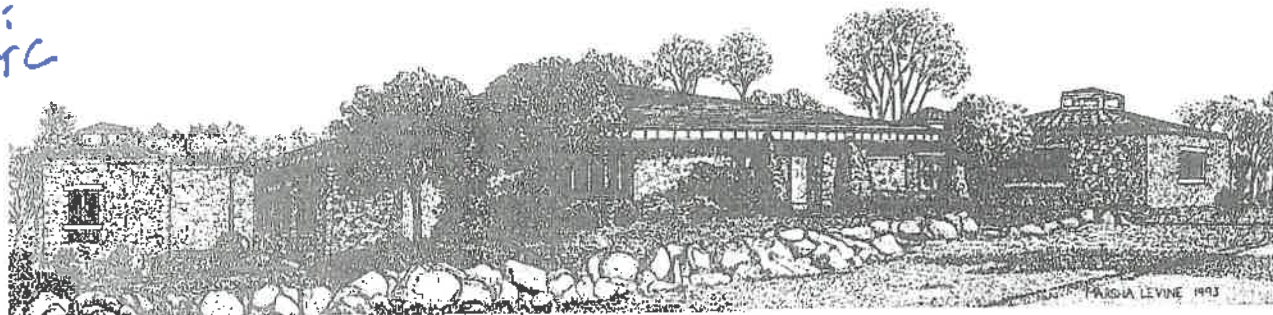
Thus far, thanks to our efforts, we have 122 signatures, per the numerical list below. If you have or get more pages with signatures, please reply and let me know. This topic is on the Town Board meeting agenda of July 13th, next Thursday. I don't know if we will get to speak but if we do, I will reference our petition counts.

Stop Sign Petition Log 7/3/2023

Total	Date Signed	Unit #	Total	Date Signed	Unit #
1	6/17/23	033B	62	6/27/23	702A
2	6/19/23	161A	63	6/20/23	702B
3	6/21/23	183B	64	6/23/23	702B
4	6/21/23	361A	65	6/22/23	703A
5	6/20/23	364A	66	6/22/23	703A
6	6/21/23	364B	67	6/20/23	703B
7	6/21/23	364C	68	6/20/23	704-
8	6/21/23	373C	69	6/20/23	704-
9	6/21/23	378B	70	6/21/23	705A
10	6/21/23	405C	71	6/21/23	705A
11	6/21/23	411D	72	6/20/23	705B
12	6/17/23	425-	73	6/20/23	705B
13	6/21/23	427B	74	6/20/23	706A
14	6/27/23	445D	75	6/25/23	707A
15	6/21/23	446A	76	6/21/23	707B
16	6/16/23	446B	77	6/23/23	707C
17	6/17/23	471A	78	6/21/23	708-
18	6/17/23	533C	79	6/18/23	708B
19	6/19/23	572C	80	6/19/23	708B
20	6/21/23	582B	81	7/3/23	709-
21	6/21/23	587B	82	6/19/23	710B
22	6/21/23	607B	83	6/19/23	711A

23	6/27/23	631B	84	6/20/23	712B
24	6/19/23	636B	85	6/19/23	713A
25	6/19/23	641B	86	6/19/23	713B
26	6/21/23	641B	87	6/19/23	713B
27	6/22/23	676A	88	6/18/23	715A
28	6/22/23	676B	89	6/18/23	715A
29	6/22/23	676B	90	6/21/23	717A
30	6/22/23	677A	91	6/21/23	734C
31	6/23/23	677C	92	6/20/23	755-
32	6/22/23	677D	93	6/20/23	755-
33	6/22/23	678A	94	6/20/23	755-
34	6/22/23	678A	95	6/19/23	762A
35	6/22/23	678B	96	6/17/23	767-
36	6/22/23	679A	97	6/18/23	767A
37	6/22/23	679A	98	6/17/23	767B
38	6/23/23	679B	99	6/22/23	768A
39	6/24/23	680B	100	6/22/23	768A
40	6/25/23	682A	101	6/21/23	768B
41	6/24/23	682A	102	6/21/23	768B
42	6/22/23	682B	103	6/18/23	768C
43	6/22/23	682C	104	6/18/23	768C
44	6/21/23	683B	105	6/17/23	769A
45	6/19/23	684B	106	6/17/23	769A
46	6/21/23	685-	107	6/20/23	769C
47	6/19/23	686-	108	6/17/23	770A
48	6/20/23	686-	109	6/20/23	770B
49	6/21/23	687-	110	6/20/23	770B
50	6/19/23	688B	111	6/17/23	771B
51	6/19/23	689B	112	6/21/23	797A
52	6/21/23	691-	113	6/27/23	799A
53	6/21/23	691-	114	6/19/23	875B
54	6/21/23	692A	115	6/19/23	875B
55	6/21/23	692B	116	6/17/23	882D
56	6/21/23	693-	117	6/16/23	907D
57	6/21/23	694A	118	6/21/23	915B
58	6/21/23	695A	119	6/21/23	958C
59	6/21/23	695B	120	6/21/23	958D
60	6/21/23	696A	121	6/19/23	971C
61	6/27/23	702A	122	6/19/23	971C

Sent to:
TB, TA, TC
7/7/23
KD



SOMERS LIBRARY

P.O. Box 443, Somers, New York 10589 • (914) 232-5717 • www.somerslibrary.org

MEMO TO: Town Board

FROM: Jennifer Daddio, Library Director

RE: Bid Request for Teen Room

DATE: June 30, 2023

Permission is being requested to solicit bids for the construction work required to renovate the Teen Room as per the proposal submitted and approved by Lothrop Associates. Currently it is four small rooms and the goal is to create one large space.

Sent to:
TB, TA, TC
CC: P+E, Bddy Hwy
7/12/23
KD

**COMMITMENT & INTEGRITY
DRIVE RESULTS**

Woodard & Curran Engineering and
Geological Services P.A. P.C.
800 Westchester Avenue | Suite N507
Rye Brook, New York 10573
www.woodardcurran.com

T 800.807.4080
T 914.448.2266
F 914.448.0147



MEMORANDUM

TO: Town of Somers Town Board
FROM: Steven Robbins, P.E., Consulting Town Engineer
DATE: July 1, 2021
RE: Town House Repairs
Consolidated Funding Grant Application
Office of Parks, Recreation & Historic Preservation
Environmental Protection Fund Grants Program for Parks, Preservation and Heritage

The Town is preparing an application with J.O'Connell Associates coordinated with the Building Department and Planning and Engineering Department to submit an application for grant funding to provide partial funds for repairs to the Town House. The needed repairs were identified in an October 2019 Building Condition Report prepared by Stephen Tilly, Architect. The work is intended to preserve the existing structural condition of the building and its weatherproofing. The proposed work will not substantially change the existing facility. The work is anticipated to include replacement of the meeting room roof; repairs and replacement of roof drainage components; restoration of building dripline areas; removal of asbestos-containing materials from pipe insulation; stairway repairs; repointing vault masonry; upgrades to air conditioning systems; bulkhead masonry and access hatch repairs and replacement; porch ceiling and cornice painting; cleaning of some window components and brick walls; basement floor moisture control improvements; and assorted masonry repointing crack repair, caulking, and painting.

Since the grant application must be submitted by the end of July, as an added item on the town Board Agenda of July 8, 2021, the board needs to do the following:

- Undertake its SEQR obligations which include:
 - Declare itself Lead Agency under SEQR under an uncoordinated review
 - Identify the proposed action, i.e. making repairs, as a Type II Action since under SEQR 6 NYCRR 617.5 the following is a Type II Action which needs no further SEQR review:
 - "maintenance or repair involving no substantial changes in an existing structure or facility"
- Make a Resolution similar to the following subject to any comments from the Town Attorney and/or the Town Board: (NOTE: We recommend including the highest amount in this resolution to cover all contingencies even though prior estimates are below \$500,000. Updated cost estimates are being prepared):
 - "RESOLVED, that the Town Board does hereby authorize an application to be made for funds in an amount not to exceed \$500,000 from the Environmental Protection Fund grants Program for Parks, Preservation and Heritage administered by the Office of Parks, Recreation & Historic Preservation for the provision of repairs to the Town House and commits the Town to providing 50% of the awarded amount as a required match."
- Authorize the Supervisor to sign and submit the Grant Application for the Town House Repairs.

Attached is the Lead Agency document for action by the Town Board.



Cc: Tom Tooma

Denise Schirmer

Roland Baroni

NOTICE OF SEQR ACTIONS – Town House Repairs

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 be lead agency for the completion of repairs to the Town House located at 335 Route 202 in Somers, New York.

The Somers Town Board, at its meeting of July 8, 2021 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.

The Proposed Action is a Type II 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: Town House Repairs

DESCRIPTION OF ACTION: The proposed action is the completion of repairs to the Town House based on an October 2019 Building Condition Report prepared by Stephen Tilly, Architect. The work is intended to preserve the existing structural condition of the building and its weatherproofing. The proposed work will not substantially change the existing facility. The work is anticipated to include replacement of the meeting room roof; repairs and replacement of roof drainage components; restoration of building dripline areas; removal of asbestos-containing materials from pipe insulation; stairway repairs; repointing vault masonry; upgrades to air conditioning systems; bulkhead masonry and access hatch repairs and replacement; porch ceiling and cornice painting; cleaning of some window components and brick walls; basement floor moisture control improvements; and assorted masonry repointing crack repair, caulking, and painting.

LOCATION: 335 Route 202, Town of Somers (TM 17.11-1-20)

SUPPLEMENTAL INFORMATION: October 2019 Building Condition Report.

Contact: Steven Robbins, P.E., Consulting Town Engineer
335 Route 202

Somers, New York 10589

Telephone: 914-277-5366

Date of this Notice: July 8, 2021

Preliminary Statement of Probable Cost

(Revised May 4, 2023)

NOTE: This preliminary statement of probable cost is a revision of the costs included in the Building Condition Survey of Basement completed October 11, 2019. Escalation costs have been added for the years 2020-2023, and an additional contingency has been included to consider the further deterioration of the materials and assemblies since the completion of the assessment.

This preliminary statement of probable cost is of the cost you would expect to pay a General Contractor to perform a full scope of services at local, prevailing wage rates. It includes profit and overhead on his portion of the work performed by his subcontractors, and allowances for shoring engineering and architectural fees. It does not include other fees, permits, financing, or other transaction costs for which it is customary to allow a 5% contingency--above and beyond the 10% estimating contingency--for estimates listed below. This estimate represents our best judgement as design professionals familiar with the construction industry. We are attempting in this estimate to suggest a range of costs generally associated with a project of this type and size. Please remember we have no control over methods used by contractors to determine their prices or over market conditions at the time of bidding. Construction pricing is not a rational process. Actual prices may vary significantly from those shown here. As details of the project are fleshed out we can help you evaluate cost implications of individual decisions and, if you request, provide a more detailed estimate or hire a cost consultant. Also, in-kind contributions could reduce costs but have not been taken in consideration in these calculations.

1. Urgent

a. Investigate and repair roof & drainage components	Town Staff (yearly budget)
b. Slope grade around immediate perimeter of building	Town Staff
c. Snow plowing	Town Staff
d. Monitor	Town Staff
e. Remove asbestos-containing materials	Allow \$6,150
f. Storage Room by Stairway	Allow \$4,925
g. Vaults	Allow \$18,425
h. Air Conditioners	Allow \$30,725
i. Metal Doors and Frames	Allow \$18,425
j. Kitchen Store Room Bulkhead	Allow \$18,425
k. Boiler Room Bulkhead	Allow \$6,150

2. Moderate (2-5 years)

a. Porch Ceiling and Cornices	Allow \$12,300
b. Cut back or remove vegetation and restore basement windows	Allow \$2,475
c. Remove lime deposits and clean biological growth etc. from exterior	Allow \$61,425
d. Basement Floors:	
Install perimeter drains and a moisture barrier under a new floor	Allow \$122,850
OR	
Strip existing coating and recoat	Allow \$43,000

- e. Bulkhead Doors Allow \$9,850
- f. Repointing, interior Allow \$104,425
- g. Floor Mats (contract service) Allow \$6,150/year

3. Low (5-10 years)

- a. Vaults 3 and 4 Floor Crack Allow \$1,250



Woodard & Curran Engineering
and Geological Services P.A. P.C.
800 Westchester Avenue
Suite N507
Rye Brook, New York 10573
www.woodardcurran.com

T 800.426.4262
T 914.448.2266
F 914.448.0147

MEMORANDUM

TO: Town of Somers Town Board
FROM: Steven Robbins, P.E., Consulting Town Engineer
DATE: June 9, 2022
RE: Vacuum Truck
Consolidated Funding Grant Application
New York State Department of Environmental Conservation
Water Quality Improvement Program
Non-Agricultural Nonpoint Source Abatement and Control Category

The Town is preparing an application with J.O'Connell Associates, coordinated with the Highway Department and Planning and Engineering Department, to submit an application for grant funding to provide partial funds for the purchase of a Vacuum Truck. A Vacuum Truck is needed to accomplish catch basin cleanouts, to maintain existing pervious pavement surfaces, road swale maintenance, hydro-excavation, and maintain hydrodynamic stormwater separators and storm filters at Reis Park and Lake Shenorock, all in furtherance of the Town's MS4 mandated requirements.

Since the grant application must be submitted by the end of July, as an added item on the town Board Agenda of June 9, 2022, the board needs to do the following:

- Undertake its SEQR obligations which include:
 - Declare itself Lead Agency under SEQR under an uncoordinated review
 - Identify the proposed action, i.e. purchase of a Vacuum Truck, as a Type II Action since under SEQR 6 NYCRR 617.5 the following is a Type II Action which needs no further SEQR review.
- Make a Resolution similar to the following subject to any comments from the Town Attorney and/or the Town Board:
 - "RESOLVED, that the Town Board does hereby authorize an application to be made for funds in an amount not to exceed \$432,893.25 from the Non-Agricultural Nonpoint Source Abatement and Control grant program administered by the New York State Department of Environmental Conservation for the purchase of a Vacuum Truck and commits the Town to providing 25% of the awarded amount as a required match."
- Authorize the Supervisor to sign and submit the Grant Application for the Vac Truck.

