Telephone
(914) 277-5366

FAX
(914) 277-4093

PLANNING DEPARTMENT

Town of Somers

WESTCHESTER COUNTY, N.Y.

TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

John Currie, Chairman
Fedora DeLucia
Christopher Foley
Vicky Gannon
Nancy Gerbino
Eugene Goldenberg
Dennis McNamara

SOMERS PLANNING BOARD
AGENDA
MARCH 11, 2015
7:30 P.M.

MINUTES Consideration for approval of Draft Minutes for January 28, 2015

TIME EXTENSION

1. **MERRITT PARK ESTATES FINAL SUBDIVISION**
   Request for a 90-day time extension for final Subdivision Plat Approval from February 9, 2015 up to and including May 10, 2015 under Town Law Section 276(7) (c).This is the nineteenth request for a time extension.

PUBLIC HEARING

2. **GERLACH/ZADJELOVICH (STUART FARM) [TM: 26.11-1-1]**
   Application for Preliminary Subdivision Approval for a 2 Lot subdivision including one 3.0047 acre building lot and a 96.9953 acre lot to remain undisturbed. The owner is Mary Lee Gerlach (Stuart) and the applicant is John Zadjelovich. The property is located on Granite Springs Road and is in the R-120 Zoning District.

CONTINUATION OF PUBLIC HEARINGS

3. **NORTH COUNTY HOMES, WETLAND, STEEP SLIOPES, TREE PRESERVATION AND STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PERMITS [TM: 36.20-1-59]**
   Application of North County Homes (applicant) and Thomas Caracciolo (owner) for property located on the west side of Bedell Road for permits for the construction of a single family Home, well and septic system.

4. **SOMERS REALTY PHASE 3 [TM: 4.20-1-15]**
   Application for Preliminary Subdivision Approval, Steep Slopes, Wetland, Tree Removal and Stormwater Management and Erosion and Sediment Control Permits to create Lots 3a, 3b, 3c and 3d (45.1 acres), relative to the Site Plan application of AvalonBay Communities, Inc. and Lot 4 (4.9 acres) and Lot 5 (0.9 acres) for future commercial and firehouse uses respectively and Lot 6 (7.1 acres) to be marketed for an Assisted Living Facility, stormwater management improvements, including road right-of-ways (4.3 acres) as part of the Planned Hamlet proposed subdivision. Property is owned by Somers Realty Corp. and is located on the southeast side of Route 6 and Clayton Blvd. and is in the Planned Hamlet (PH) Zoning District.

5. **AVALONBAY SOMERS [TM: 4.20-1-13,14,15, p/o 12]**
   Application for Site Plan Approval, Steep Slopes, Tree Removal and Stormwater Management and Erosion and Sediment Control Permits for AvalonBay Communities, Inc. for the construction of 152 residential units within 17 buildings with 23 affordable units on 45.1 acres. Also proposed is a community recreation building, pool and 324 parking spaces. Property is located on the south side of Route 6 and Clayton Blvd. and east of Mahopac Avenue and is in the Planned Hamlet (PH) Zoning District.

PROJECT REVIEW

6. **LORD WETLAND PERMIT [TM: 48.17-1-5]**
   Application for a wetland permit by owner Robert Lord for property located on the east side of 7 South Lane for the construction of a detached garage. The property is located in an R-80 Zoning District.

INFORMAL APPEARANCE WITH SKETCH PLAN REVIEW

7. **HERITAGE 202 CENTER TM: 17.11-10-20]**
   Application of Urstadt Biddle Properties, Inc. for an Informal Appearance with Sketch Plan for property located at the Heritage 202 Center for the removal of one section of existing planters and the installation of a patio area with seating.

8. **SOMERS POINTE COUNTRY CLUB [TM: 6.17-20-1.21]**
   Application of Somers Pointe Country Club for an Informal Appearance with Sketch Plan for property located on the southeast side of the Somers Pointe Clubhouse at 100 West Hill Drive for the construction of a swimming pool and cabana building and two tennis courts with associated parking lots to provide additional recreational activities.

DISCUSSION

9. **AT&T MOBILITY, LLC STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PERMIT [TM: 17.05-1-6]**
   The revised application for AT&T does not require Planning Board approval.

10. **SOMERS CROSSING [TM: 17.15-1-15.1]**
    Discussion of comments on the Somers Crossing DEIS, including potential need for extension of comment period scheduled to end on March 16, 2015.

Next Planning Board Meeting is Wednesday April 8, 2015
Agenda information is also available at www.somersny.com

C/ PB TP

HOCHERMAN TORTORELLA & WEKSTEIN, LLP
ATTORNEYS AT LAW

ONE NORTH BROADWAY, SUITE 701
WHITE PLAINS, NEW YORK 10601-2319

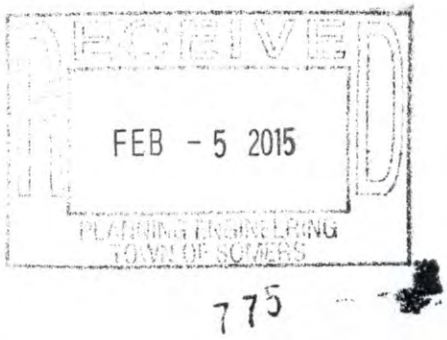
GERALDINE N. TORTORELLA
ADAM L. WEKSTEIN

NOELLE CRISALLI WOLFSON

TEL: (914) 421-1800
FAX: (914) 421-1856
WEB: WWW.HTWLEGAL.COM

HENRY M. HOCHERMAN
RETIRED

February 4, 2015



775

Via Electronic and First Class Mail

Hon. John Currie, Chairman
and Members of the Planning Board
Town of Somers
Somers Town Hall
335 Route 202
Somers, New York 10589

Re: Merritt Park Estates Subdivision
Town File No. 767
Nineteenth Request for Ninety-Day Extension of Final Subdivision Approval

Dear Chairman Currie and Members of the Planning Board:

At its meeting on December 10, 2014, the Board granted an eighteenth 90-day extension of Mancini Building Corp.'s ("Mancini") Conditional Final Subdivision Approval (the "Final Approval") for the above-referenced subdivision to and including March 30, 2015. We are writing to request a nineteenth 90-day extension pursuant to Town Law Section 276(7)(c), to and including June 29, 2015 (the first business day after the ninetieth day, which is a Sunday).

Since the last extension was granted, Mancini has installed the binder course of pavement on the road and the curbing. It has cleared the trees necessary to commence work on the Lovell Street stormwater basin and has been discussing the Lake Court basin work with Mr. Steve Woelfle and representatives of the Lake Lincolndale Property Owner's Association ("LLPOA"). Mancini plans to continue to work on the LLPOA basin work and to install two cul-tech units in the Subdivision over the next few months, weather permitting.

The remaining infrastructure improvements will not be completed by the March 30th expiration date. Therefore, we respectfully request that the Board grant an additional 90-day extension of Final Approval, to and including June 29, 2015 (the first business day following the ninetieth day, which is a Sunday), at which time we will report on the status of the work.

Kindly schedule this matter for consideration at the Planning Board's March 11, 2015 meeting and let us know if an appearance is required or requested. Thank you for your courtesy.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By: Geraldine N. Tortorella

GNT:hc
cc: *(via electronic mail)*
Syrette Dym, AICP
Roland Baroni, Esq.
Joseph P. Eriole, Esq.
Mr. Steve Woelfle
Joseph Barbagallo, P.E.
Mr. Richard Mancini
Mr. John Mancini
Joseph Riina, P.E.

S:\# MATTERS\Mancini 0047\Merritt Park 001\Letters\Planning Board Currie 2-4-15 Nineteenth Extension Request.doc

PLANNING AND ENGINEERING DEPARTMENTS

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

Town of Somers

WESTCHESTER COUNTY, N.Y.

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com

Syrette Dym, AICP
Town Planner
sdym@somersny.com

DATE: **March 3, 2015**

TO: **Planning Board**

FROM: **Syrette Dym, AICP**
Town Director of Planning

RE: **Merritt Park Estate Subdivision 19th Time-Extension**

On February 4, 2015, a request for a nineteenth 90-day time extension of Conditional Final Subdivision Approval was received in relation to the above referenced project. On December 10, 2014, the Planning Board granted an 18th time extension for the final subdivision approval up to and including March 30, 2015. The current requested time extension would extend approval through June 29, 2015 (the first business day after the ninetieth day, which is a Sunday). The request for extension was received within the 90 day period.

As stated in the letter of February 4, 2015, the binder course of pavement has been installed on the road and curbing. And trees necessary for work on Lovell Street stormwater basin have been cleared. Work on the Lake Court basin has been discussed with Steve Woelfle and representatives of LLPOA. Weather permitting, basin work and installation of two cul-tech units will continue. However, since remaining infrastructure work will not be completed, an extension is needed.

Steve Woelfle continues to monitor ongoing work at the site. I have no objections to extension of the subdivision approval.

cc: Geraldine Tortorella, Esq.
RichardMancini
John Mancini

Z:\PE\Subdivision files\Merritt Park\Extensioins\19th time extension.doc

BUREAU OF FIRE PREVENTION

Telephone
(914) 277-8228
Fax
(914) 277-3790

EFREM CITARELLA
CHIEF

Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589

RECEIVED
FEB 13 2015
PLANNING & ZONING
TOWN OF SOMERS

777

MEMO TO: Planning Department

FROM: Bureau of Fire Prevention

RE: Gerlach/Zadjelovich Subdivision (Stuart's Farm)

DATE: February 12, 2015

At our monthly meeting on February 11, 2015, the updated plans for the Gerlach/Zadjelovich Subdivision (Stuart's Farm) were reviewed by the Bureau and there were no objections.

C PB TP CTE Applicant

OPEN SPACE COMMITTEE

Town of Somers

WESTCHESTER COUNTY, N.Y.

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

MICHAEL BARNHART
CHAIRMAN

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

RECEIVED
FEB 26 2015
BY PLANNING & ENGINEERING
TOWN OF SOMERS

784

MEMO TO: Planning and Engineering Department

FROM: Open Space Committee

RE: Gerlach/Zadjelovich Subdivision (Stuart's Farm)

DATE: February 26, 2015

At our monthly meeting on February 19, 2015, the Committee reviewed and discussed the Preliminary Subdivision for Gerlach/Zadjelovich. In response to item #9 of the document provided by Timothy Allen, the Committee is recommending dark sky compatible downward directed lighting.

PLANNING AND ENGINEERING DEPARTMENTS

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com

Town of Somers

WESTCHESTER COUNTY, N.Y.

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

Syrette Dym, AICP
Town Planner
sdym@somersny.com

MEMORANDUM

TO: Town of Somers Planning Board

FROM: Syrette Dym, Director of Planning

DATE: March 3, 2015

RE: Project: Gerlach/Zadjelovich Subdivision (Stuart Farm) Preliminary Subdivision Approval
Applicant: John Zadjelovich
Location: Granite Springs Road (Section 26.11-1-1)
Zoning: R120 Residence District
Actions: Request for a Two Lot Subdivision for Creation of One 3.0047 Acre Building Lot and One 96.9953 Acre Lot to Remain Undisturbed

Application Status

The application is scheduled for a public hearing for Preliminary Subdivision approval for the Planning Board meeting of March 11, 2015.

Although I was not present at the meeting of February 11, 2015, it was my understanding that a question was raised regarding whether this application could be processed as an abbreviated subdivision application.

Section 150-15 Abbreviated approval process of the Town Code under Chapter 150 Subdivision of Land, states under A. Applicability, indicates that such procedure is applicable to "a division into two lots of one parcel of land that has frontage on an existing street improved to Town of Somers standards". In addition to meeting this standard, a project must meet four other conditions including: (1) no creation of new non-conformity; (2) no required extension of streets or municipal facilities; (3) no conflict with the public interest; (4) not subject to regulation in accordance with town provisions

regarding wetlands, steep slopes or zoning provisions. While it would appear that the project could meet all these requirements, it is item B of the section that is problematic.

Item B. relates to SEQRA and requires that only actions classified as Type II actions under SEQR and Chapter 92 of the Code of the Town of Somers may be processed under the abbreviated approval process. At its meeting of January 15, 2015, the Town Board issued a notice of intent to act as lead agency on this project and identified the project as an unlisted action under SEQRA. This was based on the fact that the Town list of Type II actions under Section 92-6.C. does not include the action requested. Therefore, based on the above, this project is not eligible to be processed as an abbreviated subdivision and the Board should proceed to process it as filed for preliminary and final subdivision approval.

Cc: Joe Barbagallo
Open Space Committee
Roland Baroni
Tim Allen

Z:\PE\Subdivision files\Stuart\Re-Subdivsion Lori & Robert Stuart\Town Comments\Planner Comments 03-04-15.docx

COMMITMENT & INTEGRITY
DRIVE RESULTS

709 Westchester Avenue | Suite L2
White Plains, New York 10604
www.woodardcurran.com

T 800.807.4080
T 914.448.2266
F 914.448.0147

RECEIVED
MAR - 6 2015
PLANNING BOARD
TOWN OF SOMERS

MEMORANDUM

TO: Town of Somers Planning Board
CC: Marilyn Murphy, Planning Board Secretary
FROM: Joseph C. Barbagallo, P.E., BCEE
DATE: March 4, 2015
RE: Somers Realty Planned Hamlet – Phase III Subdivision
Subdivision Plat Application
Route 6 and Mahopac Avenue
TM: 4.20-1-13,14,15, PH

GENERAL

The purpose of this memorandum is to provide the Planning Board with a summary of our comments related to our review of the Preliminary Subdivision Plat Approval Application that has been submitted for the parcel located at 50 Route 6. This subdivision application has been filed and is being reviewed in conjunction with a site plan application by Avalon Bay Communities, Inc. for the construction of 152 housing units located on proposed subdivision parcel Lot 3A. The Application proposes to further subdivide the existing 59.0 acre Lot 3 to create five (5) new lots that include the Avalon Bay Communities parcel, Village Green, and lots for future commercial development and construction of the proposed firehouse. The SEQR process relative to the Master Plan subdivision was completed in February 2009 through Planning Board acceptance of the Final Environmental Impact Statement (EIS) and approval of the Planned Hamlet.

