

OPEN SPACE COMMITTEE

Telephone  
(914) 277-5582  
Fax  
(914) 277-3790

**Town of Somers**  
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589

**MICHAEL BARNHART**  
CHAIRMAN



**MEETING MINUTES**  
**September 15, 2016**

The meeting was called to order at 4:30 p.m. The following members were in attendance: Jan Antonucci, Michael Barnhart, Jeanette Gerfin, Laretta Jones, Bob MacGregor, Gail Simpson and Rosey VanWart.

**MINUTES**

A motion was made by Ms. Jones and seconded by Mrs. VanWart to approve the minutes of the July 21, 2016 meeting as submitted.

**REPORTS & DISCUSSION**

**Chair's Report**

**Angle Fly Preserve Updates:**

After the new roof was put on the Reynolds House, the old addition and siding was removed. Through the process, some deterioration and rot was noticed, which has since been taken care of as well. It was determined that the foundation needed to be replaced as it was crumbling. Arrangements were made to rebuild the foundation, which is almost complete. The existing stone is being saved for future projects including the exterior of the house foundation, sitting wall and for a new dry stacked 18 to 24" wall to separate the house and the side of the driveway. After the foundation project is done, new siding, windows and doors will be added. Measurements are being taken. The siding, corners and trim package is being donated by JamesHardie. The ultimate goal is to have the exterior completed by the first snowfall, so the interior can be worked on over the winter. There have been numerous commitments thus far from contractors for gratis work when the interior portion of the project begins. Through this process, a request was made to the Town to secure funding (up to \$100,000) from Recreation Fees at this point, rather than at the end of the project as originally requested. It was agreed to give up to \$50,000 to be used to complete the exterior.

Extensive weeding has been done in the garden area.

As a result of the large number of hot days experienced over the summer, the pond water heated up resulting in dead minnows and a bit of an odor. It did not affect the frogs and turtles. Once the weather changes, this issue should resolve itself.

Last evening there was some vandalism in Angle Fly, one of the entrance pillar lights was broken off and the temporary plywood door on the back of the house was ripped off its hinges.

There is a new volunteer who is willing to help in numerous areas. Mr. MacGregor will follow up.

The Lions last gave funding in 2013 for the Reynolds House roof and \$3,000 was set aside for the garden area. Mr. MacGregor will follow up with their President for a status update. He will also ask for help with the interior of the house.

Boy Scout Declan Talleur will be cleaning and enhancing the area around the composting toilet in the upper parking lot for his Eagle Scout Project. Matthew Buck will delineate a nature trail with signage to perhaps include QR Codes for his project and Jacob Adler is working on a history project in Angle Fly. He has requested some signage guidelines. Those that exist will be shared with him. Boy Scout Leader Gus Talleur has asked if someone from the Land Trust can speak at a troop meeting regarding ways in which they can help us and at the same time fulfill their environmental badge requirements.

## **OLD BUSINESS**

**Biodiversity Mapping Update** – Mr. Barnhart will contact Ed Hicks of Orienteering Unlimited to make arrangements for the Committee to meet with him to discuss his mapping of the entire Town using Lidar. The Committee should be able to use these maps to answer the biodiversity questions submitted by Hudsonia with the draft map as Lidar provides incredibly fine detail.

**Stuart's Farm Update** – Westchester Land Trust President Lori Ensinger and Land Project Manager Dave Emerson joined us this evening to explain further the State grant received to preserve Stuart's Farm for agricultural purposes. Proposed funding commitments were discussed, as well as what has been done so far in an effort to close on the property by June 2017. The easement and what it allows was clarified. The Somers Land Trust will participate in bi-annual monitoring.

## **APPLICATIONS**

**Best Plumbing Supply, Inc.** – The Open Space Committee is in receipt of an application for modifications to the Special Exception Use Permit for Best Plumbing Supply, Inc.

**The Crossroads at Baldwin Place** – A review and discussion of an updated site plan for The Crossroads at Baldwin Place took place. The Committee would like to see Cape Cod curbing added to accommodate the Pocket Wetlands and the movement of amphibians. A memo will be sent to Planning and Engineering.

**Deutsch Wetland, Steep Slope, Stormwater Management and Erosion and Sediment Control and Tree Preservation** – The Open Space Committee reviewed and discussed the Deutsch Wetland, Steep Slope, Stormwater Management and Erosion and Sediment Control and Tree Preservation and is still questioning whether or not there is enough land to build on this lot. Another memo reiterating the same will be sent to Planning and Engineering.

**Frank and Rosemarie DiSiena** – A review and discussion of the preliminary subdivision for Frank and Rosemarie DiSiena took place. As there is no evidence of anything substantial being conserved and it is the Committee's understanding that lots less than 15 to 20 acres don't qualify as a Conservation Subdivision, there is question as to what the conservation purpose of this subdivision is. A memo will be sent to Planning and Engineering.

**Green Briar Subdivision, Section 6, Lots 35 and 36** – The Open Space Committee reviewed and discussed the updated preliminary subdivision for the Green Briar Subdivision, Section 6, Lots 35 and 36. There was no comment.

**Somers Crossing** – A review and discussion of an updated site plan for Somers Crossing took place. The Committee would like to see Cape Cod curbing as a means to prevent amphibians from getting caught in the catch basins. In addition, it was noted that the wetland delineation excludes an area of wetland soil. A memo will be sent to Planning and Engineering.

**Tamarack and Vine Subdivision** – The Open Space Committee reviewed and discussed the preliminary subdivision for the Tamarack and Vine Subdivision. The questions asked in their memo of March 21, 2016 regarding the conservation areas have not been addressed, so another memo reiterating the same will be sent to Planning and Engineering.

The meeting was adjourned at 7:30 p.m. The next meeting will be on Thursday, October 20 at 4:30 p.m. in the Town House Map Room.

Respectfully Submitted,

Denise Schirmer, Secretary  
Somers Open Space Committee

cc: Open Space Committee  
Town Board  
Town Clerk  
Planning Board  
Parks and Recreation Board