Attached is the Lead Agency document for action by the Town Board.

Cc: Nicholas DeVito; Roland Baroni

**NOTICE OF SEQR ACTIONS –Application For a Grant from the Water Quality Improvement Program Municipal Separate Storm Sewer Systems (MS4) through NYSDEC for Purchase of a Vacuum Truck
Notice to Act as Lead Agency**

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

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

The Town Board of the Town of Somers, Westchester County, declares its intent to act as lead agency as part of an uncoordinated review for application for a grant from the Water Quality Improvement Program Municipal Separate Storm Sewer Systems (MS4) administered by NYSDEC for purchase of a Vacuum Truck.

The Somers Town Board at its meeting of June 9, 2022 declared itself Lead Agency with regard to this Proposed Action under the procedures and requirements of SEQRA and Chapter 92 of the Somers Town Code as part of an uncoordinated review.

The Proposed Action is a Type II 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 for a Grant from the Water Quality Improvement Program Municipal Separate Storm Sewer Systems (MS4) through NYSDEC for Purchase of a Vacuum Truck

DESCRIPTION OF ACTION: Submission of an application for grant funding up to \$432,893.25 from the Water Quality Improvement Program MS4 through NYSDEC to provide funds for the purchase of a Vacuum Truck. A VAC Truck is needed to accomplish catch basin clean outs, to maintain existing pervious pavement surfaces, swale maintenance, hydro-excavation, maintain hydro separators and storm filters at Reis Park and Lake Shenorock, all in furtherance of the Town's MS4 mandated requirements.

LOCATION: The Town of Somers, Westchester County New York

SUPPLEMENTAL INFORMATION: Since the action is a Type II action, no further SEQR action is required.

Contact: David Smith, Director of Planning
335 Route 202
Somers, New York 10589

Telephone: 914-277-5366

Date of this Notice: June 9, 2022

SEQR DISTRIBUTION LIST – Application for a Grant from the Water Quality Improvement Program
Municipal Separate Storm Sewer Systems (MS4) through NYSDEC for Purchase of a Vacuum Truck

Involved Agency:

Town Board
335 Route 202
Somers, New York 10589
Attn: Robert Scorrano, Supervisor

Interested Agencies -

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

Town of Somers Highway Department
Somers Town House
335 Route 202
Somers, New York 10589
Attn: Nick DeVito

New York State Department of Environmental Conservation
Division of Environmental Permits--Region 3
21 South Putt Corners Road
New Paltz, New York 12561-1696
Attn.: Kelly Turturro, Regional Director

Others – Lead Agency Representatives–

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

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

Sent to:
TB, TA, TC
7/11/23
KD

Town of Somers

Use of the Ford Model T Vehicle

The use of the Town owned Ford Model T is restricted to authorized Town volunteers who have been instructed and trained in the proper operation of the Model T. Authorized volunteers are covered by the Town's insurance carrier.

Volunteers who qualify to operate the Model T must complete a Town of Somers volunteer form and have it filed in the Supervisor's office.

Any use of the Model T must be reviewed and approved by the Supervisor.

The Model T should not be taken out of the Town of Somers unless specifically approved by the Town Supervisor.

Sent to:
TB, TA, TC
6/16/23
KD

Frederick McQuillan
Superintendent of Water & Sewer
fmcquillan@somersny.com

Water & Sewer Department

Town of Somers

WESTCHESTER COUNTY, N.Y.

P.O. Box 618
40 Lakeview Drive
Shenorock, NY 10587
(914) 248-5181



Date: June 14, 2023
To: Somers Town Board
From: Frederick McQuillan
Water Superintendent
RE: **2023 Vehicle Purchase**

At this time the Water and Sewer Districts have sufficient funds available in the operating budget to cover the purchase of a new vehicle. Therefore, I respectfully request the town board authorize the purchase of a new vehicle the cost of which shall not exceed \$49,000.

The purchase shall be made through the National Auto Fleet Group Sourcewell Contract 091521-NAF, and as such will not require bidding. Attached is a copy of the vehicle specifications, the cost, and the proposed recommended options. The vehicle is a 2024 Chevy 2500HD 4WD pickup truck and will be an addition to our current vehicles.

The cost of this vehicle shall be shared between the water district and the sewer district. The percentage of the cost will be allocated based on the number of service connections in each district.

The following is an estimated cost to each district based on a purchase price of \$49,000.

Consolidated Water	79%	\$ 38,710.00
Somers Sewer	21%	\$ 10,290.00



National Auto Fleet Group

A Division of Chevrolet of Watsonville
480 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (831) 480-8487 Fax
Fleet@NationalAutoFleetGroup.com

6/12/2023

Quote ID: 34346

Order Cut Off Date: TBA

Fred McQuillan
Town of Somers
Water and Sewer
40 Lakeview Drive
Yorktown Heights, New York, 10598

Dear Fred McQuillan,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

One (1) New/Unused (2024 Chevrolet Silverado 2500HD (CK20903) 4WD Reg Cab 142" Work Truck 8.2' Box,) and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Total Savings
Contract Price	\$50,190.00	\$48,916.88	2.537 %	\$1,273.12
Tax (0.0000 %)		\$0.00		
Tire fee		\$0.00		
Total		\$48,916.88		

- per the attached specifications. Price includes 2 additional key(s).

This vehicle(s) is available under the **Sourcewell Contract 091521-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper
Account Manager
Email: Fleet@NationalAutoFleetGroup.com
Office: (855) 289-6572
Fax: (831) 480-8497



GMC

Purchase Order Instructions & Resources

In order to finalize your purchase please submit this purchase packet to your governing body for a purchase order approval and submit your purchase order in the following way:

Email: Fleet@NationalAutoFleetGroup.com

Fax: (831) 480-8497

Mail: National Auto Fleet Group

490 Auto Center Drive

Watsonville, CA 95076

We will send a courtesy confirmation for your order and a W-9 if needed.

Additional Resources

Learn how to track your vehicle:

www.NAFGETA.com

Use the upfitter of your choice:

www.NAFGpartner.com

Vehicle Status:

ETA@NationalAutoFleetGroup.com

General Inquiries:

Fleet@NationalAutoFleetGroup.com

For general questions or assistance please contact our main office at:

1-855-289-6572

Vehicle Configuration Options

EMISSIONS	
Code	Description
FE9	Emissions, Federal requirements
ENGINE	
Code	Description
L8T	Engine, 6.6L V8, (STD)
TRANSMISSION	
Code	Description
MKM	Transmission, Allison 10-Speed automatic, (STD)
AXLE	
Code	Description
GT4	Rear axle, 3.73 ratio
PREFERRED EQUIPMENT GROUP	
Code	Description
1WT	Work Truck Preferred Equipment Group, includes standard equipment
WHEELS	
Code	Description
PYQ	Wheels, 17" (43.2 cm) machined aluminum
TIRES	
Code	Description
QXT	Tires, LT265/70R17E all-terrain, blackwall
SPARE TIRE	
Code	Description
ZXT	Tire, spare LT265/70R17E all-terrain, blackwall
PAINT	
Code	Description
GAZ	Summit White
SEAT TYPE	
Code	Description
AZ3	Seats, front 40/20/40 split-bench, (STD)
SEAT TRIM	
Code	Description
H1T	Jet Black, Cloth seat trim
RADIO	
Code	Description
IOR	Audio system, Chevrolet Infotainment 3 system, (STD)
ADDITIONAL EQUIPMENT	

Code	Description
ZLQ	WT Fleet Convenience Package, includes (UD7) Rear Park Assist and (QT5) EZ Lift power lock and release tailgate
VYU	Snow Plow Prep/Camper Package, includes (KW5) 220-amp alternator, includes increased front GAWR on Heavy Duty models, (NZZ) skid plates (transfer case and oil pan), pass through dash grommet hole and roof emergency light provisions.
KW5	Alternator, 220 amps
JL1	Trailer brake controller, integrated
NZZ	Skid Plates, protect the oil pan, front axle and transfer case
DLN	Mirrors, outside heated power-adjustable, manual folding, (Passenger mirror includes flat glass, not convex) smaller non-trailer mirror, 11.2" (284.73mm) x 7.15" (181.69mm)
QT5	Tailgate, gate function manual with EZ Lift, includes power lock and release
B30	Floor covering, color-keyed carpeting
B32	Floor mats, rubberized vinyl, front
N33	Steering column, Tilt-Wheel, manual, (Beginning February 27, 2023 through June 4, 2023, certain vehicles will be forced to include (N37) manual tilt/telescoping steering column that will remove the (N33) Tilt-Wheel manual steering column. Does not include later dealer retrofit. See dealer for details or the window label for the features on a specific vehicle.)
9L7	Upfitter switch kit, (5), Provides 3-30 amp and 2-20 amp configurable circuits to facilitate installation of aftermarket electrical accessories.
KI4	Power outlet, interior, 120-volt, (400 watts shared with (KC9) bed mounted power outlet)
KC9	Power outlet, bed mounted, 120-volt, (400 watts shared with (KI4) interior power outlet)
UD7	Rear Park Assist
BODY CODE	
Code	Description
E63	Durabed, pickup bed, (STD)
GVWR	
Code	Description
JGB	GVWR, 10,250 lbs. (4649 kg), (STD)

2024 Fleet/Non-Retail Chevrolet Silverado 2500HD 4WD Reg Cab 142" Work Truck 8.2' Box

WINDOW STICKER

2024 Chevrolet Silverado 2500HD 4WD Reg Cab 142" Work Truck 8.2' Box

CODE	MODEL	MSRP
CK20903	2024 Chevrolet Silverado 2500HD 4WD Reg Cab 142" Work Truck 8.2' Box	\$46,200.00
OPTIONS		
FE9	Emissions, Federal requirements	\$0.00
L8T	Engine, 6.6L V8, (STD)	\$0.00
MKM	Transmission, Allison 10-Speed automatic, (STD)	\$0.00
GT4	Rear axle, 3.73 ratio	\$0.00
1WT	Work Truck Preferred Equipment Group, includes standard equipment	\$0.00
PYQ	Wheels, 17" (43.2 cm) machined aluminum	\$350.00
QXT	Tires, LT265/70R17E all-terrain, blackwall	\$200.00
ZXT	Tire, spare LT265/70R17E all-terrain, blackwall	\$0.00
GAZ	Summit White	\$0.00
AZ3	Seats, front 40/20/40 split-bench, (STD)	\$0.00
H1T	Jet Black, Cloth seat trim	\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system, (STD)	\$0.00
ZLQ	WT Fleet Convenience Package, includes (UD7) Rear Park Assist and (QT5) EZ Lift power lock and release tailgate	\$445.00
VYU	Snow Plow Prep/Camper Package, includes (KW5) 220-amp alternator, includes increased front GAWR on Heavy Duty models, (NZZ) skid plates (transfer case and oil pan), pass through dash grommet hole and roof emergency light provisions.	\$300.00
KW5	Alternator, 220 amps	INC
JL1	Trailer brake controller, integrated	\$275.00
NZZ	Skid Plates, protect the oil pan, front axle and transfer case	INC
DLN	Mirrors, outside heated power-adjustable, manual folding, (Passenger mirror includes flat glass, not convex) smaller non-trailer mirror, 11.2" (284.73mm) x 7.15" (181.69mm)	\$50.00
QT5	Tailgate, gate function manual with EZ Lift, includes power lock and release	INC
B30	Floor covering, color-keyed carpeting	\$100.00
B32	Floor mats, rubberized vinyl, front	INC
N33	Steering column, Tilt-Wheel, manual, (Beginning February 27, 2023 through June 4, 2023, certain vehicles will be forced to include (N37) manual tilt/telescoping steering column that will remove the (N33) Tilt-Wheel manual steering column. Does not include later dealer retrofit. See dealer for details or the window label for the features on a specific vehicle.)	\$0.00
9L7	Upfitter switch kit, (5), Provides 3-30 amp and 2-20 amp configurable circuits to facilitate installation of aftermarket electrical accessories.	\$150.00
KI4	Power outlet, interior, 120-volt, (400 watts shared with (KC9) bed mounted power outlet)	\$225.00
KC9	Power outlet, bed mounted, 120-volt, (400 watts shared with (KI4) interior power outlet)	INC
UD7	Rear Park Assist	INC
E63	Durabed, pickup bed, (STD)	\$0.00
JGB	GVWR, 10,250 lbs. (4649 kg), (STD)	\$0.00

Please note selected options override standard equipment.

SUBTOTAL	\$48,295.00
Advert/ Adjustments	\$0.00
Manufacturer Destination Charge	\$1,895.00
TOTAL PRICE	\$50,190.00
Est City: N/A MPG	
Est Highway: N/A MPG	
Est Highway Cruising Range: N/A mi	

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Notes

Standard Equipment

MECHANICAL

Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline, (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N-m] @ 4000 rpm) (STD)
Transmission, Allison 10-Speed automatic (STD) (Standard with (L8T) 6.6L V8 gas engine.)
Rear axle, 3.73 ratio (Requires (L8T) 6.6L V8 gas engine. Not available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)
Durabed, pickup bed (STD)
GVWR, 10,250 lbs. (4649 kg) (STD) (Included and only available with CK20903 model and (L8T) 6.6L V8 gas engine with 17" wheels.)

EXTERIOR

Wheels, 17" (43.2 cm) painted steel, Silver (STD)
Tires, LT245/75R17E all-season, blackwall (STD)
Tire, spare LT245/75R17E all-season, blackwall (STD) (Included and only available with (QHQ) LT245/75R17E all-season, blackwall tires with (E63) Durabed, pickup bed. Available to order when (ZW9) pickup bed delete and (QHQ) LT245/75R17E all-season, blackwall tires are ordered.)