Land disturbance relative to this subdivision application is limited to the extension of Clayton Boulevard, construction of proposed Town Roads "B", "C", "D" & "E" and improvements to the U.S. Route 6 shoulder, construction of stormwater management practice areas as well as construction of utility infrastructure to serve the new development. The following documents were received during the current review period:

DOCUMENTS RECEIVED

- Cover Letter, by Insite Engineering, Surveying & Landscape Architecture, P.C., dated February 18, 2015.
- "Preliminary Stormwater Pollution Prevention Plan for Somers Realty Corp./AvalonBay Communities, Inc.," prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated February 18, 2015.
- Survey: "Preliminary Subdivision Plat known as the Somers Realty – PH Zone Phase III Re-Subdivision of Lot 3", prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated February 18, 2015.
- "Somers Realty Phase III," Drawing Sheets 1 – 17, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated June 6, 2014, last revised February 18, 2015.
- Letter, by Mary McCullough of NYSDOT, dated February 23, 2015.

WOODARD &CURRAN

PERMITS AND APPROVALS REQUIRED

- Town of Somers Planning Board: Approval of Modifications to Master Plan**
- Town of Somers Planning Board: Subdivision Plat Approval
- Town of Somers Planning Board: Stormwater Management and Erosion and Sediment Control Permit
- Town of Somers Planning Board: Wetlands Activity Permit
- Town of Somers Planning Board: Tree Removal Permit
- Town of Somers Planning Board: Steep Slopes Protection Permit
- Town of Somers Architectural Review Board Approval
- Town of Somers Open Space Committee Approval
- Town of Somers Fire Department: Approval of Proposed Hydrant Locations
- NYC DEP: Approval of Stormwater Pollution Prevention Plan
- NYC DEP: Approval of Variance for Construction of New Impervious Surfaces
- NYSDEC: State Environmental Quality Review**
- NYSDEC: SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002)
- NYSDOT: Highway Work Permit
- Westchester County Department of Health (WCDOH): Approval of Water and Sanitary Sewer Systems
- Westchester County Department of Health (WCDOH): Realty Subdivision Approval
- United States Army Corp of Engineers: Wetlands Permit

**** - If proposed development activities are determined by the Planning Board to warrant modification of the previously approved Master Plan and/or require additional review under SEQR.**

DISCUSSION

The provided submittal focuses primarily on further design of site stormwater management practices and development of the comprehensive Stormwater Pollution Prevention Plan. Although some technical comments with the project SWPPP remain to be addressed, it is our recommendation that the stormwater component of the SWPPP is substantially complete. Other outstanding comments relating to preparation of a detailed earthwork management plan, land disturbance phasing and design of utilities for the proposed water main extension are intended to be addressed by future submittals. We look forward to future design submittals by the Applicant and will assess the satisfaction of outstanding comments at that time.

WOODARD &CURRAN

Following the Applicant's January 28, 2015 appearance, a meeting was held between the Applicant, representatives of the Hidden Meadow development and the Town of Somers Water & Sewer Department to discuss the proposed completion of the Route 6 water main between its current termination on at Mahopac Avenue and Windsor Road. The proposed extension would provide a looped water main system in lieu of a hydrodynamic tank as originally contemplated for the Planned Hamlet. Coordination for the water main is currently being explored between the two Applicants. Further discussion on the proposed water main will be presented during the Applicant's upcoming appearance.

During review discussion at the January 28, 2015 meeting, Marilyn Glotzer of 231 Mahopac Avenue expressed concern to the Planning Board that the groundwater table appears to have risen within her neighborhood since the commencement of the Somers Realty Planned Hamlet development. Ms. Glotzer reported that her basement has experienced greater water seepage in recent years and questioned whether development of the Planned Hamlet may have exacerbated this condition. At the suggestion of the Planning Board, our office indicated that it would review the matter and provide our recommendations for consideration during the Applicant's next appearance.

Our office has reviewed the location of Ms. Glotzer's property relative to the Planned Hamlet. Her property at 231 Mahopac Avenue is located on the west side of Mahopac Avenue, approximately 1,300 feet south of its intersection with U.S. Route 6. In response to the concern, we would like to offer the following information for consideration:

- General topography along Mahopac Avenues pitches from the high point at the intersection with U.S. Route 6 south towards the culvert crossing at the Muscoot River. Mahopac Avenue functions as a drainage divide between drainage area within the Planned Hamlet and the Muscoot River to the west. Parcels located on the west side of Mahopac Avenue are generally at higher elevation that adjoining land areas in the Planned Hamlet parcel.
- Development completed to date (MEWS Phase I & II and Clayton Blvd extension) within the Planned Hamlet has occurred within the northern watershed (Design Point No. 2) that discharges to the existing culvert under U.S. Route 6. This drainage area is hydrologically disconnected from the watershed that includes 231 Mahopac Avenue.
- Development area proposed as part of the Phase III subdivision application drains to both Design Point No. 2 and Design Point No. 3. Design Point No. 3 is located within the interior southern limits of the Somers Realty Corp. parcel approximately 1,200 to the northeast of 231 Mahopac Avenue. Design Point No. 3 is at approximate elevation 506 feet while the elevation of 231 Mahopac Avenue is roughly 536 feet.
- All on-site stormwater management practices have been designed in accordance with the requirements of the NYSDEC Stormwater Management Design Manual and supplementary criteria of NYC DEP watershed rules and regulations. Proposed site stormwater peak flows have been assessed to be less than those of pre-development at all receiving drainage design points. All current and future development applications within the Planned Hamlet will be required to maintain

post-development drainage peak flows to less or equal to pre-development flowrates, consistent with the intent of the Master Planned Hamlet Final Environmental Impact Statement.

Based upon the above, our office recommends that stormwater runoff from the Planned Hamlet does not drain in the direction of direction of 231 Mahopac Avenue. Although it is recognized that groundwater conditions may be influenced by subsurface geologic conditions, such information cannot be assessed without thorough exploratory soil investigations and further professional assessment. Groundwater is generally accepted to follow the flow direction of surface topography which supports that stormwater runoff from the Planned Hamlet will not impact the groundwater table at 231 Mahopac Avenue.

In the event the Ms. Glotzer or other residents have further information relating to this concern, it is recommended that such information should be provided to the Town for consideration by our office.

The status of all previously identified engineering comments as well as new comments is shown in **Bold Type.** It should be noted that additional comments may be added following the receipt of revised documents and design details.

1. The Applicant has provided a drawing sheet titled "Master Plan Conformance Drawing" that compares the new proposed layout of the phase III planned hamlet subdivision development to the Master Plan. Unlike the previous Lot 3 subdivision development, the currently proposed layout is concentrated within a development cluster at the center of Lot 3A, surrounding the Village Green area. The western portion of proposed Lot 3A is now identified as a future reserve parcel and proposed "Town Road D" has been shortened from the approved planned hamlet layout.

   Provided subdivision construction drawings "SP-3.1" – "SP-3.3" depict the proposed limits of project disturbance relative to anticipated site disturbance that was contemplated during Master Plan approval. In general, overall site disturbance has been reduced by the proposed development layout. The following is a summary of observed key modifications from the approved Planned Hamlet Layout

   - The plans identify the south-western portion of Lot 3A as a "reserve parcel" where development is no longer proposed by the planned residential development. **Comment No Longer Applicable. The proposed subdivision plat has been revised and now identifies the former Lot 3A as proposed Lot 6 (no longer a reserve parcel). The Applicant's provided comment response indicates that the Lot is currently being marketed towards nursing care facilities, consistent with discussion at the August 2014 meeting of the Planning Board.**

   - The limits of proposed disturbance have been expanded slightly in western portion of Lot 3A, adjacent to the proposed intersection of Clayton Boulevard and U.S. Route 6. This expanded disturbance is shown to allow for the construction of shoulder/turning lane improvements on U.S. 6 and for the construction stormwater management practices. A portion of this area is located within the limits of

identified Town Wetland Area "A" and its associated wetland buffer as well as the buffer of the NYC DEP watercourse. **No further comment necessary.**

- A balanced cut/fill is no longer proposed for the Subdivision development. Approximately 60,000 cubic yards of excess cut material is identified to be removed from the site by the provided project documents. **Detailed earthwork calculations are to be provided by the Applicant with future detailed design submittals.**
- The location / size of proposed stormwater management practices has been modified from the Approved Master Plan, based upon the revised development layout. **No further comment necessary.**

The Planning Board should consider during the course of project review if these modifications warrant modification of the Master Plan approval or if new potential project impacts require additional review under SEQR.

2. The site development activities involve greater than 2 acres of site disturbance and require review and approval of the project SWPPP by the NYC DEP. In addition, project disturbance requires the approval of a variance from NYC DEP for the construction of new impervious surfaces within the limiting distance of identified watercourses and wetlands.

   Variance approval for this project is specifically related to the proposed extension of Clayton Boulevard to its intersection with U.S. Route 6 where crossing of identified "Town Wetland A" and a NYC DEP identified watercourse is required. In addition, the layout of "Town Road D" is shown to be constructed through a portion of identified "Town Wetland E". Satisfaction of NYC DEP requirements for issuance of a variance was identified on Planning Board Resolution No. 2013-01, under "On-going Conditions Required After Signing of Plat", Condition No. 2, to be completed prior to any further development on Subdivision Lot 3. The Applicant shall be required to review both of these crossings with the NYC DEP, obtain all required variances and address all NYC DEP requirements to achieve issuance of necessary permits and approvals. **Not Addressed. The Applicant indicates that application for variance is currently being prepared for submittal to NYC DEP.**

3. It has come to our attention through recent discussions with the New York State Office of the Attorney General, Watershed Inspector General, that in accordance with the Clean Water Act, additional requirements are applicable for projects located within the TMDL watershed of the Amawalk Reservoir. These requirements are in addition to those regulations already required by the NYSDEC SPDES program and the Enhanced Phosphorous requirements of the Stormwater Management Design Manual.

   The proposed Lot 3 subdivision development layout has been modified from what was contemplated at the time of Planned Hamlet approval and the conclusion of project SEQR review. Based upon this understanding, the Applicant shall prepare a site specific phosphorous loading analysis that compares the current proposed post development conditions to those post development conditions that were reviewed at the point of Master Plan approval. The Planning Board shall determine whether additional study is required as part of project review. **Addressed. The Applicant has provided a pollutant loading**

analysis for phosphorous with the current project submittal. It is noted that the provided analysis compares the proposed planned hamlet development, inclusive of the MEWS Phase I and Phase II lots, to the pre-development existing conditions. The analysis findings indicate that the proposed stormwater management practices yield a slight net reduction of annual phosphorous loading from the overall development.

Acceptance of pollutant loading analysis findings will be confirmed receipt of the final design SWPPP and construction drawings.

4. The Applicant has prepared a preliminary Stormwater Pollution Prevention Plan (SWPPP) and drawings to describe proposed project stormwater infrastructure. Our office has commenced review of the provided hydrologic and hydraulic design calculations and stormwater management practices and will continue our review as further more detailed design submittals are received. The following comments are related to our initial review of the proposed site stormwater plan and management practices.