ENTERTAINMENT

Audio system, Chevrolet Infotainment 3 system 7" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)

INTERIOR

Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)
--

ADDITIONAL EQUIPMENT

Trailer Package includes trailer hitch, 7-pin connector and (CTT) Hitch Guidance (Deleted when (ZW9) pickup bed delete is ordered.)
Push Button Start
Air filter, heavy-duty
Air filtration monitoring
Transfer case, two-speed electronic shift with push button controls (Requires 4WD models.)
Auto-locking rear differential
Four wheel drive
Cooling, external engine oil cooler
Cooling, auxiliary external transmission oil cooler
Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr maintenance-free with rundown protection and retained accessory power (Included and only available with (L8T) 6.6L V8 gas engine.)
Alternator, 170 amps (Requires (L8T) 6.6L V8 gas engine.)
Frame, fully-boxed, hydroformed front section and a fully-boxed stamped rear section
Recovery hooks, front, frame-mounted, Black
Suspension Package
Steering, Recirculating Ball with smart flow power steering system
Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors
Brake lining wear indicator
Capless Fuel Fill (Requires (L8T) 6.6L V8 gas engine. Not available with (ZW9) pickup bed delete.)
Exhaust, single, side
Tire carrier lock keyed cylinder lock that utilizes same key as ignition and door (Deleted with (ZW9) pickup bed delete.)
Bumpers, front, Black
Bumpers, rear, Black
ComeStep, rear bumper

BedStep, Black integrated on forward portion of bed on driver and passenger side (Deleted when (ZW9) pickup bed delete is ordered.)
Moldings, beltline, Black
Cargo tie downs (12), fixed rated at 500 lbs per corner (Deleted with (ZW9) pickup bed delete.)
Headlamps, halogen reflector with halogen Daytime Running Lamps
IntelliBeam, automatic high beam on/off
Taillamps with incandescent tail, stop and reverse lights
Lamps, cargo area, cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel
Mirrors, outside power-adjustable vertical trailering with heated upper glass, lower convex mirrors, integrated turn signals, manual folding/extending (extends 3.31" [84.25mm]) (Standard on Regular Cab models. Included and only available with (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package.)
Mirror caps, Black
Glass, solar absorbing, tinted
Tailgate, standard (Deleted with (ZW9) pickup bed delete.)
Tailgate and bed rail protection cap, top
Tailgate, locking, utilizes same key as Ignition and door (Upgraded to (QT5) EZ Lift power lock and release tailgate when (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package is ordered. Not available with (ZW9) pickup bed delete.)
Tailgate, gate function manual, no EZ Lift (Deleted with (ZW9) pickup bed delete.)
Door handles, Black grained
Audio system feature, 2-speakers (Requires Regular Cab model.)
Wireless phone projection for Apple CarPlay and Android Auto
Bluetooth for phone connectivity to vehicle infotainment system
Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)
Vinyl seat trim
Seat adjuster, driver 4-way manual
Seat adjuster, passenger 4-way manual
Floor covering, rubberized-vinyl (Not available with LPO floor liners.)
Steering wheel, urethane
Instrument cluster 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
Driver Information Center, 3.5" diagonal monochromatic display
Exterior Temperature Display located in radio display
Compass located in instrument cluster
Window, power front, drivers express up/down
Window, power front, passenger express down
Door locks, power
Remote Keyless Entry with 2 transmitters
USB Ports, 2, Charge/Data ports located on instrument panel
Power outlet, front auxiliary, 12-volt
Air conditioning, single-zone
Mirror, inside rearview, manual tilt
Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted
Chevrolet Connected Access capable (Subject to terms. See onstar.com or dealer for details.)
Automatic Emergency Braking
Front Pedestrian Braking
StabiliTrak stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist
Daytime Running Lamps with automatic exterior lamp control
Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
OnStar and Chevrolet connected services capable (Terms and limitations apply. See onstar.com or dealer for details.)
HD Rear Vision Camera (Deleted when (ZW9) pickup bed delete is ordered.)
Hitch Guidance dynamic single line to aid in trailer alignment for hitching (Deleted with (ZW9) pickup bed delete.)

Lane Departure Warning
Following Distance Indicator
Forward Collision Alert
Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings menu
Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver
Tire Pressure Monitoring System
3 Years of Remote Access. The Remote Access Plan gives you simplified remote control of your properly equipped vehicle and unlocks a variety of great features in your myChevrolet mobile app. See dealer for details. (Remote Access Plan does not include emergency or security services. See onstar.com for details and limitations. Available on select Apple and Android devices. Service availability, features and functionality vary by vehicle, device, and the plan you are enrolled in. Terms apply. Device data connection required.)
Trailer Information Label provides max trailer ratings for tongue weight, conventional, gooseneck and 5th wheel trailering (Not available with (ZW9) pickup bed delete.)

Sent to:
FB, TA, TC
6/29/23
KD

Frederick McQuillan
Superintendent of Water & Sewer
fmcquillan@somersny.com

Water & Sewer Department

Town of Somers

WESTCHESTER COUNTY, N.Y.

P.O. Box 618
40 Lakeview Drive
Shenorock, NY 10587
(914) 248-5181



Date: June 27, 2023

To: Somers Town Board

From: Frederick McQuillan
Water Superintendent

RE: Granite Springs Control Valve

In early April of this year our 10" Automatic Control Valve on the 16" transmission main at the Granite Springs valve chamber became inoperable. As such we had a repair technician from the manufacturer come to overhaul it. We were able to restore operation and the valve is functioning. During the overhaul process we found several items worn beyond repair and in need of replacement.

We are able to bypass the valve to maintain supply to the system and Ross Drive North water tower. Though functional this is not ideal as it requires someone to come in everyday to check the tank level and adjust the bypass manually. It is my recommendation that the Town Board approve the purchase of the needed parts and the Water Department staff will make the repairs.

The attached quote is from the manufacturer of the valve and is a sole source for the parts. The cost of the parts plus shipping is estimated to be \$8,992.00 and shall be covered by the water district.

✓

Fred McQuillan

From: Sam Jones <SJones@vag-group.com>
Sent: Tuesday, April 11, 2023 2:04 PM
To: Fred McQuillan
Subject: 10" 7300 ULM - Parts Quote

Fred,
I talked with Rich our field service technician.
He said the overhaul of your valve went smoothly but that the valve could use some replacement components.
He asked me to quote you on the following items for the 10" valve:
Piston - \$4,409.00 each - 2-84-00067-580
Liner - \$3,667.00 each - 2-84-00067-570
Indicator rod assembly - \$81.00 each - 1-80-30002-126 + 1-80-30000-001
Cover - \$635.00 each - 2-80-23000-229
Indicator gland - \$30.00 each - 1-80-23000-000

If you would like us to come back onsite again, our service charge will be the same - \$2,200.00

Regards,

Sam Jones

Aftermarket Supervisor



VAG USA, LLC
234 Clay Avenue
Mars, PA 16046 USA

Phone: 724-609-1070
Mobile: 724-900-9927
Web: www.gaindustries.com
Email: s.jones@vag-group.com
www.linkedin.com/company/gaindustries/

Sent to:
TB, TA, TC
6/19/2023
KD

WHEREAS, the Town Board adopted a Resolution dated November 14, 2022, providing that the terms and conditions of employment for the non-union Deputy Superintendent of Highways was to follow certain applicable provisions of the Teamsters Local 456 collective bargaining agreement; and

WHEREAS, the Town Board wishes to clarify the terms and conditions that currently apply to the Deputy Superintendent of Highways,

NOW, THEREFORE, BE IT RESOLVED that, effective immediately, the Deputy Superintendent of Highways shall be afforded the following terms and conditions of employment set forth in the Collective Bargaining Agreement between the Town of Somers and the International Brotherhood of Teamsters, Chauffeurs, Warehousemen, and Helpers of America, Local 456, covering the time period January 1, 2021 through December 31, 2023 ("CBA"):

- Article IV (Classification Rates and Wages), Sections 2 and 5;
- Article V (Workday and Workweek), Sections 1 and 4;
- Article VII (Holidays) in its entirety;
- Article VIII (Vacations) in its entirety;
- Article IX (Paid Leave), Sections 1 through 4;
- Article XIV (Uniforms and Equipment), Sections 1, 2 and 4;
- Article XV (Welfare Benefits) in its entirety;
- Article XVI (Pensions) in its entirety; and
- Article XXI (Volunteer Fire/Ambulance) in its entirety.

BE IT FURTHER RESOLVED, that the Deputy Superintendent of Highways shall not be afforded the terms and conditions set forth in the Articles, Sections, and/or provisions of the CBA that are not expressly set forth above in this Resolution.

Sent to:
TB, TA, TC
7/7/23
KD

Agreement with South Salem Animal Hospital

AGREEMENT made this ____ day of July 2023, by and between the TOWN OF SOMERS, a municipal corporation with principal offices at 335 Route 202, Somers, New York (hereinafter referred to as the Town,) and South Salem Animal Hospital located at 1310 Route 35, South Salem, New York.

WITNESSETH;

WHEREAS, the Town is desirous of obtaining an agreement for the purpose of holding and sheltering of dogs in accordance with the provision of the NEW YORK STATE AGRICULTURE AND MARKET LAW and in accordance with the provisions of Chapter 86 of the Code of the Town of Somers.

WHEREAS, the Town is also desirous of assuring the necessary services for the maintenance of such pound or shelter; and

WHEREAS, the South Salem Animal Hospital is desirous of entering into such an agreement to provide the necessary premises containing such pound or shelter including the necessary services to maintain said pound or shelter;

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements contained herein, it is hereby agreed by and between the Town and South Salem Animal Hospital as follows:

1. The South Salem Animal Hospital shall maintain adequate facilities for sheltering impounded dogs.
2. The services to be provided by the South Salem Animal Hospital are as follows:

- A. To receive stray dogs found in Somers from the Dog Control Officer of the Town of Somers, Police agencies serving the Town of Somers, and anyone authorized by the Dog Control Officer, dogs to be received at reasonable hours.
 - B. To feed, water and otherwise care for all impounded dogs.
 - C. To administer such emergency veterinary care as may be required to preserve the life of the dog or to relieve it from extreme suffering. The cost of such emergency care shall not exceed the sum of \$ \$200.00 without prior telephone authorization from the Town Clerk or the Dog Control Officer.
 - D. To securely confine all impounded dogs at all times to ensure their safety from other animals or from escape.
 - E. The South Salem Animal Hospital will not be liable for the loss of any dog through natural causes.
3. The Town will pay South Animal Hospital, in consideration of the boarding of impounded dogs and the accompanying services, the sum of SIXTY-TWO DOLLARS (\$62.00) for each twenty-four hours, or part thereof that a stray dog is boarded, upon presentation of a signed claim form.
4. The Town will not be responsible for charges for any dog not brought in by the Dog Control Officer unless said Dog Control Officer is notified by the South Salem Animal Hospital within twenty-four hours.

5. The South Salem Animal Hospital agrees that it will not return any owned dog to the owner without permission from the Town Clerk or the Dog Control Officer.
6. This agreement shall commence on April 1, 2023 and shall terminate on March 30, 2025.
7. Either party may terminate this agreement without cause upon thirty days prior written notice to the other party.
8. Any dog brought in by the Dog Control Officer will receive a Bordetella intranasal vaccine and be charged at the current rate.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date first

above written.

WITNESS

TOWN OF SOMERS

By: _____
Town Supervisor

WITNESS

SOUTH SALEM ANIMAL HOSPITAL

By: _____
Doctor Hubsher

Sent to:
TB, TA, TC
7/7/23
KD



Fairfield County Bank
Insurance Services

Mark R. Connelly, CIC
President & CEO
401 Main Street
Ridgefield, CT 06877
Tel. 203-894-3123

June 22, 2023

Mr. Robert Kehoe
Director of Finance, Town of Somers
335 Route 202
Somers, NY 10589

Re: Insurance Renewal – Town of Somers

Dear Bob,

The following pages provide complete detail of the insurance program for the Town of Somers. There have been no changes in insurance carriers this year, Travelers Insurance is providing the majority of coverages under their municipal insurance program. They are also providing the first \$10 million in umbrella coverage with the additional \$5 million being provided by American Alternative Insurance through the McKee municipal risk management program. The worker's compensation is provided by Public Employer Risk Management Association (PERMA) and the town of Somers will continue to be eligible for dividends at the end of the policy term.

One of the first exhibits the following pages is a three-year premium summary and in a you will see a year-over-year increase in total premiums of 5.9%. The schedule details premium changes by line for your convenience. The property insurance incurred an increase of 14.6% over the prior year driven primarily by a 10% increase in insurable values. The inflationary impact on building costs over the last two years has created this significant increase in values. Inland Marine, which is also a property line, was up 60% but that was due to a 73% increase in values. (Several large items were added to the schedule the average rate actually decreased)

Auto liability and physical damage premiums have also increased and that is driven by general market conditions and also activity. Although the dollar amount is small, the percentage increase in Public Official's liability was significant and again this is due to general market conditions in the civil space. Workers comp premium has decreased slightly from the prior year in spite of an increase in payroll. In addition, the workers comp is eligible for a dividend at the end of the term.

Travelers is offering the ability to add sexual abuse coverage to the umbrella program this year if we allow them to conduct a loss control survey on the policies and procedures in place to prevent sexual abuse. We recommend that this survey be set up as soon as possible so that we can increase the sexual abuse coverage from the current \$1 million provided in the primary program.

We look forward to the opportunity to sit down and review the proposal in detail with you and your committee.