    a. The Applicant shall include additional required elements within future complete SWPPP submittal as specified by Somers Town Code Chapter 93 and the NYSDEC SPDES General Permit for Construction Activity (GP-0-15-001). Additional required elements include but are not limited to, stormwater practice maintenance and inspection worksheets to be used by the Qualified Inspector, and a Contractor Certification Statement. **Addressed.**

    b. The Applicant shall prepare hydraulic pipe design calculations for all proposed stormwater conveyance pipe. Hydraulic calculations shall demonstrate adequate capacity to convey runoff collected by the 100 year design rainfall without surcharging. *Partially Addressed. Review of the project SWPPP has commenced and preliminary comments are available at this time. It should be noted the latest 2015 edition of the NYSDEC Stormwater Management Design Manual provides a rainfall depth of 9.0" for the 100 year storm that should be utilized for hydrologic and hydraulic design assessments.* **Addressed. It is noted that the Applicant has utilized NRCC precipitation data and storm distribution curves for their analysis. Although NRCC data has been previously been recognized as acceptable for use as an alternative to published rainfall depths in the NYSDEC Stormwater Management Design Manual (SMDM), specific reference citing acceptability of NRCC alternate data is missing within in the new released 2015 edition of the SMDM. Our office will contact NYSDEC to confirm that NRCC rainfall data remains acceptable for use in project stormwater assessment.**

    c. The Applicant shall update the plans to indicate rim and invert elevations on all stormwater infrastructure on subsequent more detailed submittals. **Addressed.**

    d. The Applicant shall revise the SWPPP to include the Post Development HydroCAD Model Node Routing Diagram on a full size letter page. **Addressed.**

    e. The provided Master Plan Conformance Drawing sheet identities that Stormwater Design Point 2 receives a watershed of 27.8 acres, while the provided HydroCAD report considers a drainage area of 33.17 acres. The Applicant shall revise the

project documents to reflect the correct drainage area. **Comment No Longer Applicable.**

f. The Application proposed to utilize Surface Sand Filters (NYSDEC Type F-1) as a treatment practice for stormwater collected within identified subcatchments 2.1, 3.1 and 3.3 within the development. The following comments are applicable to our review of the preliminary sand filter sizing calculations and details that have been provided at this time:

   i. The Applicant shall provide site investigation data to demonstrate minimum 2 foot vertical separation between the invert of the proposed sand filter and groundwater/bedrock. *Partially Addressed. The Applicant has provided preliminary testing data with the current submittal. Further site investigation is being undertaken and data results will be included with future submittal.* **Addressed.**

   ii. The Applicant shall provide sizing calculations for sand filter pretreatment sediment forebays, based upon the formula specified by Section 6.4.3 of the NYSDEC Stormwater Management Design Manual, latest edition. **Addressed.**

   iii. The Applicant shall provide a site specific construction detail for proposed surface sand filters, consistent with the NYSDEC Stormwater Management Design Manual, latest edition. The construction detail should include a summary table to identifies all applicable inverts for each sand filter practice. **Addressed.**

   iv. The Applicant shall update the plans and detail to utilize 8" diameter perforated pipe as the filter underdrain. **Addressed.**

   v. The provided HydroCAD hydrologic model data for proposed sand filters does not accurately represent practice stormwater volume storage for the design rainfall events. The Applicant shall revise the HydroCAD report to model sand filter exfiltration so that filter basin storage is accurately represented over required design storms. The Applicant may contact our office directly if further clarification is desired on this matter. **Addressed. The provided modeling data demonstrates adequate capacity within proposed sand filter practices.**

   vi. **The Applicant models proposed sand filters 2.1P and 3.3P in HydroCAD considering that neither sand media or perforated underdrain pipe will function as the "controlling orifice" in the hydraulic model. The Applicant should contact our office directly to discuss this modeling approach.**

   vii. **The Applicant proposes to utilize only a small portion of basin area within sand filter 3.3P for filtration of stormwater as required by NYSDEC filter sizing footprint. The Applicant shall address how sediment filter cross section materials will be constructed to provide filtration only through a portion of the filter basin area as shown.**

WOODARD &CURRAN

viii. **NYSDEC recommends that perforated pipe underdrains should be installed considering a 3' width of collection influence. The Applicant shall detail the enlarged sand filter design drawings to show underdrain placement and frequency.**

g. The Application proposes to construct Pocket Wetlands Area (NYSDEC Type W-4) as a treatment practice for stormwater collected within identified subcatchments 2.1S and 2.3S. The following comments are based upon our initial review of the proposed wetlands design calculations that have been provided at this time.

   i. The Applicant shall prepare a Wetlands Landscaping Plan based upon Appendix H of the NYSDEC SWMDM. The Applicant shall consider the placement of chloride tolerant plant species in development of the Landscaping Plan. **Not Addressed. To be provided with future detailed SWPPP submittal.**

   ii. The Applicant shall prepare a profile view construction detail for the proposed wetland area with a summary table that shows all applicable invert elevations for the each proposed pocket wetland system. **Addressed.**

   iii. Provide wetland sizing calculations that show that a storage volume of at least 10% of the required water quality volume is provided within a micropool at the wetland outlet control structure. **Addressed.**

   iv. Update the layout plan to demonstrate that required planting setbacks are provide between the maximum water surface elevation and adjacent structures. **Addressed.**

   v. **The plans appear to note the basin invert of Pocket Wetland 2.3 as 530.5', while the HydroCAD model and cross section detail identify 528.0'. The Applicant shall confirm that the illustrated grading is correct as intended.**

h. The Applicant proposes to construct an Extended Detention Stormwater Pond (NYSDEC Type P-1) surface sand filter as part of the proposed site stormwater infrastructure. The following comments are related to our review of the proposed surface sand filter design.

   i. The Applicant shall provide site investigation data to identify the existing groundwater elevation at the proposed pond site relative to the proposed pond invert. *Partially Addressed. The Applicant has provided preliminary testing data with the current submittal. Further site investigation is being undertaken and data results will be included with future submittal.* **Addressed.**

   ii. The Applicant shall prepare a profile view construction detail for the proposed Extended Detention Pond with a summary table that shows all applicable invert elevations of the proposed practice. **Addressed.**

WOODARD &CURRAN

iii. Provide sizing calculations that demonstrate a storage volume of at least 10 percent of the calculated water quality volume is provided within the pond inlet forebay. **Addressed.**

iv. Provide a calculation of pond surface area relative to drainage area, as defined by Section 6.1.4 of the NYSDEC SWMDM. **Addressed.**

v. Demonstrate that an aquatic bench (maximum ponding depth of 18 inches) is provided surrounding all deep water pools in excess of 4 feet depth. **Addressed. Pond grading to be confirmed upon receipt of the final design SWPPP and design drawings.**

vi. Update the layout plan to demonstrate that required planting setbacks are provide between the maximum water surface elevation and adjacent structures. **Addressed.**

vii. The Applicant shall prepare a Landscaping Plan for the stormwater pond and buffer consistent with the requirements of the NYSDEC SWMDM, latest edition. The Applicant shall consider the incorporation of chloride tolerant plantings for the Landscaping Plan. **Not Addressed. To be provided with future detailed SWPPP submittal.**

viii. **Update the HydroCAD model for Extended Detention Pond 3.2P to consider the proposed emergency overflow spillway as an additional outlet device.**

i. The Applicant proposes to utilize porous pavement for a portion of Proposed Town Road "D" within the eastern portion of the subdivision development. Porous pavement systems must be designed in accordance with Chapter 5 of the NYSDEC SWMDM. The following comments are based upon our initial review of the proposed porous pavement areas.

i. The Applicant shall provide a construction detail for the typical porous pavement installation, including all cross section materials and depths. **Addressed.**

ii. The Applicant shall provide site investigation data (soil percolation and deep hole testing) to demonstrate feasibility of the proposed porous pavement infiltration systems. Site investigation data shall demonstrate adequate separation to bedrock/groundwater and must prove adequate infiltration rates of site soils. **The Applicant states that the proposed porous pavement installation will not be contemplated towards project stormwater management objectives and goals, and is proposed to conform with conditions of prior planned hamlet approval.**

iii. The Applicant shall provide sizing details for porous pavement areas. Consistent with the NYSDEC SWMDM, porous pavement system stone reservoirs must be designed to contain runoff volume from the 10 year

WOODARD &CURRAN

design storm without flooding. **Comment No Longer Applicable. Refer to Comment No. 4 (l)(iii), above.**

j. The Applicant shall provide sizing calculations for all proposed water quality swales/dry swales as referenced on the project drawings and SWPPP. The Dry Swale design must demonstrate compliance with Section 6.5 of the NYSDEC SWMDM. **Partially Addressed. Further design details for the proposed dry swale practices will be reviewed upon receipt of the final SWPPP and drawings. The following sub-comments related to the proposed dry swales shall also be considered:**

   i. **Minimum 2 foot separation to rock ledge and groundwater must be demonstrated for proposed Dry Swale 2.6P.**

   ii. **Provide a construction detail for proposed Dry Swales that illustrates design consistency with Chapter 6 of the NYSDEC SMDM.**

   iii. **Update design drawings to identify proposed underdrains as required for Dry Swale practices.**

k. The Applicant shall provide sizing calculations for proposed spillways and stabilized outlet protection practices based upon peak runoff flows resulting from the 100 year design storm. Sizing calculations and associated construction details shall demonstrate that stormwater flows are discharged in a manner that minimizes the potential for erosive impacts to downgradient land surfaces and receiving wetlands/watercourses. *Partially Addressed. Provided hydraulic analysis will be reviewed upon review of the final SWPPP. The Applicant should include a stabilized outlet protection design summary table to detail the stone size and dimensions for each outlet practice based upon the hydraulic peak flows discharged.* **Addressed.**

l. Provided drawing sheet "SP-2.3" depicts that bypassed stormwater from proposed Surface Sand Filter "3.3" will be routed through stormwater piping towards drainage design point 3. The project plans to not illustrate the termination and stabilized outlet control device of the identified stormwater pipe. The Applicant must update the plans to show the proposed pipe outlet and associated flow dissipation measures. **Addressed.**

m. The Applicant shall prepare a draft Stormwater Maintenance Agreement for review and acceptance by the Consulting Town Engineer and Town Attorney. **Partially Addressed. The Applicant has included a draft Stormwater Maintenance Agreement (SMA) with the current submittal. Our office has commenced review of the agreement and will provide our specific comments directly to the Applicant's Engineer.**

n. The SWPPP shall include sizing calculations and design details for the pipe culverts proposed below "Town Road D" **Not Addressed**

o. The SWPPP shall include sizing calculations and design details for the permanent stormwater swale proposed along the shoulder of U.S. Route 6 shown to

WOODARD &CURRAN

discharge to the Water Quality Swale practice 2.4 P. **Partially Addressed. The SWPPP includes design calculations for the proposed swale in Appendix K. It is noted though that while design calculations consider a peak flow of 4.5 cfs, the provided HydroCAD report identifies a peak runoff rate of 6.8 cfs. The Applicant shall clarify the intended design flowrate. In addition, it is noted that the maximum slope of the proposed swale is evaluated at 10.0%. The Applicant must update the swale design to enhance stabilization (check dams, rip-rap, erosion control blanket) for all slope portions greater than 4.0%. It should be noted that NYSDOT acceptance may be necessary for all improvements along the shoulder of U.S. Route 6.**

p. The Applicant states that proposed Extended Detention Pond practice "3.2P" has been designed considering stormwater runoff for future development on Lot No. 6. Although detailed stormwater design analysis will be completed as part of site plan review for the Lot No. 6 parcel, the Applicant must provide supporting calculations to demonstrate excess capacity for future mitigation, necessary space and layout provisions are provided by proposed Pond 3.2P to allow for such future development. **Partially Addressed. The provided HydroCAD assessment considers runoff from adjoining areas including 1.4 acres of impervious surface contemplated from proposed Lot 6 and the firehouse parcel. Although detailed design will be developed as part of the future site plan application for Lot 6 and the Firehouse Parcel, the Applicant must quantify allocations for new development based upon the available excess capacity in proposed receiving stormwater basin 3.2P. Allocations must be sufficient to demonstrate that the future contemplated development may be constructed while maintaining required attenuation of stormwater peak flows.**

q. **The Applicant shall update the HydroCAD model to consider the flow splitters proposed for stormwater collected from Drainage Areas 3.1S and 2.1S.**

r. **The Applicant shall update the SWPPP to include a construction detail and design data for the proposed Hydrodynamic Separator structure. Manufacturer specific inspection and maintenance requirements must be detailed in the project SWPPP.**

s. **The Applicant shall update the SWPPP to include post-construction maintenance and inspection requirements for green infrastructure practices proposed on the Avalon Bay Communities site plan. Additional practices include rainwater cisterns, rain gardens, porous pavement and Bioretention filter areas.**

t. **Correct the reference on page 16 of the SWPPP to indicate that inspections will occur twice weekly by the Qualified Inspector, consistent with the updated NYSDEC SPDES General Permit.**

u. **The project proposes to discharge peak flows of 24.5 c.f.s and 87.8 c.f.s. for the 10 year and 100 year design storms, respectively, to the existing**

drainage culvert under U.S. Route 6 at Design Point No. 2. Although it is noted that the proposed flows are calculated to be less than pre-development conditions, the Applicant shall confirm that the existing culvert remains in an acceptable condition to be relied upon in long term, and whether improvements to the existing culvert will be required by NYSDOT as part of their approval process. The Applicant must also provide that appropriate legal instruments are in place for use and operation/maintenance of the culvert pipe (that extends through private property) to manage flows from the Somers Realty site.

v. **The NYSDOT letter, dated February 26, 2014 indicates inadequate drainage facilities along U.S. Route 6 were only temporarily addressed. The letter also indicates that a permanent solution has not been resolved and that drainage impacts from the entire impact must be considered.**

The Applicant shall respond to the NYSDOT letter and will be required to address stormwater attenuation to the Department's satisfaction. Final details of the proposed stormwater measures must be incorporated into the development SWPPP and will be reviewed by the Consulting Town Engineer.