Sincerely,

Mark R. Connelly

Town of Somers - Commercial Insurance Renewal					NOTES
	2021 -2022	2022-2023	2023-2024	Y/o/Y Change	
Property	\$50,593	\$52,687	\$60,410	14.66%	Property values increased by \$2,640,536 (10%)
Inland Marine	\$4,472	\$5,309	\$8,487	59.86%	Inland Marine values increased by \$958,340 (73%) added generator & fuel tanks, equipment
General Liability	\$62,954	\$58,296	\$62,072	6.48%	Includes \$750 OCP
Employee Benefits Liab	\$381	\$381	\$381	0.00%	
Police Prof	\$12,895	\$16,662	\$16,639	-0.14%	
Public Official Liab	\$9,598	\$7,785	\$11,962	53.65%	
Employment Practices	\$20,308	\$26,925	\$25,542	-5.14%	
Auto Liability	\$73,776	\$69,133	\$76,794	11.08%	# of units reduced from 92 to 90 value of vehicles increased
Auto Physical Damage	\$15,171	\$14,333	\$18,271	27.48%	
Umbrella \$10m	\$37,887	\$31,754	\$32,972	3.84%	
Excess Umbrella \$5m	\$27,500	\$27,805	\$29,733	6.93%	Increase in Umbrella & Excess driven by underlying increases
State Fees	\$1,253	\$842	\$790	-6.18%	
Travelers Total	<u>\$316,788</u>	<u>\$311,912</u>	<u>\$344,053</u>	10.30%	
PERMA Work Comp	\$188,281	\$186,026	\$183,588	-1.31%	\$187,096 if paid after 7/1/2023
Total All Lines	<u>\$505,069</u>	<u>\$497,938</u>	<u>\$527,641</u>	5.97%	



Public Employer Risk Management Association
P.O. Box 12250, Albany, NY 12212
P: 518-220-1111 | F: 877-737-6232
perma.org

Quote Date: 5/15/2023

Member Number: WC 0001504-05

Broker of Record:

Town of Somers
335 Route 202
Somers, NY 10589

Fairfield County Bank Insurance
401 Main Street
Ridgefield, CT 6877

First Dollar Indication

Coverage Period: 7/1/2023 - 6/30/2024

PERMA Pay Plan

****This document is for quoting purposes only. Invoice will be issued upon binding of coverage to remit payment****

Pay Plan Description
Annual Billing

Description	Due at Inception
Contribution	\$175,383.00
New York State Assessment	\$11,713.00
Total	\$187,096.00

Invoice Schedule	Amount
Due Date	
7/1/2023 Installment 1	\$187,096.00
Total	\$187,096.00

Member # 1504

Broker 10088

**COVERAGE PERIOD FROM 7/1/2023 TO 6/30/2024
INDICATION CONTRIBUTION BREAKOUT**

Town of Somers
335 Route 202

Fairfield County Bank Insurance Services

401 Main Street
Ridgefield CT 06877

Somers

NY

DESCRIPTION	CLASS CODE	EXPOSURE Payroll or Population	Annual Contribution	NYS Assessments		Total Cost Including Assessments	Overall Rate	
				WC 9.8%			Excl. Assess.	Incl. Assess.
Street or Road Maintenance	5506	681,443	71,287	1,269		72,556	10.46%	10.65%
Waterworks	7520	148,850	6,273	277		6,550	4.21%	4.40%
Police Department	7720	700,272	19,181	1,304		20,485	2.74%	2.93%
Automobile Mechanics	8391	168,706	3,615	314		3,929	2.14%	2.33%
School Bus Drivers / Ambulance Drivers	8394	91,599	3,528	171		3,699	3.85%	4.04%
Clerical Office	8810	1,961,004	2,473	3,651		6,124	0.13%	0.31%
Animal Control Officers	8831	18,830	177	35		212	0.94%	1.13%
Libraries	8838	638,490	2,886	1,189		4,075	0.45%	0.64%
Building Operations Custodial	9026	111,162	3,352	207		3,559	3.02%	3.20%
Recreation & Summer Camp Programs	9063	111,073	837	207		1,044	0.75%	0.94%
Nutrition Program	9072	200,627	2,498	374		2,872	1.25%	1.43%
Parks Maintenance	9102	477,729	9,884	890		10,774	2.07%	2.26%
Street Cleaning	9402	173,547	6,205	323		6,528	3.58%	3.76%
Municipal Employees	9410	806,922	43,187	1,502		44,689	5.35%	5.54%
Totals:		6,290,254	175,383	11,712		187,095		

Volunteer Firefighters Benefit Law	VFBL	
Volunteer Ambulance Workers	VAWBL	
Totals:	6,290,254	175,383
		11,712
		187,095

Sent to:
TB, TA, TC
7/7/23
KD
Named Insured :

Policy No. or Type of Policy:

Effective Date:

Insurance Company: American Alternative Insurance Corporation

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you now have a right to purchase insurance coverage for losses resulting from acts of terrorism, *as defined in Section 102(1) of the Act*: The term "act of terrorism" means any act that is certified by the Secretary of the Treasury--in concurrence with the Secretary of State, and the Attorney General of the United States--to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 85% OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION, IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

SELECTION OR REJECTION OF TERRORISM INSURANCE COVERAGE

_____ I hereby elect to purchase Terrorism coverage as defined in the Terrorism Risk Insurance Act, as amended, for a prospective premium of \$_____.
_____ I hereby elect to have the exclusion for terrorism coverage attached to my policy. I understand that an exclusion will be attached to my policy and I will have no coverage for losses resulting from certified acts of terrorism.

Policyholder/Applicant's Signature

Print Name

Date

TERRORISM RISK INSURANCE ACT

The following is a partial summary of the Terrorism Risk Insurance Act, as amended, (hereinafter referred to as the Act). Only the provisions of the Act determine the scope of the insurance protection available for the losses covered under the Act. The Act has been extended through December 31, 2014.

The Act provides coverage for property and casualty insurance for "insured losses" as a result of an "act of terrorism." As stated in the Act:

- A. "Insured loss" means any loss resulting from an "act of terrorism" (including an act of war, in the case of worker's compensation) that is covered by primary or excess property and casualty insurance issued by an insurer if such loss:
 - 1. occurs within the United States; or
 - 2. occurs to an air carrier (as defined in section 40102 of title 49, United States Code), to a United States flag vessel (or a vessel based principally in the United States, on which US income tax is paid and whose insurance coverage is subject to regulation in the United States), regardless of where the loss occurs, or at the premises of any United States mission.
- B. "Act of terrorism" means any act that is certified by the Secretary of State, in concurrence with the Secretary of State and the Attorney General of the United States:
 - 1. To be an act of terrorism;
 - 2. To be a violent act or an act that is dangerous to:
 - a. human life;
 - b. property; or
 - c. infrastructure;
 - 3. to have resulted in damage within the United States, or outside of the United States in the case of:
 - a. an air carrier or vessel described in paragraph (5)(B) of Section 102 of the Act; or
 - b. the premises of a United States mission; and
 - 4. to have been committed by an individual or individuals, as part of an effort to coerce the civilian populations of the United States or to influence the policy or affect the conduct of the United States Government by coercion.
- C. Section 102 (1)(B) of the Act states "no act shall be certified by the Secretary as an act of terrorism if:
 - 1. the act is committed as part of the course of a war declared by the Congress, except that this clause shall not apply with respect to any coverage for workers' compensation; or
 - 2. property and casualty insurance losses resulting from the act, in the aggregate, do not exceed \$5,000,000."
- D. The Act also contains a "program trigger" in Section 103(e)(1)(B), pursuant to which the federal government does not pay compensation for losses resulting from a certified act occurring after December 31, 2007, unless aggregate industry insured losses from such a certified act exceed a certain amount, or "trigger." For insured losses occurring in 2008 and for all additional program years, the program trigger is \$100,000,000 of aggregate industry insured losses.

- E. The Act does not apply to: crop or livestock insurance; private mortgage insurance or title insurance; financial guaranty insurance issued by monoline financial guaranty insurance corporations; insurance for medical malpractice; health or life insurance; flood insurance provided under the National Flood Insurance Act of 1968; commercial automobile insurance; burglary and theft insurance; surety insurance; professional liability insurance (except Directors and Officers Liability); or farm owners multiple peril insurance.
- F. Under the Act for program years through December 31, 2014, the federal government will reimburse the insurance company for 85% of its insured losses in excess of a deductible, until aggregate "insured losses" in any Program Year exceed \$100 billion. Each insurer's deductible will be 20% of its direct earned premium for property and casualty insurance (as reported on Page 14 of the company's Annual Statement), over the immediately preceding calendar year.

For the purposes of determining such deductibles, direct earned premium means only the premiums earned on the commercial lines property and casualty insurance covered by the Act for U.S. risks or vessels, aircraft and foreign missions outside the U.S. covered by the Act.

Neither the insurance company (having met its statutorily mandated share as described above) nor the federal government will be liable for payment of any portion of "insured losses" under the Act that exceeds \$100 billion in the aggregate during any Program Year.



VOLUNTEER ACCIDENT INSURANCE

Sent to:
TR PAITC
7/7/23
KD



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VOLUNTEER ACCIDENT INSURANCE

Volunteers are one of the most important assets you have. With Volunteer Accident Insurance you can help protect them financially in the event of an injury.

- \$100,000 Accident Medical Expense benefits
- \$50,000 Accidental Dismemberment benefit

Accident Medical Expense Benefits

Payable services and supplies prescribed by a physician for injuries sustained in a covered accident include:

- Hospital bills, including room and board
- Emergency room and outpatient treatment
- Medical or surgical treatment by a licensed doctor
- Prescription drugs and medicines
- Services of a licensed or graduate nurse
- Dental care for injury to sound and natural teeth
- Ambulance expenses from the covered accident site to the hospital

Accident Benefits for Your Volunteers

Benefits are payable for injuries that result - directly and independently of all other causes - from a covered accident, up to the maximum benefits stated, while coverage is in effect.

Accident Medical Expense Benefits

Accident Medical Expense Benefits include eligible medical expenses that are in excess of amounts paid by any other Health Care Policy, including individual, group medical, or health benefit policies the covered volunteer may have, up to \$100,000 per accident per volunteer. In the event no other health policy exists, benefits for these expenses will be payable like primary coverage. The first eligible expense must be incurred within 180 days of the covered accident. Eligible accident medical expenses must be incurred within one year of the covered accident.

Policies Include Accidental Death, Dismemberment, and Paralysis (Plegia) Benefits

If within one year from the date of a covered accident a covered person suffers any of the losses specified, we will pay a benefit for one of the conditions listed below.

If the same accident causes more than one of these losses, we will pay the largest amount that applies.

- Loss of Life
- Total paralysis of upper and lower limbs, both lower limbs, or upper and lower limbs on one side of the body
- Loss of any combination of two: hands, feet, eyesight, speech, and hearing
- Loss of one hand, one foot, sight in one eye, speech, or hearing
- Loss of thumb and index finger of same hand

- \$50,000 Total Paralysis benefit
- \$25,000 Accidental Death benefit

General Definitions

Please note that certain words used in the Policy have specific meanings. The words defined below and capitalized within the text of this Policy have the meanings set forth below.

Benefit Percentage - means the percentage of Covered Expenses We pay that are Incurred by the Covered Person after they satisfy any applicable Deductible. Benefit Percentages are shown in the Schedule of Benefits.

Covered Accident - means a sudden, unforeseeable, external event that results, directly and independently of all other causes, in an injury or loss and meets all of the following conditions:

1. Occurs while the Covered Person is insured under this Policy;
2. Is not contributed to by: disease, sickness, or mental or bodily infirmity;
3. Is not otherwise excluded under the terms of this Policy.

Usual and Customary Charge means the normal charge, in the absence of insurance, made by the provider of any treatment, but not more than the prevailing charge in the area:

1. For a like service by a provider with similar training or experience;
2. For a supply that is identical or substantially equivalent.

Covered Expenses - means the lesser of the usual and customary charge and the maximum benefit shown, for services or supplies listed, in the Schedule of Benefits and described in the Accident Medical Expense Benefits section of this Policy. Covered Expenses must be Incurred by a Covered Person for treatment for injuries sustained in a Covered Accident.

Coverage will become effective on the date requested, provided the application is received and accepted by Philadelphia Insurance Companies. Coverage paid for by the policyholder. 100% participation is required.

This information is a brief description of the important benefits and features of the Blanket Accident Medical Insurance (Form # PI-AH-BL-001) underwritten by Philadelphia Indemnity Insurance Company. It is not a contract. Full terms and conditions of coverage, including effective dates of coverage, benefits, limitations, and exclusions, are set forth on your policy form. Any policy Philadelphia Indemnity Insurance Company offers to issue will be subject to the laws of the jurisdiction in which it is issued. Philadelphia Indemnity Insurance Company may (1) not be able to offer this coverage in all states and (2) elect at its sole discretion not to offer or quote any specific benefit amount or risk. Please contact your agent or local administrator for the availability of coverage in your state. Please contact Philadelphia Insurance Companies at AH@phil.com or 800.734.9325 to confirm product availability.

How to Bind Coverage Now

- Complete the form at the end of this brochure
 - E-mail or mail your completed Volunteer Accident Insurance Form
- E-mail: AH@phil.com
Mail: Philadelphia Insurance Company
500 Mamaronck Ave, Suite #402
Harrison, NY 10528

Questions? Call 800.734.9326

Volunteer Accident Insurance Program

Annual Premium

Number of Volunteers Annually	Rate*
Up to 300 Volunteers	\$2.91 per Volunteer
Over 300 Volunteers	Submit Form for Quote

* Different rates apply in the following states: CO, IL, MD, NY, SC, SD, VT & WA

VOLUNTEER ACCIDENT INSURANCE

Accident Medical Benefit Limitations and Excluded Expenses*

None of the following will be considered Covered Expenses unless coverage is specifically provided.