5. The Application proposes to construct new roadways intended for future dedication to the Town of Somers. These roadways are shown on the site drawings to include the extension of Clayton Boulevard (formally Town Road "A") as well as the construction of other roadway segments, Town Roads "B", "C", "D" & "E". The provided submittal includes proposed roadway profiles on drawing sheet "PR-1" as well as a construction detail based upon "Town Road A" code standards. Based upon our review of the provided information, the following Town Code requirements are not met by the proposed Roadway Design and are intended for consideration by the Planning Board:

   a. Three (3) percent maximum grade within 60 feet of all Town Road intersections.

   b. Minimum 100 foot length of tangent between reverse curves

   c. Minimum K value of 35 for sag vertical curves

   The following additional comments are applicable to our review of the roadway design documents:

   a. The Applicant shall update the plan to identify approximate sight distance at all proposed road intersections of Clayton Boulevard, including the connection to U.S. Route 6. **Partially Addressed. Sight distance at the proposed intersection of Clayton Boulevard and U.S. Route 6 has been identified on the Highway Improvement Plans by Maser Consulting. The Applicant indicates that traffic study and analysis for other proposed intersections was previously completed during review of the Planned Hamlet. It is our recommendation that at a minimum, the Applicant should update the plan to reference sight distances determined by previous analysis at proposed intersections within the development. Identification of sight distance will allow for verification that the proposed site grading has not changed apparent line of sight of**

intersections in an unsafe manner that would warrant further analysis and design consideration

b. Town Code §150-24(E) requires that sight easements be provided across all corners at intersections, outside the street right-of-way, to allow for maintenance of a clear line of sight for traffic at the intersection. The Applicant shall provide the necessary documents to comply with sight easement requirements of Town Code. **Partially Addressed. Easement agreement documents will be included with future submittal.**

d. Improvements to the shoulder of US Route 6 are subject to the design standards, review and approval of the NYSDOT. The Applicant shall provide supporting design documents related to Route 6 improvements for review and record by the Consulting Town Engineer. **Partially Addressed. The provided application submittal includes Preliminary Highway Improvement Plan drawings by Maser Consulting for U.S. Route 6. While it is noted that the provided drawings are preliminary in nature, we would like to offer the following comments for consideration at this time:**

   i. **The proposed layout of the curb island/median within Clayton Boulevard at the intersection with U.S. Route 6 must be coordinated with the project drawings by Insite.**

   ii. **Provide details for the proposed relocation of fire hydrants located on the shoulder of U.S. Route 6. The Applicant shall provide fire hydrant appurtenances that are satisfactory to the Town of Somers Fire Department, if new replacement fixtures are proposed.**

   iii. **Proposed highway improvement work must be sufficiently described and detailed in the project construction sequence.**

   iv. **Design of proposed drainage and utility infrastructure within the proposed area of the highway improvements must be coordinated with required burial depths as noted on the plans by Maser Consulting.**

6. The Applicant has included preliminary erosion and sediment control plan elements as contained on drawing sheets "SP-3.1" – "SP-3.3" and the project SWPPP. The following comments are based upon our review of the preliminary erosion and sediment control plan and should be incorporated in future more detailed plan submittals:

   a. The plans identify that Extended Detention Pond 3.2P and Pocket Wetland Area 2.2P will be utilized as temporary sediment traps during construction activities. The Applicant shall address the following comments relative to the proposed temporary sediment traps:

      i. Provide temporary grading and/or notes on the erosion and sediment control plan to demonstrate that the proposed invert of each sediment trap is a minimum of two feet higher than the proposed final inverts of the stormwater management practice. The Applicant shall include a note that

WOODARD &CURRAN

all accumulated sediment must be removed from the temporary sediment traps prior to excavation of subgrade for the proposed stormwater management practices. **Not Addressed. To be provided with future application submittal.**

ii. Provide sizing details for proposed sediment traps consistent with the requirements of the NYSDEC New York Standards & Specifications for Erosion & Sediment Control, latest edition. **Not Addressed. To be provided with future application submittal.**

iii. Provide a construction detail for typical sediment trap consistent with the NYSDEC New York Standards & Specifications for Erosion & Sediment Control, latest edition. **Not Addressed. To be provided with future application submittal.**

b. Update the plan to show an additional stabilized construction entrance at the end of the Clayton Boulevard Phase II hammerhead turn-around, for use by construction traffic upon completion of Phase II construction activities. **Addressed.**

c. Revise the layout of silt fence as shown on sheet "SP-3.1" located adjacent to southwest corner of the proposed Extended Detention Pond to capture upgradient disturbance by the proposed elevation 536' contour. **Addressed.**

d. The Applicant shall update the plan to show the location of proposed roadway monuments. The drawings shall include a construction detail for typical roadway monument consistent with Town Code requirements. **Addressed.**

e. The erosion and sediment control plan shall consider if additional measures are necessary to minimize temporary impacts from proposed construction activity to the nearby stormwater management practices and pump station part currently in construction as part of the Phase II planned hamlet development. **Not Addressed. Review of the erosion and sediment control devices and design of the proposed water quality swale to be constructed will be completed upon receipt of future detailed submittal.**

7. The Applicant shall revise the provided construction detail for typical drainage catch basin to specify a Campbell Foundry Type 2541 frame and grade, and show top of frame set 1 inch below surrounding pavement, as specified by Town Code. **Addressed.**

8. The Applicant shall revise the provided construction detail for typical drainage manhole to specify a Campbell Foundry Type 1203 Frame and Cover and show top of frame set 1 inch below surrounding pavement, as specified by Town Code.. Proposed covers shall read the word "DRAIN" as specified by Town Code. **Addressed.**

9. The Applicant shall revise the provided construction detail for proposed wood guardrails to address the following comments, as required by Town Code Section §A174-28:

a. Revise the detail to utilize a support post equivalent or equal to a 12" diameter circular pressure treated timber post. **Comment No Longer Applicable. Proposed guardrail posts are noted be consistent with those installed as part of the Phase II Subdivision Development.**

WOODARD &CURRAN

b. Revise the detail to specify the minimum embedment of the post footing as 3'-6" below ground surface and identify exposed post height as 2'-3.5" above ground surface. **Addressed.**

c. Revise the detail to note that posts shall be spaced at four feet on-center. **Addressed. It should be noted that proposed guardrail post spacing should be kept consist with spacing provided by guardrails part of the Phase II subdivision development.**

10. The Applicant is required to satisfy Town of Somers Fire Department requirements for the construction of firefighting measures within the proposed subdivision development. The Applicant shall update the plan to identify the proposed locations of fire hydrants and truck pull-off locations, as determined by the Town of Somers Fire Department. **Partially Addressed. The Applicant indicates no comments were received following review of the plan by the Somers Fire Prevention Bureau. The Applicant shall provide documentation of no objection by the Somers Fire Prevention Bureau, prior to final approval of the proposed subdivision.**

11. The provided plans depict that street trees are proposed to be planted along the Clayton Boulevard extension, south-west of proposed Town Road B. The Applicant should note that specific requirements for street tree plantings are provided by Town Code §150-22 (D). The Applicant shall revise the construction detail intended for street tree plantings to reflect the required town code standards. **Addressed.**

12. The Applicant's SWPPP acknowledges that a phased construction approach is necessary to ensure that no greater than 5 acres of land are disturbed at one time. The Applicant shall develop a land disturbance phasing plan that is coordinated to the proposed description of construction sequence, Erosion and Sediment Control Plan, and related comments provided under Comment No. 14, below. **Not Addressed. Project land disturbance phasing plan to be prepared with future application submittal.**

13. The Applicant has provided preliminary documents that describe the anticipated earthwork and grading for the proposed phase III development. The following comments are based upon our initial review of the documents that have been received.

    a. The provided project documents indicate that as a result of the revised layout, a balanced cut fill is no longer feasible for the proposed development. As a result of these changes, a net export of approximately 60,000 cubic yards of material is anticipated to be transported off-site as a result of construction activities. An estimate of this earthwork and the associated truck traffic from export activities is included on the provided Short Environmental Assessment Form, that was prepared by the Applicant.

       A large portion of the material to be exported is identified to be taken from the soil stockpiles that were generated during Phase II of the Somers Realty Subdivision and MEWS Phase II projects. These projects are still in construction and must be coordinated with the development proposed by the Phase III subdivision construction. The following sub-comments summarize our concerns related to the proposed soil export activities:

WOODARD &CURRAN

i. The Planning Board should consider whether the proposed net soil export for the site warrants additional review under SEQR. **Not Addressed. Detailed earthwork calculations have not been included at this time. The Planning Board should consider whether the Applicant's Comment response that peak traffic from off-site hauling of extra cut volume does not warrant additional review under SEQR.**

ii. The Applicant shall develop a proposed final earthwork plan that is coordinated with the land disturbance phasing plan. The earthwork plan shall include a proposed earthwork map that indicates the depth and volume of cut and fill placement throughout the entire proposed area of disturbance. The plan shall also describe the limits and approximate height of all temporary stockpile areas and should detail the intended schedule of truck loading and hauling operations. **Not Addressed. To be prepared with future application submittal.**

iii. The Applicant shall provide structural measures to minimize dust generation during fill export activities. These plan elements must be coordinated with the Land Disturbance Phasing Plan and project erosion and sediment control plan within the SWPPP. **Partially Addressed. To be confirmed upon receipt of the Land Disturbance Phasing Plan and final Erosion & Sediment Control Plan.**

iv. The Applicant shall characterize all soils planned for export to demonstrate compliance with NYSDEC DER-10 and CP-51 guidance document standards for exported fill material. **Not Addressed.**

b. The Applicant shall prepare a rock removal plan to describe rock excavation activities during construction. The rock removal plan shall estimate rock removal quantities based upon the revised development layout and shall describe the limits of and methodology intended to be used for rock excavation. **Not Addressed. To be prepared with future application submittal.**

14. The provided plans do not depict any street lighting to be constructed within the proposed Town Roads and associated development areas. While it is understood that this information may be included in a future more detailed design submittal, the Applicant should note that all proposed street lighting, if proposed, must be shown on a future plan submittal. A project photometric plan that depicts illumination levels based upon the layout and intensity of light fixtures must be also prepared for review if street lighting is proposed. **Addressed. The provided comment response indicates that all proposed street lighting is shown on the drawings prepared by Milone & MacBroom. No additional street lighting within the Somers Realty Subdivision is proposed.**

15. Town of Somers regulated wetlands are located on the project site within the vicinity of the proposed subdivision development. These wetland limits were previously delineated by the Applicant and were most recently confirmed by NYC DEP representatives on May 19, 2014. The Applicant shall provide a Wetlands Impact Analysis prepared by a certified wetlands scientist that analyzes any potential impacts to the identified wetlands based upon the proposed site development and hydrologic conditions. Part of such Wetlands

Impact Analysis will require the preparation of a Wetlands Mitigation Plan that restores any ecological functions that may become disturbed/impaired as a result of the development activities. The Applicant shall prepare a Wetlands Mitigation Plan that includes a planting plan for proposed disturbance to all wetlands and regulated buffer areas. It should be noted the proposed wetland mitigation impact analysis and mitigation plan are also subject to the permit conditions and requirements of the NYC DEP and U.S. Army Corp of Engineers. **Partially Addressed. Assessment of existing wetland function and proposed impacts relative to those impacts contemplated under Master Plan approval was previously provided by the Applicant. Due to changes in the site layout necessitated by updated stormwater management design requirements, additional disturbance to regulated "Wetland A" beyond those contemplated at the time of SEQR review for the Planned Hamlet are proposed. Most specifically increased disturbance is created by construction of proposed Pocket Wetland 2.3P. and swales on the shoulder of U.S. Route 6.**

Our office has commenced review of new wetland disturbance as illustrated on the current plans. The following preliminary sub-comments should be considered based upon the increased disturbance to "Wetland A":

a. **The Applicant must prepare a summary of wetland and wetland buffer disturbance proposed for Wetland A quantified in square feet. The disturbance summary should include comparison to those quantities contemplated during Master Plan review.**

b. **The Planning Board should also consider that increased wetland disturbance is a modification from Master Plan SEQR findings and may warrant additional assessment and mitigation as determined following receipt of future submittals.**

c. **Documentation of Army Corp Wetland Permit issuance must be provided upon Applicant receipt.**

16. The Applicant has provided preliminary design layout for the proposed water main extension within Clayton Boulevard. Further detailed design documents have not been submitted at this time but are expected with future application submittals. Our office has completed initial review of the provided information and has identified the following comments as cited below. It should be noted that these comments reflect our review of the conceptual level of detail that has been provided and that additional comments will be issued upon future submittal of detailed design documents:

    Water Main Extension

    a. The Applicant shall provide a profile view drawing of the proposed water main extension. The profile shall demonstrate that adequate vertical separation is provided at all proposed pipe crossings as shown on the project layout plan drawings. **Not Addressed. Applicant states that future submittal will include water main profile.**

    b. Update the plans to identify size and material of the proposed water main extension and connections. **Addressed.**

WOODARD &CURRAN

c. Provide a construction detail for the proposed water main connection to the existing public supply main located within the U.S. Route 6 Right of Way. **Addressed.**

d. Provide an Engineering Report with supporting calculations for the proposed water main extension. **Not Addressed. Applicant states that future submittal will include an updated Engineer's Report, coordinated with AvalonBay and the Town.**

e. Thrust blocks or restrained joints shall be required at all bends and fittings, including caps and tees. Include thrust block or restrained joint table or detail. **Addressed.**

f. The Applicant shall update the plans to include conceptual design provisions for utilities to serve future development on the Lot No. 6 parcel. Design considerations for water service demand and sanitary sewer loading must be coordinated with designs currently being prepared by Avalon Bay Communities. **Addressed.**

g. Revise the plan to note where tapping sleeve and cap connection details are to be used (i.e., note at Route 6: Connect new 10" water main to existing 10" water main with tapping sleeve and valve, per detail [...]). **Addressed.**

h. The provided hydrant detail shall call out stainless steel tie rods instead of galvanized. **Addressed.**

i. Include construction details for proposed valve box I and utility/sanitary sewer crossing and separation. **Addressed.**

j. Update the plan to note pipe size for stub to Avalon Bay development. Avalon Bay plans call for 8" water main. **Not Addressed. The proposed water service connection to the Avalon Bay site is depicted inconsistently with the Avalon Bay site plan drawings.**

17. The grading and utilities plans do not include proposed electrical and gas service utilities for the development within the proposed Town Roads. Future detailed plan submittals shall include the proposed layout of site electrical service and gas service mains within the Phase III subdivision development. **Not Addressed. Utility information to be incorporated into future application submittals.**

18. Provided drawing sheets "SP-1.1" – "SP-1.3" include a survey of existing site trees and identify all trees to be removed as a result of development activities. The Applicant shall clarify if any existing trees are proposed to remain following project completion and will require protection during construction activities. The Applicant shall update the layout plan to label all trees to be protected during construction and must include a construction detail for typical tree protection, if proposed. **Addressed.**

19. The provided project drawings show that the western portion of proposed Lot 3A, where development is no longer proposed by the residential site plan application at this time, is now identified as a "Reserve Parcel". The Applicant shall clarify if their intent is to develop the identified "Reserve Parcel" at a later time, and if future development is contemplated, describe how access to the parcel with be provided. It should be noted that separate

WOODARD &CURRAN

access to this parcel from Mahopac Avenue was not considered under the previously completed Planned Hamlet SEQR process, if such an access route is proposed. *The provided cover letter indicates that the previously identified reserve parcel is now included in the current subdivision as Lot 6 and will be marketed towards a senior living facility. It should be noted that future SWPPP and stormwater design document submittals must consider development of Lot 6 as part of the post development site condition.* **Partially Addressed. Refer to Comment No. 5(p)**

20. The revised plans show the layout of Town Road B has been extended to the southern parcel property line as was considered at the time of Master Plan approval. The Applicant is responsible for contemplation of stormwater runoff flows from future roadway construction within the Town Road B right of way and must coordinate with Avalon Bay Communities for the creation of necessary easement area(s) for the location stormwater management practices if such practices are determined to be necessary. **Not Addressed.**

Please feel free to contact our office anytime with any questions or concerns.