1. Blood, blood plasma, or blood storage except expenses by a Hospital for processing or administration of blood.
2. Cosmetic surgery or care, or treatment solely for cosmetic purposes, or complications therefrom. This exclusion does not apply to:
 - a. Cosmetic surgery resulting from an accident, if initial treatment of the Covered Person is begun within 12 months of the date of the Accident;
 - b. Reconstruction incidental to or following surgery resulting from a Covered Accident.
3. Any elective or routine treatment, surgery, health treatment, or examinations, including any service, treatment, or supplies that are (a) deemed by Us to be experimental or investigational; and (b) are not recognized and generally accepted medical practice in the United States.
4. Treatment in any Veterans' Administration, Federal, or state facility unless there is a legal obligation to pay.
5. Services or treatment provided by persons who do not normally charge for their services, unless there is a legal obligation to pay.
6. Rest cures or custodial care.
7. Repair or replacement of existing dentures, partial dentures, braces, or bridgework.
8. Personal services such as television and telephone, or transportation.
9. Expenses payable by any automobile insurance policy without regard to fault.
10. Services or treatment provided by an infirmary operated by the Policyholder.
11. Treatment of injuries that result over a period of time, such as blisters, tennis elbow, et al, that are a normal, foreseeable result of participation in the Covered Activity.
12. Treatment or service provided by a private duty nurse.
13. Repair or replacement of existing artificial limbs, eyes, and larynx.
14. Treatment of hernia of any kind.
15. Treatment of injury resulting from a condition that a Covered Person knew existed on the date of a Covered Accident, unless we have received a written medical release from their Physician.

Additional Exclusions and Limitations*

In addition to any benefit-specific exclusions, benefits will not be paid for any Covered Injury or Covered Loss which, directly or indirectly, in whole or in part, is caused by or results from any of the following unless coverage is specifically provided for by name in the Description of Benefits Section:

1. Intentionally self-inflicted injury, suicide, or any attempt thereof while sane or insane;
2. Commission or attempt to commit a felony or an assault;
3. Commission of or active participation in a riot or insurrection;
4. Bungee jumping, parachuting, skydiving, parasailing, hang-gliding;

*Exclusions and limitations vary by state. Please request a sample policy for a complete list of exclusions and limitations in your state.



PHILADELPHIA
INSURANCE COMPANIES

A Member of the Tokio Marine Group

800.734.9326 | **PHLY.com**

500 Mamaroneck Ave, Suite #402 | Harrison, NY 10528 | E-mail: AH@phly.com



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VOLUNTEER ACCIDENT INSURANCE

Additional Exclusions and Limitations*

5. Declared or undeclared war or act of war;
6. Flight in, boarding, or alighting from an Aircraft or any craft designed to fly above the Earth's surface, except as a fare-paying passenger on a regularly scheduled commercial or charter airline;
7. Travel in or on any off-road motorized vehicle except a golf cart or any other vehicle We specifically agree to cover not requiring licensing as a motor vehicle;
8. Participation in any motorized race or contest of speed;
9. An accident if the Covered Person is the operator of a motor vehicle and does not possess a valid motor vehicle operator's license, except while participating in Driver's Education Program;
10. Sickness, disease, bodily or mental infirmity, bacterial or viral infection, or medical or surgical treatment thereof; except for any bacterial infection resulting from an accidental external cut or wound or accidental ingestion of contaminated food;
11. Travel or activity outside the United States, Canada, or Mexico;
12. Travel in any Aircraft owned, leased, or controlled by the Policyholder or any of its subsidiaries or affiliates. An Aircraft will be deemed to be "controlled" by the Policyholder, if the Aircraft may be used as the Policyholder wishes for more than 10 straight days, or more than 15 days in any year;
13. The Covered Person's intoxication as determined according to the laws of the jurisdiction in which the Covered Accident occurred;
14. Voluntary ingestion of any: narcotic, drug, poison, gas, or fumes; unless prescribed or taken under the direction of a Physician and taken in accordance with the prescribed dosage;
15. Injuries compensable under Workers' Compensation law or any similar law;

We will not pay benefits for:

16. Services or treatment rendered by a Physician, Nurse, or any other person who is:
 - a. Employed or retained by the Policyholder;
 - b. Providing homeopathic, aroma-therapeutic, or heroral therapeutic services;
 - c. Living in the Covered Person's household;
 - d. Who is a parent, sibling, spouse, or child of the Covered Person;
17. Any Hospital Stay or days of a Hospital Stay that are not appropriate for the condition and locality.
18. A Covered Person's Covered Loss if:
 - a. He was driving a private passenger automobile at the time of the Covered Accident that resulted in the Covered Loss; and
 - b. He was intoxicated, as that term is defined by the law of the jurisdiction in which the Covered Accident occurred.

*Exclusions and limitations vary by state. Please request a sample policy for a complete list of exclusions and limitations in your state.



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500 Mamaroneck Ave, Suite #402 | Harrison, NY 10528 | E-mail: AH@phly.com



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VOLUNTEER ACCIDENT INSURANCE

Program Highlights

Accident Medical Expense Benefit Maximum - \$100,000
for U&C expenses
Deductible - \$0
Benefit Period - 52 weeks
Policy Type - Full Excess
Accidental Death Benefit - \$25,000

Accidental Dismemberment Benefit Maximum - \$50,000
Accidental Paralysis Benefit Maximum - \$50,000
AD&D and Paralysis Aggregate - \$500,000 per Accident

Customer Information

Name of Customer The Town of Somers
Phone Number 914 277 3637
Address 335 Route 202
City, State, Zip Sommers NY 10589

Contact Kim Delucia
E-mail Address Kdelucia@somersny.com

Agent Information

Agency Fairfield County Bank Insurance Services LLC
Phone Number _____
Address 410 Main Street
City, State, Zip Ridgefield CT 06877

Agency Contact Name Mark Connelly
E-mail Address info@fcbins.com
PHLY Producer Number 203-894-3123

Participant Information

Requested effective date 07/01/2023

Do you currently have accident coverage? ☐ Yes ☒ No

If yes, provide a copy of your current policy's schedule page along with the last 3 years of premium and loss history.

Briefly describe the activities the volunteers will be engaged in:

Volunteers will assist at the library, parks and rec and at occasional town functions and meetings.

Total number of volunteers annually 200

Of the total, number that volunteer only one day per year 75

Total Annual Premium (Different rates apply in the following states: CO, FL, MD, NY, SC, SD, VT & WA)

Number of Volunteers Annually	Rate	Premium
<input type="checkbox"/> Up to 300 Volunteers	\$2.91 per Volunteer	
<input type="checkbox"/> Over 300 Volunteers	Submit Form for Quote	

Minimum Premium: is \$300. Minimum Policy Premium is fully earned and non-refundable. This program is available for insureds with up to 300 volunteers annually. Please e-mail AH@phly.com for a quote if the insured has more than 300 volunteers annually.

Signature

I have read the Accident Insurance Program brochure. The information on this form is true and complete to the best of my knowledge. I understand that coverage will not go into effect until this form is received and accepted by underwriting.

Form completed by _____

Title _____

Signature _____

Date _____

To obtain coverage, please return form to:

Philadelphia Insurance Company
500 Mamaroneck Ave, Suite #402
Harrison, NY 10528

E-mail: AH@phly.com
Phone: 800.734.9326



PHILADELPHIA
INSURANCE COMPANIES

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800.734.9326 | **PHLY.com**

500 Mamaroneck Ave, Suite #402 | Harrison, NY 10528 | E-mail: AH@phly.com



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2023-06-21



Application Studio Renewal

Somers, NY

Somers, NY Renewal 2023-2024

Prepared for:

Tammi Savva

Somers, NY
335 Route 202
Somers, New York, 10589

Submitted by:

Derek Johnson
Customer Success Manager
derek.johnson@govos.com



8310 N. Capital of Texas Hwy.
Bldg. 2, Ste. 250, Austin, TX 78731

www.GovOS.com

Pricing Summary

Name	QTY	Annual Rate
Collaborate	1	\$5,000.00
Number of Forms	999	\$0.00
Payment Integration	1	\$2,500.00
Platform Standard User Licenses	5	\$0.00
Website Subscription	1	\$5,000.00
Optimization Fee	1	\$437.50

Yearly Contract Value: \$12,937.50

Term Details

Subscription Start Date: 06/29/2023

Subscription End Date: 06/28/2026

Subscription Terms: 36 Months

Terms of Use

Standard Terms of Agreement

- Without a signed Agreement, pricing is good until 07/15/2023.
- By signing this proposal the client agrees to our Terms of Use available at: <https://govos.com/products/application-studio/terms-of-use/>
- Each product and service purchased is serviced and maintained as specified in the Pricing Table above.
- Quantity of 999 represents unlimited.
- Service Hours and offerings expire 12 Months from the Subscription Start Date specified in the executed agreement and payable upfront.
- If included in the Services Agreement, related Travel and Expenses are to be billed as incurred.

Standard Payment Terms

- Please email all Purchase Orders to AR@GovOS.com for prompt processing.
- The client agrees to pay all fees specified in each Order.
- The invoice(s) will be sent to the Billing Contact via the delivery method as early as two weeks prior to the invoice date, which is the Subscription Start Date, specified in each Order.
- All fees are due upfront and billed annually with the first annual payment due by the invoice due date (30 days from the Subscription Start Date) specified in each Order, unless specified otherwise.
- All fees are exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the client's responsibility to provide applicable exemption certificate(s).
- Pricing for Renewal Terms will include a ten percent (10%) Optimization Fee increase from the prior term.
- GovOS reserves the right to modify optimization fee in accordance with the Terms of Use.
- If a Reseller is used, please ensure "Coverage Terms" or "Subscription Dates" are included in each Line Item's Material Description.

GovOS Application Studio Contact Information

For additional questions or requests regarding your Studio Software or Services, please contact:

Email: StudioSupport@GovOS.com

Phone: (855) 777-3265

Somers, NY

Customer Acceptance

Contact Information	
Organization Name	
Street Address	
City, State, Zip	
Primary Contact Name	
Primary Contact Email	
Billing Details	
Billing Contact Name	
Billing Contact Email	
Billing Contact Phone	
Invoice Delivery Method	<input type="checkbox"/> Email/Electronic (default) <input type="checkbox"/> Mail
Preferred Payment Method	<input type="checkbox"/> Check <input type="checkbox"/> Credit Card <input type="checkbox"/> ACH

Customer Signature

Signature of Authorized
Representative

Title

Date

GovOS Signature

Signature of Authorized GovOS
Representative

Title

Date

Somers, NY

Telephone
(914) 277-3539

FAX
(914) 277-3790

Thomas J. Tooma, Jr.
Building Inspector

BUILDING DEPARTMENT
Town of Somers
WESTCHESTER COUNTY, N.Y.

**TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589**



TO: Town Board

FROM: Mike Dunbar, Assistant Building Inspector

RE: 5 Cottage Place – 26.07-1-19

DATE: July 5, 2023

At the April Town Board meeting, permission was granted, and a Resolution generated to demolish the dwelling and garage at 5 Cottage Place.

A notice was posted on the dwelling and another served to the brother and uncle of two of the deceased owners.

As per Chapter 77-6.E, a hearing needs to be held so the Town Board can weigh in on Chapter 77-9:

§ 77-9 Refusal to comply; demolition by town.

In the event of the refusal or neglect of the person so notified to comply with said order of the Town Board and after the hearing, the Town Board shall provide for the demolition and removal of such building or structure either by town employees or by contract. Except in emergency as provided in § 77-11 hereof, any contract for demolition and removal of a building in excess of \$5,000 shall be awarded through competitive bidding.

Sent to:
TB, TA, TC
6/9/2023
KD

Somers Department of Parks & Recreation
PO Box 46 Somers, New York 10589

Phone: (914)-232-8441
Fax: (914)-232-8548
Email: parks@somersny.com
Web: www.somersny.com

Steven Ralston
Superintendent



June 6, 2023

To: Town Board

From: Steven Ralston SR
Superintendent of Parks and Recreation

Re: Staff Request

Request permission to hire:

Alexander Chulo
Seasonal Laborer
\$20.00 per hour
Start Date, June 12, 2023

Thank you for your consideration

C: Park Board
Director of Finance
Town Clerk

*Sent to:
TB, TA, TC
7/7/23
KD*

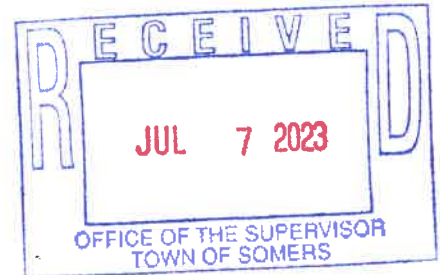
TOWN POLICE
BRIAN LINKLETTER
CHIEF

Town of Somers

WESTCHESTER COUNTY, N.Y.



PO BOX 342
SOMERS, N.Y. 10589
T. 914-232-9622
F. 914-232-1795
Email: Police@SomersNY.com



To: Robert Scorrano
Town Supervisor

From: Brian Linkletter
Chief of Police

CC: Councilmen - A. Ciriaco, R. Clinchy, W. Faulkner, T. Garrity

Date: July 7, 2023

Re: School Crossing Guard Position

It is respectfully requested that the Somers Town Board appoint Mr. Michael Bergin to the position of School Crossing Guard. Mr. Bergin is a Town resident.

This is a part time position. Mr. Bergin will usually be scheduled to work three (3) hours per day on school days.

Mr. Bergin will be paid \$25.00 per hour.

The employment start date will be August 28, 2023.

Respectfully,

SA. D. Byer

Kim DeLucia

Sent to:
TB, TA, TC 7/7/23
KD

From: Denise Schirmer
Sent: Friday, June 9, 2023 7:55 AM
To: Kim DeLucia
Cc: Robert Scorrano; Tammi Savva
Subject: FW: SEEC quorum/attendance

Hi Kim,

Not sure if this has to be placed on the agenda of the July Town Board meeting as it is a resignation from a Committee. I think only an appointment has to be put on the agenda.