Sincerely,

Joseph C. Barbagallo, P.E., BCEE
Consulting Town Engineer

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

MICHAEL BARNHART
CHAIRMAN

OPEN SPACE COMMITTEE

Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

RECEIVED
FEB 26 2015
PLANNING/ENGINEERING
TOWN OF SOMERS

7.82

MEMO TO: Planning and Engineering Department

FROM: Open Space Committee

RE: North County Homes/Caracciolo-Festo

DATE: February 26, 2015

The Wetland Activity and Steep Slope Permits, as well as Pre and Post Development Watershed documentation provided for North County Homes/Caracciolo-Festo were reviewed and the Open Space Committee has no recommendations.

PLANNING AND ENGINEERING DEPARTMENTS

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com

Town of Somers

WESTCHESTER COUNTY, N.Y.

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

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

MEMORANDUM

TO: Town of Somers Planning Board

FROM: Syrette Dym, Director of Planning

DATE: February 27, 2015

RE: Somers Realty Planned Hamlet Master Plan Preliminary Subdivision Application#3

Somers Realty Corporation – Planned Hamlet Zone Phase 3 Subdivision Preliminary Subdivision Approval

The original proposed action consisted of the following components and those that have since changed are highlighted:

1. *Proposed Amendment to the Somers Realty Planned Hamlet Master Plan pursuant to the Somers Zoning Code Planned Hamlet PH District Section 170-23.3 Approval process which states that: "The site plan required for each proposed development within a PH district shall be consistent with the approved site master plan. The site master plan may be amended only with the approval of the Planning Board."*

   The proposed amendments were initially indicated to include the following items, the first of which was identified in the application cover letter of June 9, 2014 from McCullough, Goldberger & Staudt LLP. That letter indicates that the subdivision plan is consistent with the approved Master Plan but then goes on to identify minor changes that include the following: (1) shortening of proposed Town Road B; (2) consolidation of AvalonBay site plan resulting in excess material due to imbalance of cut and fill and need for additional export from the site in addition to stockpiled material from construction of Clayton Boulevard

associated with the Mews I and 2; (3) additional area required for stormwater management facilities and associated minor disturbance outside of the designated Clearing and Grading Limit Line in area adjacent to Clayton Boulevard near the Route 6 entrance. Additional modifications not included in that letter include: (4) Elimination of 80,000 square foot assisted living facility and 30,000 square foot mixed professional office/retail/restaurant use moved south of Clayton Boulevard as part of the Subdivision 2 approval by not showing any evidence of location for these uses. The Preliminary Subdivision Plat dated June 6, 2014 showed only 5 lots whereas the September 17, 2014 plat preliminary plat drawing showed 6 lots. No use was proposed for lot 6, but a previous informal submission by Somers Realty to the Planning Board identified this area as a possible site for an assisted living facility; (5) a reserve parcel has been identified on Insite Drawing MC-1 Proposed Post-Development Drainage Boundaries that was not identified in the Planned Hamlet Master Plan; This is the same parcel that is now the 7.1 acres Lot 6 referred to above; (6) Proposed lot 3c, to be conveyed to Avalon Bay, was previously identified as a community recreation area and now is a 6.4 acre subdivided lot with no identified use; and (7) the Planned Hamlet Master Plan called for the development of 152 townhouse units which were to be fee simple units and Avalon is building rental units with a differing bedroom count than previously proposed and analyzed for purposes of impacts on traffic, parking, utilities, community facilities and fiscal impacts.)

The Preliminary subdivision Plat dated October 20, 2014 has further modified the lot arrangements. Proposed Town Road B has been extended beyond the edge of the proposed Village Green through a newly configured Avalon site layout that provides connection to a proposed Town Right-of-Way that had previously been shown on the approved conceptual Planned Hamlet Master Plan to the southern boundary of the property. This proposed Road B extension and proposed Town Right-of-Way now divide what was the prior proposed Lot 3A of 38.3 acres, into two lots, Lot 3A of 27.3 acres to the west of Town Road B and the proposed Right-of-Way and a new Lot 3D of 10.0 acres to the east of Town Road B and the proposed Right-of-Way. The increased road and right-of-way area of 1.0 acre has been added to the prior proposed Right-of-Way parcel total of 3.3 acres for a now proposed 4.3 acre total. In total, therefore, there are now 7 proposed lots in addition to the right-of-ways, compared to the original proposed submission of 5 lots.

The Preliminary Subdivision Plat of January 6, 2014 (Should say 2015) now shows a proposed Town right-of-way from the end of proposed Town Road B to the southern property boundary and an associated proposed stormwater management practice construction and maintenance easement. The plat also shows the Proposed Access, Utility and Stormwater Management Practice Easement from the Proposed Clayton Boulevard Extension to proposed Lot 6. This easement will also provide a second, western access road to the proposed AvalonBay 153 unit multifamily development.

These modifications from the Somers Realty Planned Hamlet Master Plan that was the subject of the SEQRA Findings Statement of February 10, 2009, while many are identified in the long form EAF provided, may require further analysis to determine that they are not significant changes to the approved Master Plan and that their resulting impacts are the same as or less than those identified in the Findings Statement.

2. *Preliminary Subdivision#3 for Applicant Somers Realty Corporation, for the Somers Realty Planned Hamlet Master Plan to further subdivide prior created Lot 3 (Town Tax Map Sheet 4.20, Block 1. Lot 15) now with the October 20, 2014 submission, into seven lots and several street right-of-ways totaling 62.3 acres.* ***The right-of-ways include Clayton Boulevard extension to Route 6 and proposed town roads B, C, D, and E (4.3 acres); Lot 3A for AvalonBay Communities (27.3 acres); Lot 3B Village Green (1.4 acres); Lot 3C Area north of Road D (6.4 acres, Lot 3D (10.0 acres);) all four to be developed by AvalonBay Communities; Lot 4 is the Planned Hamlet commercial lot of 4.9 acres; Lot 5 is the firehouse parcel (0.9 acres) and Lot 6 is he formerly referred to "Reserve Parcel", now to be subdivided (7.1 acres).***
3. *Steep Slopes Permit*
4. *Wetland and Watercourse Protection Permit*
5. *Stormwater Management and Erosion and Sediment Control Permit*

Comments as of February 27, 2015

Application Submissions

- Cover letter from Insite Engineering of February 18, 2015
- Preliminary Stormwater Pollution Prevention Plan dated February 18, 2015

Plans submitted are the following:

- Preliminary Subdivision Plat - Somers Realty – PH Zone Phase III – Resubdivision of Lot 3 dated February 18, 2015 by Insite Engineering
- Resubmitted Plan set by Insite Engineering dated 02-18-15 including the following:
  - OP-1 – Overall Plan
  - SP-1.1 – Layout and Landscape Plan
  - SP-1.2 – Layout and Landscape Plan
  - SP-1.3 - Layout & Landscape Plan
  - SP-2.1 - Grading & Utilities Plan
  - SP-2.2 – Grading & Utilities Plan
  - SP-2.3 – Grading & Utilities Plan
  - SP-3.1 – Sediment & Erosion Control Plan
  - SP 3.2 – Sediment & Erosion Control Plan
  - SP-3.3 – Sediment & Erosion Control Plan
  - PR-1 – Road Profiles
  - D-1 – D-6 - Details

Cover Letter and Preliminary Subdivision Plat and Plans

The Preliminary Subdivision Plat now shows the proposed access, utility and stormwater management practice easement as discussed at the Planning Board meeting of December 10, 2014. The letter indicates that the SWPPP and Phosphorus Loading Analysis account for future development on Lot 6 and the Firehouse Parcel. Is it correct to assume that the stormwater management practice easement accounts for these other parcels or does it only address the area needed for accessway to Lot 6? Please clarify. **This comment was addressed.**

The plat also identifies the proposed stormwater management practice construction and maintenance easement that will be needed for future construction of the proposed town right-of-way to be constructed by others at such time that development may occur on the property to the south. **This comment was addressed.**

The Avalon walkways shown for the buildings located south of Town Road C and east of Town Road B are encroaching into the right of way of Town Road B. If this is a drafting error, please correct or make appropriate adjustments in the Avalon site plan to correct this. **Still needs to be addressed.**

The access easement that will provide future access to parcel 6 provides also provides access to the western portion of the Avalon project. Who will be responsible for constructing and maintaining the first portion that provides access to Avalon's project? Who will be responsible for building and maintaining the second portion that will provide access to a future assisted living development on Lot 6? Will there need to be some joint agreements with both parties if two separate parties are to be responsible? As in Road B, a portion of Avalon walkways appear to be drawn within the easement boundaries. **This comment was addressed.**

McCullough, Goldberger & Staudt, LLP Letter of January 6, 2015

The issue of fiscal impacts was adequately addressed in a prior memorandum. **Complete.**

Water Main Extension From Mahopac Avenue to Hidden Meadow Project

The applicant has indicated it will update the Planning Board regarding how it will treat creation of a looped water system along Route 6 at the Planning Board meeting of March 11, 2015. In light of the detailed issues of concern NYS DOT identified in its letter of February 18, 2015 as addressed below, the applicant should be prepared to respond to how it will deal with a situation where Hidden Meadow may be ready to proceed prior to its own ability to proceed.

Soil Stockpiles

No new information on on-site use or off-site transport of the soil stockpile wwas provided. This information is still to be provided

NYSDOT Letter of February 23, 2015

The Planning Board is in receipt of a detailed comment letter from NYSDOT addressing a variety of issues of concern and deficiencies in the review application that need to be addressed to meet all the concerns of the DOT as well as those now raised for the Planning Board.

Drainage Issues

To be addressed by Woodard and Curran

Vehicle Traffic Issues

As indicated in the letter, a variety of significant analyses will need to be undertaken and reports prepared by the applicant to address DOT comments and concerns, including an updated traffic report. If any of the findings of the updated traffic study indicate impacts that are significantly different from those analyzed in the Planned Hamlet DEIS and require additional mitigation, they will have to be addressed as part of the SEQRA process.

The applicant should provide copies of all correspondence with DOT regarding these issues and verification that they have responded to all DOT requests for information.

Pedestrian Traffic

DOT has put significant emphasis on pedestrian and bike traffic accommodation in its comments, emphasizing the need to accommodate these mobility modes. The applicant will have to address these comments as part of their revised plan.

The Planning Board needs to determine whether they will require the inclusion of a sidewalk along the the Route 6 frontage as recommended by DOT. It should be noted that at the DOT meeting of February 26 where DOT presented its improvement plans for Route 6 widening from just west of the existing Clayton Boulevard driveway thorugh the Baldwin Place Route 118 intersection that there are no sidewalks provided because there is not sufficient right of way. However, DOT will be providing pedestrian poles for the intersection signals to accommodate those who currently walk along the route and to accommodate any changes that might occur in the future that would accommodate sidewalks such as along the north side of Route 6.

Connection to the Putnam Trailway access should be further discussed. The DOT assumption that a bike lane would be provided and extended needs to be discussed and determined by the Planning Board.

Land Donation

It appears form DOT's comments that there are significant hurdles that must be passed to accomplish the land donations to DOT. This is important because these would be required to accomplish the road improvements at the intersection of Route 6 with Clayton Boulevard as well as to build the suggested sidewalk or bike lanes. The Planning Board should be updated on the progress of these actions.

Additional Mitigation

Given the comments, DOT may possibly require additional mitigation from the applicant. As such, completion of the SEQRA process will be delayed until DOT has received revised information and made its determinations accordingly.

Cc: Roland Baroni
Joe Barbagallo
Linda Whitehead
Janet Giris
Rich Williams

Z:\PE\Subdivision files\Somers Realty Subdivision 3\Town Comments\Planner Comments 02-27-15.docx

C PB TP CTE Applicant

McCULLOUGH, GOLDBERGER & STAUDT, LLP
ATTORNEYS AT LAW
1311 MAMARONECK AVENUE, SUITE 340
WHITE PLAINS, NEW YORK
10605
(914) 948-3400
FAX (914) 948-2510
WWW.MCCULLOUGHGOLDBERGER.COM

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

JOANNA C. FELDMAN
DEBORAH A. GOLDBERGER
EDMUND C. GRAINGER, III
PATRICIA W. GURAHIAN
MEREDITH A. LEFF
RUTH F-L. POST
KEVIN E. STAUDT
STEVEN M. WRABEL

KEITH R. BETENSKY
COUNSEL

FRANK S. McCULLOUGH (1905-1998)
EVANS V. BREWSTER (1920-2005)

March 5, 2015

RECEIVED
MAR - 6 2015
TOWN OF SOMERS PLANNING BOARD

795

Chairman John Currie and Members of the Planning Board
Town of Somers
335 Route 202
Somers, New York 10589

Re: Somers Realty Planned Hamlet Master Plan
Preliminary Subdivision Application #3

Dear Chairman Currie and Members of the Board:

I am writing to address comments set forth in the Director of Planning's February 27, 2015 Memorandum in relation to this matter. We recognize that this submission is well past your deadline and are not intending it as a formal submission, and recognize that many of you may not have the opportunity to review this letter before the meeting. We will be happy to also provide these responses at your March 11 meeting, but felt it was important to provide some clarification in writing at this time.

Many of the comments related to items raised by NYSDOT in its letter of February 23, 2015. We are working to address these issues with NYSDOT as many of the comments were inaccurate. A meeting has been scheduled for our engineers with NYSDOT for March 12, 2015.

With respect to the water main extension, we had a meeting with the Town Engineer and Water District Superintendent a few weeks ago and agreed in concept to a plan for the installation of the water main connecting from the Somers Realty property to the water main to be constructed at Hidden Meadows (Hidden Meadows will be extending the portion from Windsor Farms to the Hidden Meadows site). This addresses the provision of the Findings Statement and the Water District Resolution whereby in essence Somers Realty was required to either install a hydro pneumatic system on site for emergency supply, or complete the loop to the Windsor Farms Water District. It should be noted that neither of these are required for providing adequate water supply to the Somers Realty Planned Hamlet, but were requested to provide emergency backup. Completing the loop will provide emergency back up to the entire existing district, and in fact will greatly benefit both water districts. We hope to be able to provide more

detail on this at your March 11 meeting. However, this issue does not relate to the NYSDOT comments which all relate to the pending permit application for the Clayton Boulevard/Route 6 connection and the improvements proposed including turning lanes. The water main installation is not a part of that application. In addition, the water main extension for Hidden Meadows is in no way contingent on the balance of the loop being constructed. Hidden Meadows will be obtaining its water supply from its connection to the Windsor Farms Water District.

With specific respect to NYSDOT letter, it appears there is some confusion about the nature of the project overall, the prior phases and permits, and the full SEQRA review that was previously undertaken and completed with NYSDOT participation as an involved agency. These are some of the items we hope to clarify at the meeting with them next week.

Specifically with respect to the drainage issue, during the construction of Mews 1 NYSDOT requested some work be done to restore a drainage course in the Route 6 right of way. While it was our position that this was unrelated to the construction, and Mews 1 did not require any DOT permit, Somers Realty and Mews 1 agreed to do certain restoration work requested by NYSDOT. At no time was it ever indicated that this was only a temporary solution, and it was unrelated to the drainage for the Mews 1. As you are aware, drainage impacts of the entire development have and will continue to be reviewed and considered by you and your consultants, as well as NYC DEP. Hopefully we will be able to address this issue with NYSDOT.

With respect to any updated traffic studies, there is no basis at this time for reopening SEQRA on this issue. NYSDOT is reviewing a permit application which includes the proposed mitigation which was proposed based upon the SEQRA review. At that time, it was always indicated the final mitigation would be as NYSDOT requires. We will discuss with NYSDOT what updated information may be required, but this is not a SEQRA issue for the Planning Board.

NYSDOT never requested sidewalks previously and it was never raised during the SEQRA review and therefore was never a part of the Master Plan. There is no basis for the Town to add that requirement at this time, especially since a large portion of the Route 6 frontage was part of the first two phases and is no longer owned or controlled by Somers Realty. While we have not seen the NYSDOT improvement plan presented to the Town at its February 26 meeting with DOT, it is correct that if the road dedication strip provided by Somers Realty is utilized to widen the road, there is no ROW available for sidewalks. The same discussion as above for sidewalks would apply to a bike lane. There is no basis for much less room for Somers Realty to add a bike lane.

We have already contacted NYSDOT to clarify the comments regarding the Land Donation. You may recall that the land donation strip as requested by DOT and provided as part of the SEQRA review was already created as a separate lot to be conveyed to NYSDOT as part of the phase 1 subdivision. The parameters of the land donation area were determined during the SEQRA and master plan review and had been reviewed with DOT at that time. The adjacent land is no longer owned or controlled by Somers Realty. The DOT comments also incorrectly state

that the Applicant elected to initiate the land donation process in advance of this review process. This is not accurate. In fact, we were required to submit all required materials and commence the process of the land donation before DOT would consider the permit application in connection with construction of the pump station. It was not our option to initiate the process, but a requirement of DOT's. We have reminded them of this and clarified this statement. To that end, as required, all required information was actually submitted in August, 2014, and I have an email confirming that they received everything. In late December we received a letter indicating they did not have the Phase 1 or the final map. We had been told in August that everything had been submitted. We had also never been given any comments on the map or told it was not final. Only in the last few weeks after inquiry were our engineers asked to make a few minor revisions to the map. Therefore, due to DOT's delay in reviewing information which they required us to submit, we now need to update the title work. We do not understand the statement that the Land Donation is a lengthy process since it was contemplated since the SEQRA process was completed in 2009, and as requested all documentation was submitted approximately seven (7) months ago.

We are working with DOT to get them whatever additional information is reasonably required, but were very disturbed by the nature of the comments provided on this matter and the seeming disregard for everything which has taken place in the past, including their own requirements imposed on our client previously in SEQRA or with the prior permit application. Unfortunately, I also believe the comments sent to the Planning Board are a result of confusion caused by notices received for the current SEQRA review being undertaken by the Planning Board.

We will update you on the DOT comments after the meeting with DOT, but felt it was important to provide some clarification at this time for the record.

You should have already received a separate letter from Insite addressing the stockpile removal issue. As previously discussed, with the information regarding the stockpile and the conceptual agreement on the water main loop, we are hopeful the public hearing on our preliminary subdivision approval can be closed and we can move forward with a SEQRA determination on this application.

Thank you for your continued cooperation in this matter and we look forward to reviewing this matter with you at the continued public hearing on March 11, 2015.

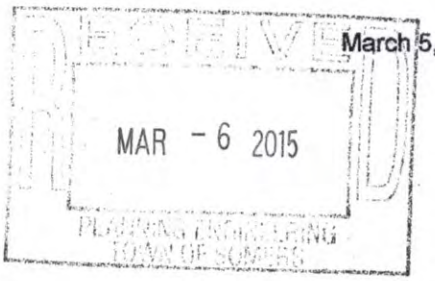
Very truly yours,

Linda B. Whitehead

cc: Seth Capozza, Somers Realty
Rich Williams, Insite Engineering
Peter J. Wise, Esq., DelBello Donnellan Weingarten Wise & Wiederkehr, LLP

C PB TP TCE

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.



March 5, 2015

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

RE: Somers Realty Planned Hamlet Phase 3 Subdivision
Clayton Blvd & US Route 6
Tax Map # 4.20-1-13,14,15, PH

194

Dear Chairman Currie and Members of the Board:

This letter serves to provide the Board with additional information regarding the onsite soil stockpile. As the Planning Board knows the Somers Realty Phase 2 Subdivision Application (prepared by Keane Coppleman and Gregory Engineers P.C.) included a 60,000 cubic yard (c.y.) soil stockpile created from excess cut during the Phase 2 construction. The design intent was to use the stockpile during future phases of the Planned Hamlet construction to maintain a balanced earthwork for the site. As articulated by the Somers Realty project team at recent Planning Board meetings the majority of the excess soil is not needed. Our project team continues to work with the AvalonBay design team to minimize the amount of export from the site. Notwithstanding, the majority of the stockpile will not be needed for onsite construction.

The following analysis has been prepared to allow the Planning Board to continue its SEQRA review by estimating the truck tips generated by the soil export. This analysis was requested by the Town because truck traffic associated with soil export was identified as a potential impact of the current plan. It is anticipated that a maximum of 50,000 c.y. will be exported. A typical tri-axel truck has a capacity of 20 c.y. While larger trucks may be used, the smaller and more common 20 c.y. tri-axel truck was used to provide a conservative analysis. The rate of export will be limited by the cycle time for each truck, i.e. the speed at which each truck can be filled and then emptied and the travel time of each truck between the project site and the destination site. It is estimated that on average 60 truckloads or 1,200 c.y. could be accommodated during any work day. Therefore, weather permitting, the fill export operations could span over a period of approximately 8 weeks. Again this represents a worst case scenario. If larger trucks are used (i.e. 30 c.y. trucks) the fill export operation could occur in as little 6 weeks with an equivalent number of vehicle trips.

It is estimated a maximum of 60 trucks can be accommodated in an 8 hour work day. This equals 7-8 trucks leaving the site per hour, which is less than the peak hourly trip generation contemplated for the residential component of the Planned Hamlet in the *Somers Realty Planned Hamlet FEIS*. 7 to 8 trucks leaving the site per hour equates to one truck leaving the site every 8 to 9 minutes.

The potential impact of the additional truck traffic will be a short term temporary impact. Given the additional truck traffic is less than the previously approved peak hour trip generation for the residential component of the Planned Hamlet and is over a short time, the truck traffic is not anticipated to have a significant impact.

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

We trust you will find the enclosed information in order, and look forward to discussing the above with the Planning Board at the March 11, 2015 Public Hearing.

If you have any questions or comments regarding this information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____
Richard D. Williams, Jr., PE
Senior Project Engineer

RDW/amh

cc: Linda Whitehead (with enclosures)
Seth Capozza (with enclosures)
Todd Nicotra (via email)
Janet Giris (via email)
Thomas Sheil (via email)

Insite File No. 14109.100

COMMITMENT & INTEGRITY
DRIVE RESULTS

709 Westchester Avenue | Suite L2
White Plains, New York 10604
www.woodardcurran.com

T 800.807.4080
T 914.448.2266
F 914.448.0147

MEMORANDUM

WOODARD &CURRAN

TO: Town of Somers Planning Board
CC: Marilyn Murphy, Planning Board Secretary
FROM: Joseph C. Barbagallo, P.E., BCEE
DATE: March 4, 2015
RE: Avalon Bay Communities, Inc.
Site Plan Application
U.S. Route 6 and Mahopac Avenue
TM: 4.20-1-13,14,15, PH

GENERAL

The purpose of this memorandum is to provide the Planning Board with a summary of our comments related to review of the site plan application that has been submitted for the proposed parcel located within the Planned Hamlet at the intersection of U.S. Route 6 and Mahopac Avenue. This site plan application has been filed and is being reviewed in conjunction with a subdivision plat application by Somers Realty Corporation for the further subdivision of the Planned Hamlet development and construction of Town Roadways and common infrastructure. This site plan is located on proposed Lot 3A within the Phase III subdivision and involves the construction of 152 housing units. The proposed housing units will be constructed among 17 residential buildings, along with 324 parking spaces and related site infrastructure. The project site will be served by public water supply and sanitary sewer utilities that will be constructed as part of the related subdivision plat application.

It should be noted that the SEQR process relative to the Site Plan was completed in February 2009 through Planning Board acceptance of the Final Environmental Impact Statement (EIS) and approval of the Planned Hamlet. The following documents were received during the current review period:

DOCUMENTS RECEIVED

- Cover Letter, by Delbello, Donnellan, Weingarten, Wise & Weiderkehr, LLP, dated February 17, 2015.
- "Supplemental Technical Data – Volume 2," prepared by Milone & MacBroom, Inc., dated February 16, 2015.
- "Avalon Bay Somers", Drawing Sheets: 1 – 33, prepared by Milone & Macbroom, Inc., dated June 9, 2014, last revised February 16, 2015.
- "Fire Truck Movement Diagram," Drawing Sheets: 1 – 2, prepared by MIlone & Macbroom, Inc., dated February 16, 2015.
- "Garage Buildings," 11"x17" Drawing A9.01, prepared by The Sullivan Architectural Group, dated January 19, 2015.

PERMITS AND APPROVALS REQUIRED

- Town of Somers Planning Board: Site Plan Approval
- Town of Somers Planning Board: Stormwater Management and Erosion and Sediment Control Permit
- Town of Somers Planning Board: Wetlands Activity Permit
- Town of Somers Planning Board: Tree Removal Permit
- Town of Somers Planning Board: Steep Slopes Protection Permit
- Town of Somers Fire Department: Approval of Proposed Hydrant Locations
- Town of Somers Architectural Review Board Approval
- NYC DEP: Approval of Stormwater Pollution Prevention Plan
- NYC DEP: Approval of Sanitary Sewer Connections
- NYSDEC: State Environmental Quality Review**
- NYSDEC: SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002)
- Westchester County Department of Health (WCDOH): Approval of Water and Sanitary Sewer Systems

**** - If proposed development activities are determined by the Planning Board to warrant modification of the previously approved Master Plan and/or require additional review under SEQR.**

DISCUSSION

The provided submittal by the Applicant describes the recent design changes to the development related to the proposed access driveway provisions to proposed Subdivision Lot #6 as was discussed at the December meeting of the Planning Board. Updated plan view layouts of proposed site utilities and a stormwater engineering report were included with the current submittal and have been compared against the status of all previously identified engineering comments. Proposed site stormwater infrastructure is being reviewed simultaneously with the comprehensive development SWPPP prepared by Insite included under the Somers Realty Corp submittal. It should be noted that review of this document has not yet been completed, but additional comments will be made available to the Applicant prior to the next meeting of the Planning Board.