Denise

From: Gina Arena
Sent: Friday, June 9, 2023 7:49 AM
To: Don Bleasdale
Cc: <dschirmer@somersny.com> Denise Schirmer
Subject: Re: SEEC quorum/attendance

I will agree with stepping down. My intention to be there, but my life is very hectic these days.

I apologize for the inconvenience I have caused all of you.

Gina

On Fri, Jun 9, 2023, 5:45 AM Don Bleasdale wrote:

Hi Gina,

I hope everything is well with you.

As one of the four current appointed members of SEEC, your attendance matters directly for us to have a quorum. When you are not present, Rick, Mike and I have to be present for a quorum, and for the majority of the last year plus, we three have attended most of the meetings.

Without looking at attendance for the last couple of years, I would surmise that you not attended more than a couple of meetings per year? What I would suggest is for you to step down as a permanent member and to attend and contribute when and if you are able in the future. Your interest and ideas like developing community gardens are certainly welcomed.

Let me know what you think and congrats on your being on the veterans committee.

Best,

Don Bleasdale
Chair
Somers Energy and Environment Committee

Sent from my iPad

Kim DeLucia

*Sent to:
TB, JAL, JC 7/7/23 KD*

From: Robert Scorrano
Sent: Friday, July 7, 2023 12:03 PM
To: Kim DeLucia; Bobby Brower
Subject: RE: Town of Somers - Affordable Housing Board Term

Kim-

I spoke with Mr. Brower and he has agreed to serve another term on the AHB. Please add to the agenda for next week.

Best,

Robert Scorrano
Somers Town Supervisor
E: .com
P: (914) 277-3637

From: Kim DeLucia <kdelucia@somersny.com>
Sent: Friday, July 7, 2023 11:21 AM
To: Bobby Brower
Cc: Robert Scorrano <rscorrano@somersny.com>
Subject: Town of Somers - Affordable Housing Board Term

Good morning Bobby,

Hope you are doing well.

The attached letter was mailed to you on June 7th.

Please let Rob know if you are planning to continue as a member of the Somers Affordable Housing Board.

Thank you,

Kim

Kim DeLucia
Executive Assistant to
Robert Scorrano, Town Supervisor
TOWN OF SOMERS
335 ROUTE 202
SOMERS, NY 10589
Phone: 914-277-3637
Fax: 914-276-0082
WWW.SOMERSNY.COM

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

ROBERT SCORRANO
SUPERVISOR



June 7, 2023

Mr. Bobby Brower

Dear Mr. Brower,

Your term on the Somers Affordable Housing Board expires on July 11, 2023. We sincerely appreciate all your service on behalf of the Town of Somers.

If you are interested in being considered for reappointment for a new term extended through July 11, 2025, please notify me at your earliest convenience.

Again, thank you for your continued dedication and for the many contributions you have made to the Town of Somers as a member of the Somers Affordable Housing Board.

Very truly yours,

Robert Scorrano
Supervisor

RS/kd
C: Town Board

Sent to:
TB, YATC
7/7/23
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



David B. Smith
Town Planner
directorofplanning@somersny.com

June 16, 2023

To: Town of Somers Town Board
Town of Somers Landmarks Committee
Town of Somers Architectural Review Board
Town of Somers Open Space Committee

From: David B. Smith

Re: Required Referral B-HP District Application ARSEC Corporation for
Proposed Parking Lot Expansion 380 Route 202

Cc: Town of Somers Planning Board
Gerry Reilly, Planning Board Attorney
Roland Baroni, Town Attorney
Patricia Kalba, Town Clerk
Tim Allen, on behalf of the Applicant

An application for site plan approval has been submitted to the Town of Somers Planning Board for the creation of a 12-lot parking area to be used as overflow parking and snow storage (the Proposed Project) for the property located at 380 Route 202 (the Project Site). The Application was submitted on behalf of ARSEC Corporation and Dr. Ami Ranani (together the Applicant). The Project Site is located in the Business Historic Preservation (B-HP) District. Article IV of the Town of Code, specifically §170-18.2 details the application process for site plan approvals within the B-HP District. Per Code, a preapplication conference was held with the Applicant and representatives of Planning, Engineering, Building, Historian, Open Space, Architectural Review Board (ARB) and the Applicant. A copy of the meeting notes are provided with this circulation along with other pertinent information noted below.

Further, §170-18.2.C through F requires that a copy of the site plan application be forwarded to the Town Board, Landmarks Committee, ARB and Open Space Committee for review and recommendations back to the Planning Board within 45 days.

Provided herewith are the following:

- Initial application cover letter
- Town of Somers Application for Site Plan Approval Form
- Environmental Assessment Form
- Existing Conditions Plan
- Site Plan
- Landscape Plan and Details
- B-HP District Technical Committee Meeting Notes

Should you have any questions or comments on the above or attached please do not hesitate to reach out.

BIBBO ASSOCIATES, L.L.P.

Consulting Engineers

Timothy S. Allen, P.E.
Nicholas Gaboury, P.E.
Matthew J. Gironda, P.E.

February 17, 2023

Somers Planning Board
335 Route 202
Somers, NY 10589-3206

Attn: Mr. John Currie, Chairman

Re: Site Plan Application
ARSEC Corp.
380 Route 202
T.M. #17.11-2-18 & 19

Dear Chairman and Members of the Board:

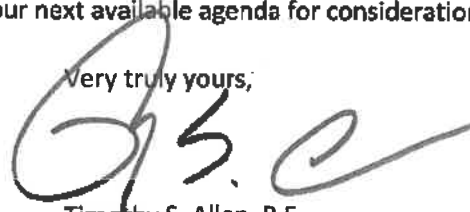
On behalf of our client, please find attached 5 copies each of the following:

- Preliminary Site Plan Application, w/fee by check #4335 in the amount of \$ 800
- Site Plans, 3 sheets, dated 2-17-2023
- Corporate Affidavit
- Applicant Acknowledgement
- APRL Certification
- Letter of Taxes Paid
- Short Environmental Assessment Form
- Letter from Owner, Ami Ranani
- Escrow fee by check #4334 in the amount of \$ 4,000

Dr. Ranani is proposing 12-parking spaces which will be utilized for overflow parking and an area to plow snow (designated as overflow parking). Unfortunately, Dr. Ranani got a little ahead of himself and set the pad for the proposed area (see attached letter). We propose the finished surface to be ornamental gravel.

We respectfully request to be placed on your next available agenda for consideration.

Very truly yours,



Timothy S. Allen, P.E.
Senior Partner

TSA/mme
Enclosures

cc: Dr. Ranani (via email)
File

Site Design • Environmental

Mill Pond Offices • 293 Route 100 • Suite 203 • Somers, New York 10589
Phone: 914.277.5805 • Fax: 914.277.8210
Website: www.bibboassociates.com • E-mail: bibbo@bibboassociates.com

**TOWN OF SOMERS
PLANNING BOARD**

APPLICATION FOR SITE PLAN APPROVAL

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

I. IDENTIFICATION OF APPLICANT:

- A. Owner: ARSEC Corp. Applicant: Same as Owner
Address: 380 Route 202, Somers, NY Address: _____
Tele #: 914-217-6104 Tele #: _____
- B. Architect: n/a Engineer: Bibbo Associates, LLP • Timothy S. Allen, P.E.
Address: _____ Address: 293 Route 100, Suite 203, Somers, NY
Tele #: _____ Tele #: (914) 277-5805
- C. Surveyor: Insite Engineering & Surveying Tele #: (845) 277-3404
Address: 3 Garrett Place, Carmel, NY 10512

II. IDENTIFICATION OF PROPERTY:

- A. Identifying Title: ARSEC Site Plan
- B. Tax Map Design: Sheet: 17.11 Block: 2 Lot(s): 18 & 19
- C. Zoning District: B-HP
- D. Street which property abuts: Route 202 & Route 116
- E. Does property connect directly into State or County highway? Yes
- F. Is site within 500 feet of Town Boundary? No
- G. Total area of site: 1.06 ac. Area of site activity: 4,500 sf
- H. Site coverage: % Building coverage: %
- I. Affected Wetland Area n/a Wetland Buffer Area n/a
- J. Affected Steep Slope Area: 15%-25% 0 Over 25% 0
- K. Existing building size: _____ New/additional building size: n/a
- L. Existing parking spaces: 28 New parking spaces: 12

III. APPLICATION FEE:

\$500 base fee plus \$50 per 1,000 sq.ft or part thereof plus \$25 per parking space to be paid by certified check to the Town of Somers.

Wetland Permit Fee: \$200 min. fee + \$100 per 5,000 sf. of regulated area or proposed area to be disturbed.

Steep Slope Fee: \$150 min. fee + \$75 per 10,000 s.f. of regulated area or proposed area to be disturbed.

Total Fee: \$800.00 Date Paid: 2/14/2023

IV. DOCUMENTS TO BE SUBMITTED WITH THIS APPLICATION:


Submit 14 copies of all correspondence and plans to the Planning Board.

- A. 14 copies of Site Plan with north arrow and location map drawn to scale of 1" = 1,000'.
- B. Survey Map defining precise boundaries of property.
- C. Copies of all existing and proposed deed restrictions or covenants applying to the property, including covenants and agreements restricting use, and establishing future ownership and maintenance responsibilities for all private roads, recreation and open space areas.
- D. Preliminary Architectural Drawings to be submitted to Planning Board prior to public hearing for referral to Building Inspector and Architectural Advisory Review Board.
- E. Environmental Assessment Form.
- F. Proof that taxes have been paid.

It is the responsibility of the applicant to be knowledgeable of the law. The following are available at the Town Clerks Office: Master Plan, Zoning Ordinance, Site Plan Regulations, State Environmental Quality Review (SEQR) and Environmental Quality Review, Wetland and Steep Slope Ordinances of the Town of Somers.

All revised plans shall be accompanied by a letter indicating what changes were made. All costs incurred by the Town for professional services and SEQR review will be paid by the applicant.

By submission of this application, the property owner agrees to permit Town Officials and their designated representatives to conduct on-site inspections in connection with the review of the proposal. The property shall be identified on site as being proposed for site plan approval.



Signature of Applicant

Date: 2-14-23

Signature of Owner

Date: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

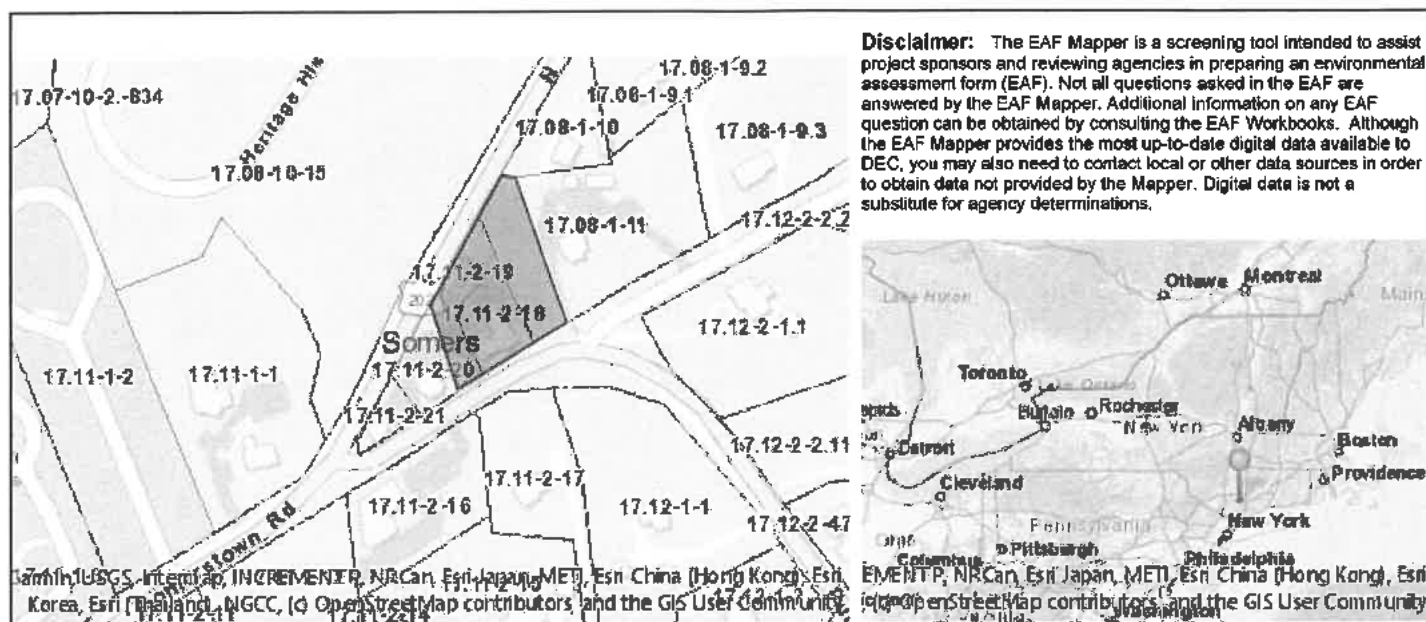
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: ARSEC Corp. Site Plan - Parking expansion			
Project Location (describe, and attach a location map): 380 Route 202, Somers, Westchester County			
Brief Description of Proposed Action: Addition of 12 parking spaces.			
Name of Applicant or Sponsor: ARSEC Corp.		Telephone: E-Mail: amirananiod@gmail.com	
Address: 378 Route 202, Suite 1			
City/PO: Somers	State: NY	Zip Code: 10589	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Somers Planning Board - Site Plan Approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.06 acres	
b. Total acreage to be physically disturbed?		0.103 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.06 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>ARSEC CORP.</u>		Date: <u>2/17/2023</u>
Signature: <u>[Signature]</u>		Title: <u>Partner, Bibbo Associates, LLP</u>