The following is a summary of our comments at this time. The status of all previously identified comments as well as new comments is shown in **Bold Type.** Further review of our other previously identified engineering comments will continue upon receipt of more detailed design information.

1. The provided application documents identify approximately 17 acres of disturbance are anticipated as a result of construction activities related to the Avalon Bay site plan. This area of disturbance is contained within the greater 22.7 acres of site disturbance for the

WOODARD &CURRAN

overall Phase III Planned Hamlet subdivision. Based upon the Application submittal, the Applicant intends to coordinate the preparation of a single comprehensive Stormwater Pollution Prevention Plan (SWPPP) for the entire Phase III Planned Hamlet Development.

Town Code Chapter §144-7, identifies that preparation of an acceptable SWPPP is a required element necessary for approval of a site plan. Based upon our understanding and interpretation of Town Code, although the SWPPP may contain similar content, rely on comprehensive plan elements (i.e., coordinated Land Disturbance Phasing Plan, Earthwork Plan) and should be coordinated with the general SWPPP for the Somers Realty Corp. subdivision, a separate SWPPP document must be submitted for the Avalon Bay Communities site plan. The Avalon Bay Communities SWPPP will also serve for required review for necessary approvals and permits from the NYC DEP and the NYSDEC SPDES General Permit (GP-0-15-002).

The Applicant has prepared a preliminary Stormwater Engineering Report and drawings to describe the proposed project stormwater infrastructure located on the Avalon Bay Communities Site Plan. These report items, including design of onsite stormwater collection structures, conveyance pipe and associated NYSDEC Runoff Reduction Volume (RRv) calculations are referenced in the preliminary SWPPP that was provided by Somers Realty Corp. We have completed review of the stormwater engineering report that has been provided and offer the following initial comments at this time. It should be noted that further comments may be added upon receipt of more detailed design information:

a. Page 4 of the provided stormwater engineering report states that hydrologic rainfall intensities for applicable design storms were obtained from the NYSDOT Highway Design Manual. The applicant shall revise design calculations to consider rainfall data from the Northeast Regional Climate Center (NRCC) and SCS Type III rainfall distributions as were considered for the Somers Realty Corp. Subdivision SWPPP. *Partially Addressed. The provided hydraulic computations contain acceptable hydrologic rainfall data from the NRCC based upon peak hourly rainfall intensities for the 100 year storm. Although the provided data is acceptable for the hydraulic sizing of conveyance pipes, the Applicant will also be required to also consider rainfall depths for the respective 24 hour rainfall depths, as is considered by the stormwater practices being designed as part of the Somers Realty Subdivision, to which Avalon Bay will discharge to. It should be noted that the intent of this comment is focused on the design of stormwater conveyance pipes located within the Avalon Bay Communities development prior to connection to the stormwater management practices designed by Insite Engineering, Surveying & Landscape Architecture, P.C. (Insite). The hydraulic calculations that were provided in August 2014 report submittal appear to consider NRCC rainfall intensities for the 100 year design storm assessed through the rational method. Hydraulic calculations that have been submitted by Insite apply NRCC rainfall intensities through the SCS TR-55 Type III rainfall distribution. The Applicant shall review their hydraulic calculation methodology to ensure that consistent peak flow data is provided for the overall development SWPPP that is to be prepared by Insite.* **Partially Addressed. The provided engineering report**

is being reviewed concurrently with the comprehensive development SWPPP prepared by Insite. Outstanding comments on the development SWPPP remain to be addressed and must be coordinated with the Somers Realty Corp. subdivision application.

It should be noted that the NYSDEC has released the newest version of the Stormwater Management Design Manual, dated January 2015, which must serve as the current technical standard for the design of stormwater management practices. Design rainfall depths have been updated in this latest addition of the manual. Based upon our review of this data, the design rainfall depth for the 100 year storm must be increased to 9.0 inches. **Addressed.**

b. The Applicant has submitted hydraulic pipe design calculations for all proposed stormwater conveyance pipe based upon peak runoff rates resulting from the 10 year design storm. Hydraulic calculations and pipe sizing however shall demonstrate adequate capacity to convey runoff collected by the 100 year design rainfall without surcharging. *Updated pipe design calculations must be provided based upon the redesigned site layout.* **Partially Addressed. Updated rainfall depths have been considered for the design of stormwater pipes. The following subsequent comments are noted however:**

    i. **Some proposed pipe segments (Link #10 and #24) are noted to have slopes greater than 10%. These slopes pose risk of supercritical flow in pipes. Pipe slopes should be reduced to a maximum of 10.0%. Alternatively the Applicant may demonstrate that design flows will remain subcritical and that no supercritical flows are created elsewhere in the pipe system.**

c. The Applicant has provided RRv calculations based upon green infrastructure practices and stormwater management practices with RRv credit that are proposed on the Avalon Bay site plan. These calculations are referenced within the Somers Realty Corp. Comprehensive SWPPP.

    The provided calculation methodology is inconsistent with the NYSDEC Stormwater Management Design Manual. The following sub-comments relate to our review of the provided RRv calculations:

    i. The water quality volume equation is not appropriate to be used for determination of required Water Quality Volume/RRv for projects located within the NYSDEC East of Hudson Watershed. As referenced by Chapter 10 of the NYSDEC Stormwater Management Design Manual, water quality volume is to be taken as the runoff volume for the respective drainage area based upon the 1 year design storm calculated by the SCS drainage methodology. The site specific minimum reduction factor "S" based upon Hydrologic Soil Group shall be multiplied by the appropriate water quality volume to determine the minimum required site RRv. **Addressed.**

ii. RRv credit shall be assessed for green infrastructure practices with area reduction (i.e., Rooftop Disconnect) by eliminating the reduced area from the initial required WQv/RRv calculation. **Addressed. Green infrastructure practices with area reduction are not proposed by the current site design and analysis.**

iii. RRv credit shall be assessed for provided stormwater practices with volume reduction credit, by multiplying the reduction capacity factors contained on Table 3.5 of the NYSDEC Stormwater Management Design Manual for the respective design practice. It should be noted that the runoff reduction capacity for Infiltration is 90% while Bioretention Filters provide reduction capacity of 80% or 40% depending on the practice design configuration. **Addressed.**

d. The provided project documents identify that seven infiltration areas will be constructed on the Avalon Bay site plan that will accept stormwater runoff from proposed building rooftops. The Applicant has included a typical construction detail for "Bio-Infiltration Area", as shown on drawing sheet "SD-2". **Addressed. The revised site design utilizes a combination of rain gardens, Bioretention filters, dry swales and cisterns. Detailed design comments related to each practice are provided in the sections that follow.**

The practice design is required to conform with the technical standards of the NYSDEC Stormwater Management Design Manual (SMDM). Based upon the provided system cross section, the identified "infiltration areas" are more appropriately considered Bioretention Filter Areas as specified by the NYSDEC SMDM. The following comments are applicable based upon our initial review of these systems:

i. The Applicant shall provide site investigation data to demonstrate minimum 2 foot vertical separation between the invert of the proposed filter system and groundwater/bedrock. *Partially Addressed. The Applicant must update the site grading plan to show previously completed test pits on the new plan.* **Addressed.**

ii. The Applicant shall provide sizing calculations for proposed filter areas based upon minimum filter surface area and storage volume requirements as specified by Section 6.4 of the NYSDEC SMDM. *Subsection 6.4.4 requires that at least 75% of the practice water quality volume must be provided in storage (totaling treatment & pretreatment areas) prior to filtration. The Applicant shall revise the design calculations to include an additional calculation of total practice storage prior to filtration (planting soil layer) to verify that the required storage volume is provided. The provided calculations for Bioretention Filter Areas utilize storage volume beyond the 0.5 foot maximum depth of ponding. It is noted that when storage up to the 0.5 foot threshold is considered for Bioretention Filter*

Area No. 1 and No. 2, the total storage volume is slightly less than the required 75% WQv storage. **Addressed.**

iii. The Applicant shall address how filter system pretreatment requirements for the proposed stormwater practices will be addressed. **Addressed.**

iv. The Applicant shall revise the provided construction detail for the proposed practice to be consistent with the NYSDEC SMDM requirements. *Partially Addressed. The Applicant shall revise the provided construction detail for proposed Bioretention area to address the following sub-comments:*

1. *The NYSDEC SMDM specifies that the practice planting soil layer should be between 2.5 and 4 feet in depth.* **Addressed.**
2. *Note that proposed Bioretention areas will be constructed in accordance with the Appendix C Construction Specifications of the NYSDEC SMDM.* **Addressed.**

v. The Applicant shall update the plans and detail to utilize 8" diameter perforated pipe as the filter underdrain (if intended to remain proposed in future design submittals). **Addressed.**

vi. The Applicant shall prepare a Landscaping Plan for the proposed stormwater practices, consistent with the requirements of the NYSDEC SMDM. **Addressed.**

vii. Provide hydraulic sizing calculations for proposed diversion structures located upgrade of Bioretention filter areas. **Addressed.**

viii. NYSDEC recommends that underdrains should be installed considering a 3 foot wide width of influence for stormwater collection. The Applicant should consider a second row of underdrain pipe within the northern portion of Bioretention Filter Area No. 2. **Addressed.**

ix. Proposed Bioretention Filter Area 1 is designed without underdrains and is intended to infiltrate stormwater following filtration at the practice. The provided hydraulic modeling calculations do not appear to model stormwater routing to soil infiltration at the practice. The Applicant should consider if the hydraulic model can be updated to represent stormwater routing to infiltration. **Not Addressed.**

e. The Applicant proposes to construct 8" diameter stormwater pipes to convey stormwater collected from building rooftops to proposed "infiltration areas". No further sizing details have been provided at this time. The Applicant shall provide hydraulic sizing calculations for proposed stormwater pipes based upon peak flows collected by the 100 year design storm. In addition, the plan shall be identified to show the location of all proposed cleanouts and drainage structures within the stormwater collection system. **Addressed. Comment satisfaction to**

WOODARD &CURRAN

be confirmed upon receipt of the final comprehensive development SWPPP and drawings.

f. The Applicant proposes to utilize permeable pavers within a portion of the development driveway and parking spaces located within the northern portion of the site plan. Permeable paver systems must be designed in accordance with Chapter 5 of the NYSDEC SWMDM. The following comments are based upon our initial review of the permeable pavement areas. **The revised plans show that porous pavement has been eliminated within the western portion of the site plan and is now shown to be located within parking bays adjacent to Buildings 1 through 8.**

   i. The Applicant shall provide site investigation data (soil percolation and deep hole testing) to demonstrate feasibility of the proposed porous pavement infiltration systems. Site investigation data shall demonstrate adequate separation to bedrock/groundwater and must prove adequate infiltration rates of site soils. **Addressed.**

   ii. The Applicant shall provide sizing details for porous pavement areas. Consistent with the NYSDEC SWMDM, porous pavement system stone reservoirs must be designed to contain runoff volume from the 10 year design storm without flooding. **Addressed.**

   iii. The Applicant shall provide a final construction detail for the typical permeable paver cross section that demonstrates the required material types, dimensions and that the required stormwater storage volume is provided. *Partially Addressed. The provided detail notes that perforated under drain is to be sloped to storm sewer or stream. The Applicant shall revise the construction detail to eliminate reference to connection of proposed underdrain to streams.* **Addressed.**

   iv. Revise the plans and construction detail for porous pavement to note that porous pavement system reservoir stone subgrade shall have a maximum grade of 5.0%. **Addressed.**

   v. The Applicant revise the plans to show the proposed inverts of reservoir stone sub-base and underdrain pipe. The plans must show the underdrains and their connections to stormwater conveyance pipes. **Addressed.**

   vi. The Applicant shall add a note to the plan to indicate that cleanouts must be provided at all underdrain pipe bends and terminations. **Addressed.**

g. The Applicant shall identify the point of connection for the proposed Trench Drain, as shown on drawing sheet "UT-1", to the stormwater conveyance system. **Addressed.**

h. The Applicant shall update sizing calculations for proposed stabilized outlet apron practices to consider dissipation of peak runoff flows resulting from the 100 year