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



LOCATION MAP

SITE DATA

1. TOTAL AREA OF PARCEL: 1.660 AC.
2. OWNER/APPPLICANT: ARSEC CORP., 300 W. 10TH ST., SUITE 100, DENVER, CO 80202
3. ZONING DISTRICT: MAP
4. TRACT & STREET: 1/4, BLOCK & LOT 16, 1/4
5. PRELIMINARY SUBDIVISION
6. DATE OF SUBDIVISION: 10/1/2012
7. FILING DATE: 10/1/2012
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100. FILING DATE: 10/1/2012

APPROVED FOR FILING:

OWNER: DATE:

APPROVED BY SUBDIVISION OF THE TOWN OF SOMERS:

OWNER: DATE:

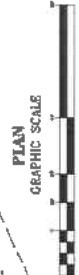
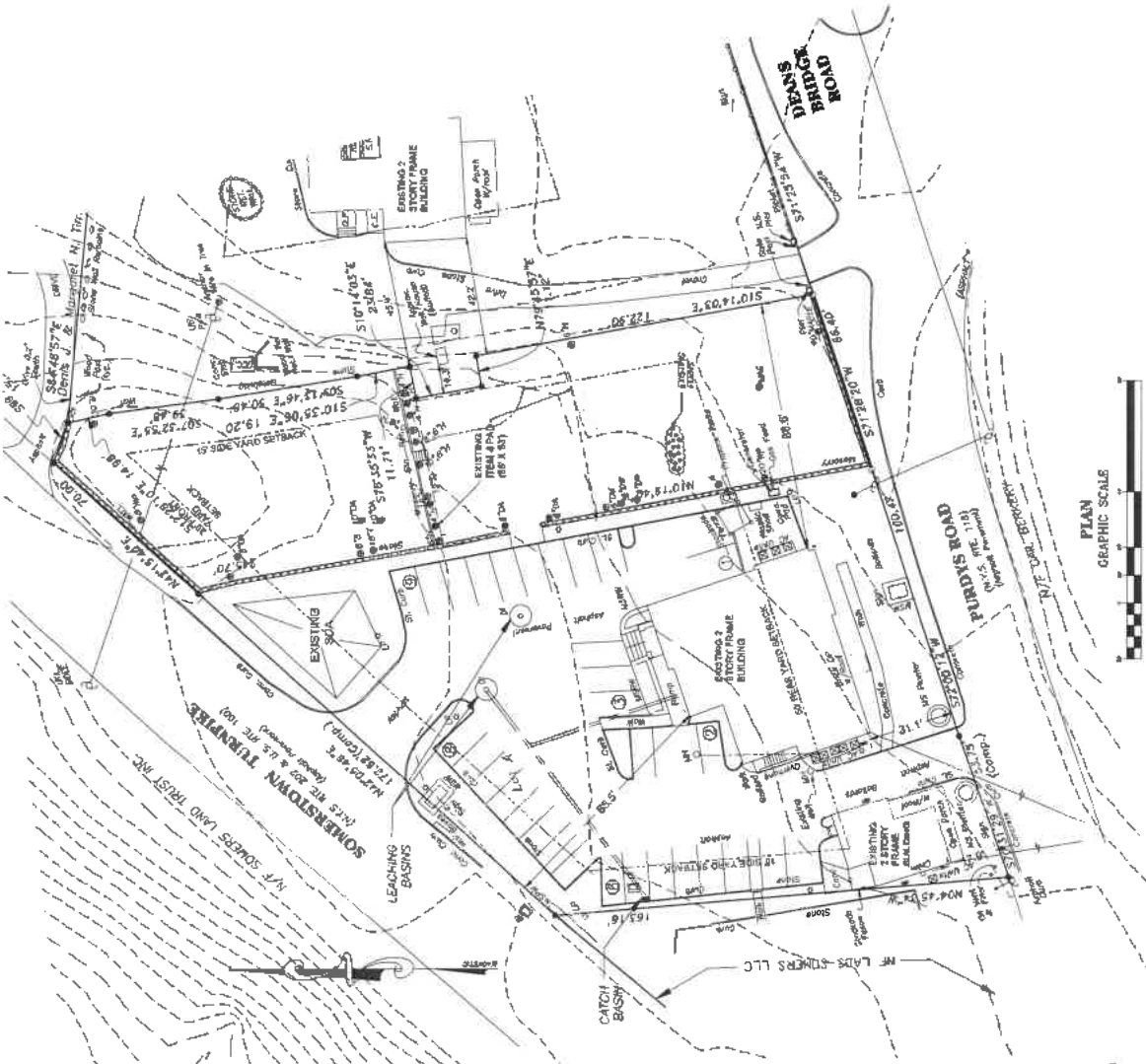
DATE	DESCRIPTION	TAXON	DATE	DESCRIPTION	TAXON
10/1/2012	10/1/2012	10/1/2012	10/1/2012	10/1/2012	10/1/2012

EXISTING CONDITION PLAN

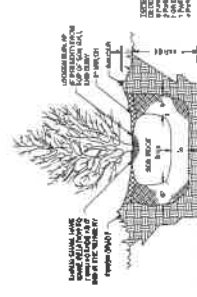
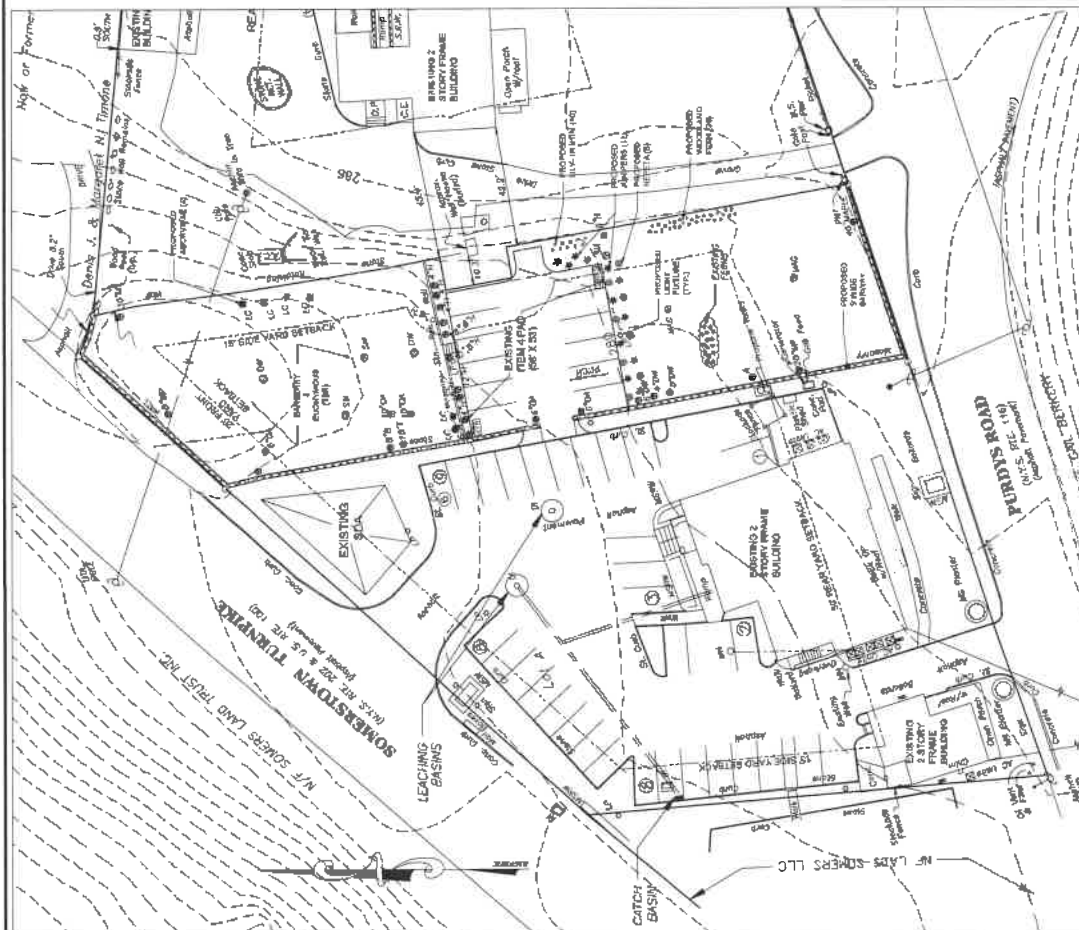
ARSEC CORP.
300 W. 10TH ST.
SUITE 100
DENVER, CO 80202

RECORD ASSOCIATES, LLP
1000 17TH ST., SUITE 1000
DENVER, CO 80202
PH: 303.733.1111
WWW.RECORDASSOCIATES.COM

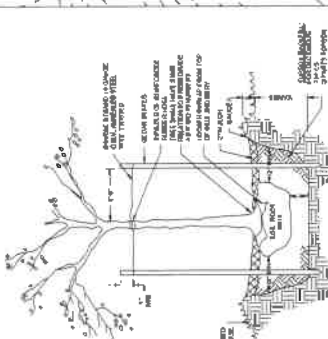
EX-1



- LEGEND:**
- EXISTING STONE WALL
 - EXISTING & CONTOUR
 - EXISTING TO CONTOUR
 - EXISTING LIGHT
 - EXISTING STONE WALL
 - EXISTING & CONTOUR
 - EXISTING TO CONTOUR
 - EXISTING LIGHT



SHRUB PLANTING
N.E.S.



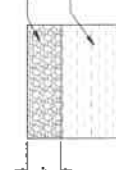
TREE PLANTING
N.E.S.

PLANT SCHEDULE

SYMBOL	SYMBOL NAME	COMMON NAME	QTY	REMARKS
1	SHRUB	HYDRANGEA	4	4' P
2	SHRUB	HYDRANGEA	1	4' P
3	SHRUB	HYDRANGEA	1	4' P
4	SHRUB	HYDRANGEA	1	4' P
5	SHRUB	HYDRANGEA	1	4' P
6	SHRUB	HYDRANGEA	1	4' P
7	SHRUB	HYDRANGEA	1	4' P
8	SHRUB	HYDRANGEA	1	4' P
9	SHRUB	HYDRANGEA	1	4' P
10	SHRUB	HYDRANGEA	1	4' P

EROSION CONTROL PROGRAM

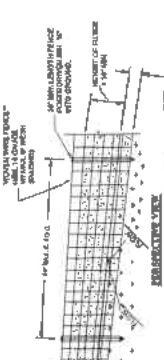
- OBJECTIVE:**
- ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.
- REQUIRED PROCEDURES:**
1. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.
 2. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.
 3. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.
 4. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.
 5. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.
 6. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.
 7. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.
 8. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.
 9. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.
 10. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.



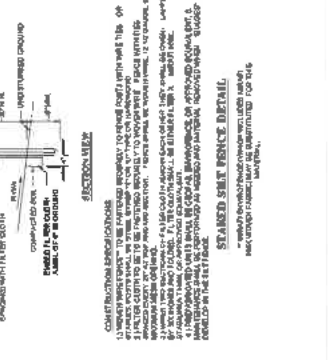
PARKING SECTION
N.E.S.



PROPOSED LIGHT FIXTURE
N.E.S.



PROPOSED LIGHT FIXTURE
N.E.S.



PROPOSED LIGHT FIXTURE
N.E.S.

LANDSCAPE PLANS & DETAILS

DATE: 7-12-2010
SCALE: AS SHOWN
FILE: 100-1000-000
PROJECT: 100-1000-000
SHEET NO: 1 OF 3
SHEET NO: 1 OF 3
SHEET NO: 1 OF 3

APPROVED FOR PLANNING

DATE: _____
CHAIR: _____

APPROVED FOR PLANNING

DATE: _____
CHAIR: _____

APPROVED FOR PLANNING

DATE: _____
CHAIR: _____

LEGEND:

EXISTING PROPERTY LINE
EXISTING STAGE IN-1
EXISTING STAGE IN-2
EXISTING STAGE IN-3
EXISTING STAGE IN-4
EXISTING STAGE IN-5
EXISTING STAGE IN-6
EXISTING STAGE IN-7
EXISTING STAGE IN-8
EXISTING STAGE IN-9
EXISTING STAGE IN-10

GRAPHIC SCALE

1" = 10' 0"

1" = 20' 0"

1" = 30' 0"

1" = 40' 0"

1" = 50' 0"

1" = 60' 0"

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1" = 960' 0"

1" = 970' 0"

1" = 980' 0"

1" = 990' 0"

1" = 1000' 0"

PLANNING AND ENGINEERING DEPARTMENTS

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com



David B. Smith
Town Planner
directorofplanning@somersny.com

March 29, 2023

To: B-HP District Technical Committee

From: David B. Smith

Re: Application for Site Plan 380 Route 202

Cc:

Please note that a site plan application for the creation of a 12-vehicle parking lot and snow storage area associated with the property located at 380 Route 202 has been received by the Planning Office. As required by §170-18.2 of the Town of Somers Code, a preapplication conference is supposed to be convened with the Business Historic Preservation District (B-HP) Technical Committee, a copy of the relevant section is provided herewith.

The B-HP Technical Committee is composed of the Town Planner, Town Engineer, the Building Inspector, the Town Historian and a designated representative of the Architectural Review Board, Open Space Committee and the Landmarks Committee. On March 8, 2023, a meeting of the B-HP Technical Committee was held in Town Hall with all but the Landmarks Committee in attendance.

Attendees included:

- David Smith – Planning
- Steve Woelfle – Engineer
- Tom Tooma – Building Inspector
- Doris Jane Smith – Town Historian
- Bob MacGregor – Open Space Committee
- John Alfonzetti – Architectural Review Board
- Dr. Ami Ranani – Property Owner/Applicant
- Tim Allen – Bibbo Associates

The Applicant and their engineer provided a presentation of the proposed action. The following are constructive comments and guidance raised as part of the discussion.

- The Applicant is proposing to have the proposed parking used by employees to help free up existing on-site parking for patrons of the site. There is a proposed area to be used for snow storage during winter months so that on-site parking can continue to be utilized. The Applicant unintentionally initiated some improvements to the site with the removal of a portion of an existing wall and the placement of Item 4 surfacing. The Applicant proposes to use an ornamental gravel to surface the proposed parking and include two low-level lamp posts for site lighting.

The following are comments and discussion items raised by the B-HP Technical Committee as part of the preapplication process:

- The Applicant should consider the creation of a “rain garden” with native plantings as a means of addressing stormwater management
- The existing row of hemlocks should be evaluated as to their conditions and whether they should be thinned as part of site landscaping improvements
- To the extent practicable, clear out invasive species
- B. MacGregor had suggestions for native plantings to supplement the on-site landscaping including the planting of “pollinator pathway” plantings.
- There are existing patches of ferns which are recommended to be left as is to the extent practicable.
- The Applicant should address the overall site parking requirements including the provision of handicapped parking spaces.

*Town of Somers, NY
Friday, March 31, 2023*

Chapter 170. Zoning

Article IV. Business Historic Preservation District

§ 170-18.2. Application process.

- A. **Preapplication conference.** Prior to the submission of an application for site plan approval involving any property in the B-HP District, the applicant shall have one meeting with the B-HP District Technical Committee for the purpose of preliminarily discussing the proposed development concept in general terms, relevant Town planning policies and objectives, development constraints and opportunities, and formal application submission requirements, among other pertinent factors. For the purposes of this meeting, the applicant shall have prepared a conceptual site plan, to scale, of the proposed development on a topographical base map and shall be prepared to discuss the proposed development concept in sufficient detail to enable the Technical Committee to comment on the proposal. The Technical Committee shall offer constructive advice and guidance on the proposal and the anticipated application review process but shall not make any policy decisions that are within the purview of the Planning Board as part of its site plan approval jurisdiction. The Technical Committee shall be composed of the Town Planner, the Town Engineer, the Building Inspector, a designated representative of the Architectural Review Advisory Board, a designated representative of the Open Space Committee, a designated representative of the Landmarks Committee of the Somers Historical Society (the Landmarks Committee) and the Town Historian. The Technical Committee shall meet with an applicant within 31 days following the submission of a written request to the Secretary of the Planning Board. If the Technical Committee fails to meet with an applicant who has requested such a meeting within 31 days of such request, and said meeting has not been postponed by mutual agreement, the applicant may proceed to submit a formal application for site plan approval without the need for a preapplication conference.

[Amended 5-17-2012 by L.L. No. 3-2012]

Sent to:
TB, TA, TC
6/16/23
KO

PLANNING AND ENGINEERING DEPARTMENTS

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com



David B. Smith
Town Planner
directorofplanning@somersny.com

Date: June 12, 2023
To: Town Board
From: Steven Woelfle *SW*
Engineering Department
RE: **Alongi Tree Removal Permit #AT2021-41**
TM: 5.20-2-10
Release of Performance Bond
Received Check March 15, 2022

This Office has no objection to the return of the Performance Bond in the amount of \$2,500.00. Please return to:

Jack Alongi

SW/wg

cc: Town Clerk
Director of Finance
Thomas Alongi

Sent to:
TB, TA, TC
6/16/23
KD

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

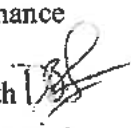
Steven Wodfle
Principal Engineering Technician
swodfle@somersny.com



David B. Smith
Town Planner
directorofplanning@somersny.com

DATE: June 14, 2023

TO: Town Board
Director of Finance

FROM: David B. Smith 
Director of Planning

RE: T-Mobile Wireless – Lincoln Hall
87 Route 202
Refund of SEQRA/Professional Service Fee
TM: 16.15-1-1.1

The above-mentioned project has been completed. Please refund the remaining SEQRA/Professional Service Fee in the amount of \$475.00, as follows:

Transcend Wireless LLC
1 International Blvd., Ste #400
Mahwah, NJ 07495

SW/wg
cc: Town Clerk
David Kenny, Snyder & Snyder

Sent to:
TB, TA, TC
6/15/23
KD

INTEROFFICE MEMORANDUM

TO: TOWN SUPERVISOR AND MEMBERS OF THE TOWN BOARD
FROM: SENIORS DEPARTMENT DIRECTOR, BARBARA TABERER
SUBJECT: IIC, IIC-2 NSIP CONTRACT
DATE: JUNE 15, 2023
CC: DIRECTOR FINANCE, TOWN CLERK

The Director of Senior Programs requests the Town Supervisor execute the IIC/IIC-2 and NSIP contract PY 2023.

Department of Senior Programs and Services
Mia Carpenter
Commissioner

June 13, 2023

Ms. Barbara Taberer
Director, Somers Senior Services
TOWN OF SOMERS
P.O. Box 236
Lincolndale, NY 10540

RE: **Title III-C/NSIP: Meals & Nutrition-Related Services Contract, PY 2023**

Dear Ms. Taberer:

Attached to the e-mail that was sent with this letter is a blank copy of the Title III-C and Nutrition Services Incentive Program (NSIP) contract for Meals & Nutrition-Related Services to be provided by **TOWN OF SOMERS**. The contract is comprised of an Agreement and Schedules "A", "B", "C", "D", "E", "F", "G", "H" and "I" and covers the program period commencing retroactively on January 1, 2023 through December 31, 2023 for the III-C Programs and October 1, 2022 through September 30, 2023 for NSIP. Funding for the program will be in the amounts indicated below for actual services provided and data-entered in the New York State Office for the Aging's ("NYSOFA") electronic reporting system: PeerPlace. The Department may reduce the amount payable to its contractors if NYSOFA reduces the Department's Federal funding, in which case you will be notified.

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

PROGRAM	FEDERAL FUNDS	MUNICIPALITY MATCH
III-C-1	\$18,064	\$6,022
Estimated III-C1 NSIP	\$3,213	N/A
III-C-2	\$15,417	\$5,139
Estimated III-C2 NSIP	\$2,742	N/A

Sent to:
TB, TA, TC
6/15/23
KO

INTEROFFICE MEMORANDUM

TO: TOWN SUPERVISOR AND MEMBERS OF THE TOWN BOARD
FROM: SENIORS DEPARTMENT DIRECTOR, BARBARA TABERER
SUBJECT: DEPARTMENT OF HEALTH PERMIT
DATE: JUNE 13, 2023
CC: DIRECTOR FINANCE, TOWN CLERK

The Director of Senior Programs requests the Town Supervisor execute the Westchester County Department of Health Permit to Operate a Food Service Establishment.

George Latimer
County Executive

Sherita Amler, M.D.
Commissioner of Health

PERMIT RENEWAL PACKAGE FOR FOOD SERVICE ESTABLISHMENT OWNERS AND OPERATORS

Applications that are received after the permit expiration date will incur a \$100.00 late fee. Operators may be subject to closure and legal action with fines for operating without a valid permit.

Please be advised that your permit to operate a food service establishment expires soon. According to provisions of Section 873.301 of the Westchester County Sanitary Code, **applications must be received not later than 60 days prior to the date of expiration.**

In order for you to continue to operate your business, you are required to do the following:

1. Submit your "Renewal Application for a Permit to Operate"

Answer all questions, and do not leave anything blank. An email address is required as all inspection reports are generated via email. Be sure to date and sign application. Please do not detach or attempt to reassemble the forms for any reason as this will delay processing. Change any information that is incorrect. Note: If the owner's name that appears on the Renewal Application is not yours, or if ownership has changed even if by "name" only, you cannot use this form.

2. Proof of Worker's Compensation/Disability Insurance: ACCORD FORM NOT ACCEPTED

SEE PAGE 2 OF THE RENEWAL APPLICATION FOR ACCEPTABLE FORMS. Any questions concerning the forms or procedure should be directed to the local NYS Workers' Comp Board Office or the Bureau of Compliance, NYS Workers' Comp Board at 518-486-6307. If you do not provide Worker's Compensation or Disability Insurance, you are required to submit Form CE-200, which can be done online at www.wcb.ny.gov.

3. Corporate Ownership

If ownership of the business is a corporation, you must file the enclosed "Certificate of Resolution". The person who signs the Renewal Application must be the same person named and authorized in the Certificate of Resolution. The corporate seal must be affixed to the document. If your corporate officers have changed since you last filed your application, submit a list of names and addresses of the new corporate officers.

4. Source of Food Supply Form and Food Managers Certification Course

Answer questions concerning your major food suppliers and the Food Managers Certification Course. The Westchester County Sanitary Code mandates that all operators of food service establishments attend an approved Food Managers Course and re-certify every five (5) years. If you have any questions concerning this requirement, contact your Regional Office.

(over)

5. Food Allergen Certification Course – REQUIRED

As per Westchester County Code of Ordinances Chapter 541 – Food Allergy Restaurant Safety

541.21(b) An owner or operator of a food service establishment that offers seating for on premises food consumption shall designate no fewer than one employee in the front of the establishment and one employee in the back of the establishment as food safety officers during hours of operation who shall complete a food allergen training program approved by the Commissioner. An owner or operator of a food service establishment that does not offer seating for on premises food consumption shall designate no fewer than one employee in the establishment as a food safety officer during hours of operation who shall complete a food allergen training program approved by the Commissioner. Recertification shall be required at regular intervals as determined by the Commissioner.

6. Application Fee

Every application for a permit shall be accompanied by a **NON-REFUNDABLE** application fee as specified on the renewal- see **"Total Fee Due"** printed on **Renewal Application for a Permit to Operate**. Payment can be made in the form of Check OR Money Order OR Credit Card with the enclosed authorization form.

Cash Payments are NOT Accepted

Please make checks or money orders payable to:

WESTCHESTER COUNTY HEALTH DEPARTMENT

BE SURE APPLICATIONS ARE COMPLETE

SUBMIT ALL REQUIRED PAPERS PROMPTLY TO AVOID DELAY

Return the completed application and all Supporting documents to:

Westchester County Health Department

Bureau of Public Health Protection

25 Moore Avenue

Mount Kisco, NY 10549

(914) 864-7330

Permit to Operate
Renewal Application

Westchester County Department of Health

Business / Location Information (Please modify only if information has changed.)

Business Name SOMERS SENIOR NUTRITION

Facility Code: 01-E513-A

Address 98 ROUTE 139

Business Phone (914) 277-3637

SOMERS, NY 10589

Business Fax (914) 232-0881

Location Town of SOMERS

Business Website SOMERSNY.COM

County WESTCHESTER

Business Email BTABERER@SOMERSNY.COM

Mail To

TOWN OF SOMERS

P.O. BOX 236

LINCOLNDALE, NY 10540-

Permit Number 01-E513-A

Permit Expiration Date
August 31, 2023

Fee Exempt

Permitted
Operation

SOMERS SENIOR NUTRITION

Operation ID: 447189

SOFA Food Service - SOFA Satellite Site -State Office for the Aging

In Operation: ☒ Year-Round ☐ Seasonal

If Seasonal: Expected Opening Date

Expected Closing Date

Capacity: 62 Seats

Days/Hours of Operation:

Month/Day

M-F 9-3:30

Month/Day

Permit Applicant Information (Please modify only if information has changed.)

Legal Operator or Operating Corporation: TOWN OF SOMERS

Person in Charge SUPERVISOR

ROBERT

SCORRANO

Address P.O. BOX 236

First

M.I. Last

City, State, Zip LINCOLNDALE NY 10540-

Primary Phone (914) 232-0807 Ext ☐ Cell Fax (914) 232-0881

Emergency Contact ☐

Other Phone () - Ext ☐ Cell E-mail btaberer@somersny.com

Location Owner: TOWN OF SOMERS

Address P.O. BOX 236

City, State, Zip LINCOLNDALE NY 10540-

Primary Phone (914) 232-0807 Ext ☐ Cell Fax (914) 232-0881

Emergency Contact ☐

Other Phone () - Ext ☐ Cell E-mail btaberer@somersny.com

**Permit to Operate
Renewal Application**

Westchester County Department of Health

Workers' Compensation and Disability Insurance

Submit copies of the following documentation with the application to document compliance with the Worker's Compensation Law:

A. Workers Compensation and Disability Insurance Coverage is PROVIDED

Workers Compensation

Form C-105.2 – Certificate of Worker's Compensation Insurance OR
Form U-26.3 – Certificate of Workers' Compensation Insurance OR
Form SI-12 – Certificate of Workers' Compensation Self-Insurance OR
GSI – 105.2 – Certificate of Participation in Workers' Compensation Group Self-Insurance

AND

Disability Benefits

DB-120.1 – Certificate of Disability Benefits OR
Form DB-155 – Certificate of Disability Benefits Self-Insurance

B. Workers Compensation and Disability Insurance Coverage is NOT PROVIDED

Form CE-200 – Certificate of Attestation of Exemption from NYS Workers' Compensation and/or Disability Benefits Coverage

Return Completed Application

Please return completed application to: **Westchester County Department of Health**
Mount Kisco Central Office
25 Moore Avenue
Mount Kisco NY 10549

(914) 864-7330

Fax: (914) 813-5970

Signature of Individual Operator or Authorized Official (Entire section must be completed by all applicants.)

I would like to receive information and official correspondence related to this permit at the email address below: (Yes _ No _)

@

"Operation without a valid permit is a violation of New York State Law and/or State Sanitary Code."

Signature _____

Print Name ROBERT SCORRANO Title TOWN SUPERVISOR Date _____

FOR OFFICE USE ONLY

Permit issuance recommended? ☐ Yes ☐ No Permit Effective Date _____ Permit Expiration Date _____

Conditions of approval _____

Signature _____ Title _____ Date _____