WOODARD &CURRAN

design storm. *Partially Addressed. Rip rap outlet aprons should be labelled in plan view to match the sizing table "IDs" as identified on drawing sheet SD-3.* **Addressed.**

i. It is noted that the proposed stormwater collection system connection points to stormwater management practices designed under the Somers Realty Corp. Subdivision application, differ between the two application drawing sets. More specifically the system connection points to "Surface Sand Filter 2.1" and "Surface Sand Filter 3.1" are inconsistent. The Applicant shall coordinate the drawings and design calculations to reflect the intended design. **Addressed.**

j. The Applicant has included a construction detail for typical "Rain Garden Area", but no rain gardens are shown on the plan view layouts. The Applicant shall update the plans to show rain garden areas where proposed, or eliminate the rain garden detail from the drawing set. **Addressed.**

k. The Applicant shall update the Avalon Bay drawings to superimpose the maintenance access driveways to Stormwater Management Practices designed under the Somers Realty Corp application, on the site plan. *Partially Addressed. The outline of proposed access driveways appear to be shown on drawing sheet LA-1. The Applicant should revise the plan include a callout that identifies the feature as proposed maintenance access drive (by others), clear access path to be maintained.* **Addressed.**

l. The Applicant shall prepare draft Stormwater Maintenance Agreement for all permanent stormwater management practices on Avalon Bay Communities site plan for review by the Consulting Town Engineer and Town Attorney. **Partially Addressed. Stormwater Maintenance Agreement prepared as part of the comprehensive development SWPPP has been received and is in the process of being reviewed. Comments on the draft SMA will be communicated directly to the Applicant's Engineer.**

m. The Applicant proposes to construct two water quality swales (Dry Swales) within the northern portion of the development as part of their design to address runoff reduction volume (RRv) requirements. These swales are designed to received runoff primarily from internal roadway surfaces and discharge to off-site stormwater practices being designed by Somers Realty Corp. The following sub-comments are based upon our review of the proposed dry swales:

    i. Demonstrate that the greater than 10% of the Water Quality Volume (WQv) is provided in practice pretreatment. **Addressed.**

    ii. Demonstrate that dry swales provide a minimum of 30 minutes detention time for the required water quality volume peak flow. **Addressed.**

    iii. Revise the construction detail to utilize 6 inch perforated pipe as underdrain. **Addressed.**

WOODARD &CURRAN

iv. Note that dry swale planting soil must conform with Appendix H specifications of the NYSDEC SMDM. **Addressed.**

v. Revise the plans provide a minimum of 0.5 foot of freeboard in proposed Swale No. 2 based upon peak runoff from the 100 year design event. **Addressed.**

n. The Applicant shall revise the plans to identify the proposed pipe connections and associated invert elevations to the two proposed stormwater cisterns. The plans shall include a construction detail that describes the typical stormwater cistern. **Addressed.**

o. Practice specific maintenance and inspection procedures for all proposed stormwater management practices must be summarized in the combined SWPPP by Somers Realty Corporation. Maintenance and inspection procedures must be provided for both during the project construction phase and the permanent post development condition. *Comment Satisfaction to be determined following receipt of comprehensive SWPPP.*

p. *The following sub-comments are based upon our review of the details provided for the proposed stormwater cisterns.*

i. The provided hydraulic model does not appear to include storage nodes to represent the proposed stormwater cisterns. **Not Addressed.**

ii. The plans show cistern filters to be installed as pretreatment for stormwater routed to the cistern tanks. The Applicant shall ensure that inspection and maintenance provisions for the proposed cisterns and pretreatment filters are included in the project SWPPP. **Not Addressed. To be assessed as part of comprehensive development SWPPP.**

iii. **The Applicant shall provide a water balance analysis that demonstrates demand for the intended use of water collected at cisterns is consistent with the volume claimed for water quality volume (WQv) credit**

iv. **The Applicant shall detail how the cisterns will be emptied between storm events and how connections will be made to their intended receiving uses.**

2. The site development activities involve greater than 2 acres of site disturbance and requires the approval of the project Stormwater Pollution Prevention Plan (SWPPP) from NYC DEP. In addition, NYC DEP project approval is required for proposed sanitary sewer connections to the site. The Applicant shall be required to address all NYC DEP requirements for issuance of all necessary permits and approvals. **Not Addressed.**

3. The provided site plan construction drawings include an erosion and sediment control plan and construction details and notes related to erosion and sediment control practices limited to within the Avalon Bay Communities site plan. The Applicant must prepare an acceptable erosion control plan as part of the SWPPP document that is necessary for site

plan approval. The following comments are focused upon our review of the identified site erosion and sediment control plan elements within the Avalon Bay Communities drawing set:

a. Temporary sediment traps are shown to be constructed within several of the proposed "Infiltration Areas" as shown on the drawings. While it is unclear if the Applicant wishes to pursue further design of the identified stormwater practices as infiltration basin, bioretention filters or other stormwater management practice, it should be noted that Temporary Sediment Traps are prohibited to be located in the proposed location of an infiltration practice. **Addressed.**

b. The Applicant shall provide sizing calculations for proposed temporary sediment traps based upon the NYSDEC New York Standards & Specifications for Erosion & Sediment Control, latest edition. **Addressed.**

c. Update the plans to show approximate grading for temporary diversion swales intended to be used during construction activity. Swales shall be sized based upon the NYSDEC New York Standards & Specifications for Erosion and Sediment Control. *Not Addressed. To be assessed by future detailed design submittal.* **Addressed. It was noted that that the temporary swale sizing schedule contained on the Erosion & Sediment Control Plan drawing sheet indicates a difference design storm than referenced in the sizing design calculations. The Applicant shall correct the discrepancy between the project drawings and stormwater design calculations.**

d. Update the plans to remove all references to the installation of hay/straw bales as a temporary erosion and sediment control practice. **Addressed.**

e. The provided drawings indicate that's stone check dams will be installed within temporary diversion swales during construction activities. The Erosion and Sediment Control Plan shall be updated to shall the spacing of proposed check dams based upon the provided diversion swale longitudinal slopes. **Addressed.**

f. Revise the provided Land Grading Notes to indicate that all inactive disturbed site areas will be stabilized within 14 days of work completion in that area, or if no additional work is intended to occur within 14 days. **Consistent with updated SPDES General Permit GP-0-15-002, the Applicant must updated plan notes to indicate stabilization will be completed within seven (7) days.**

g. Revise the provided Land Grading notes to reference that all site soils will be restored following the completion of construction activities in accordance with NYSDEC Stormwater Management Design Manual Chapter 5 Soil Restoration Standards. **Addressed.**

h. Remove all construction details for erosion and sediment control practices not shown to be implemented on the site on plan view layouts. Such details appear to include but are not be limited to: Pipe Slope Drain and Water Bar. *Partially Addressed. Further assessment of construction details shall be completed upon receipt of the final design plans.* **Addressed.**

WOODARD &CURRAN

i. Update the plan to show temporary grading intended for soil stockpile areas at their respective maximum capacity. The total available stockpile volume must be shown to adequately store excess cut material prior to off-site export, as referenced to the Earthwork Plan and Land Disturbance Phasing Plan. *Not Addressed. Partially Addressed. The Applicant has revised the plan to depict temporary topsoil stockpiles during construction. General stockpile area will be coordinated with the overall site SWPPP and Land Disturbance phasing Plan.* **Not Addressed. The provided plans identify several temporary soil stockpile areas within the Avalon Bay Site Plan. These stockpile areas are not supported by detailed earthwork calculations and must be coordinated with the project Land Disturbance Phasing Plan.**

j. The Applicant shall revise the construction detail for proposed check dam to show the base of the check dam "keyed" into the surrounding subgrade. In addition, check dams must be shown to extend a minimum of 1.5 feet beyond the banks of the channel. Partially addressed. Check dam is shown to be keyed 6" into the subgrade. However, the detail only show the check dam extending 6" beyond the banks of the channel. **Addressed.**

4. The Applicant shall coordinate their intended sequence of construction and erosion & sediment control plan with the Land Disturbance Phasing Plan and Site Earthwork Plan that are being prepared as part of the Somers Realty Corp. Phase III Subdivision SWPPP. In particular, Avalon Bay Communities shall ensure that their provided earthwork quantities and limits of phased construction activity are consistent with those considered by Somers Realty Corp. **Not Addressed. Comment Satisfaction to be assessed by future coordinated application submittals.**

5. The "Lot Development Table" as shown on provided drawing title sheet number "01" identifies provided lot area and Water and Sanitary Sewer loading demands for the Avalon Bay site plan compared to those anticipated at the time of Master Plan approval. These quantities differ from those identified on Master Plan Conformance Drawing 'MC-1" that was included with the Subdivision Plat submittal by Somers Realty Corp. The Applicant shall confirm that the provided data is correct and consistent with other provided project review documents. **Addressed.**

6. The Applicant shall revise the provided construction detail for typical drainage catch basin to specify a Campbell Foundry Type 2541 frame and grade, and show top of frame set 1 inch below surrounding pavement, as specified by Town Code. **Addressed.**

7. The Applicant shall revise the provided construction detail for typical drainage manhole to specify a Campbell Foundry Type 1203 Frame and Cover and show top of frame set 1 inch below surrounding pavement, as specified by Town Code. Proposed covers shall read the word "DRAIN" as specified by Town Code. **Addressed.**

8. The Applicant shall revise the provided construction detail for proposed wood guardrails to address the following comments, as required by Town Code Section §A174-28:

WOODARD &CURRAN

a. Revise the detail to utilize a support post equivalent or equal to a 12" diameter circular pressure treated timber post. **Addressed.**

b. Revise the detail to specify the minimum embedment of the post footing as 3'-6" below ground surface and identify exposed post height as 2'-3.5" above ground surface. **Addressed.**

c. Revise the detail to note that posts shall be spaced at four feet on-center. **Addressed.**

9. The Applicant is required to satisfy Town of Somers Fire Department requirements for the construction of firefighting measures within the proposed site plan. The final site layout plan shall depict the final locations of fire hydrants and truck pull-off locations, as determined by the Town of Somers Fire Department. *The Applicant has provided an AutoTurn analysis that considers travel by a Ladder Truck Fire Department design vehicle through the development. Based upon the provided drawing, we feel generally comfortable with the depicted vehicle travel. Some vehicle body travel is depicted within the western driveway entrance to the development. The Applicant should consider mountable curb on the center island to provide access in the event that wheel travel falls outside the curb limits, or widen the entrance.*

   Final comment satisfaction is subject to determination by the Town of Somers Fire Department. **The Applicant states that the Somers Bureau of Fire Prevention has completed review of the project plans and has no comment. The Applicant shall provide documentation of no objection from the Somers Bureau of Fire Prevention for the final site layout prior to approval of the proposed site plan.**

10. The provided site layout plans show the proposed locations of street lighting fixtures to be constructed within the Avalon Bay Communities Site Plan. A construction detail for "Typical Light Standard" is included on drawing sheet "SD-5". The following comments relate to the proposed development lighting:

    a. The Applicant shall certify that all proposed light fixtures are dark sky compliant. *Partially Addressed. The Applicant shall provide documentation of proposed fixture compliance with International Dark-Sky Association (IDA) standards.* **The provided product literature appears to suggest that the fixtures address the intent of dark sky standards but does not hold specific IDA certification. IDA certification is not a requirement of Town Code. The Planning Board should consider whether the provided documentation is adequate to ensure dark sky objectives are met.**

    b. The Applicant shall prepare a site photometric plan based upon the layout and intensity of light fixtures. **Addressed. The provided photometric plan identifies the location of 59 lighting features throughout the development which produce average and maximum illumination levels of 0.06 and 2.0 foot-candles throughout the development, respectively.**

While determination of comment satisfaction is subject to the discretion of the Planning Board, it is our recommendation that the proposed illumination intensities are consistent with what is appropriate for such a development.

11. The Applicant has provided revised plan view layouts and profiles that describe the proposed water supply and sanitary sewer collection systems within the development. The updated layouts reflect the most recent design changes associated with the access driveway provisions to adjacent subdivision Lot 6. While final details of the proposed water supply system are still to be determined, the provided documents have been reviewed and our office offers the following comments at this time:

    Water and Wastewater Systems Engineering

    a. Provide Engineering Reports for the proposed Water and Sewer Systems, including hydraulic design calculations. **Partially Addressed. The following comments have been generated after review of the Sanitary Sewer and Potable Water Design Summary:**

        i. Summary lists 7 employees at 15 gpd/employee, while Lot Development Table on drawing coversheet lists 5 employees at 15 gpd/employee and 2 employees at 13 gpd/employee. **Partially Addressed. Lot Development Table has been updated to list 7 employees at 15 gpd/employee. Total water and sewer design flows on Lot Development Table shall be updated to match calculated flows from Summary.**

        ii. Infiltration and inflow (I/I) estimates should be included in sanitary sewer flow calculations. **Addressed.**

        iii. Residential average daily flow would likely also include some minor demand that does not become sanitary wastewater (i.e., car washing, consumption, etc.). **Addressed.**

        iv. As stated in the Summary, fire demand is still to be determined. Once determined, evaluation shall confirm whether existing system provides sufficient residual pressure during peak-day demand plus fire demand. Current analysis reports that a minimum of 39 psi is available at the second-floor ceiling elevation during peak-day flow only, and does not take into account fire demand. **Not Addressed.**

        v. Documentation of hydrant flow testing and locations, as well as system pressure analysis should be included. **Addressed. Hydrant flow testing included as an appendix in Supplemental Technical Data.**

    b. Provide profile view drawings of the proposed water and sanitary sewer systems. The profiles shall demonstrate that adequate vertical separation is provided at all proposed pipe crossings as shown on the project layout plan drawings. **Addressed. The following comments have been generated after review of profile sheets PR-1 - PR-4 and UT-1 and UT-2:**

WOODARD &CURRAN

i. Not all sanitary sewer pipes and manholes were shown in profile view. Either all pipes and manholes should be shown in profile or all manhole top of frame and invert elevations should be noted on the plans. At a minimum, profile views should be generated for sewer segments "SMH-14 – Ex. SMH-B" and "SMH-9 – SMH-18". *Show full sanitary sewer profile from SAN MH 19 to SAN MH 2 and from SAN MH 15 to SAN MH 11.* **Partially Addressed. No profile has been provided for sewer segment between SAN MH 11 to SAN MH 15. Partial profile between SAN MH 2 and SAN MH 19**

ii. Sanitary sewer laterals are not shown to all buildings on Sheet UT-1. Laterals shall be shown to all buildings requiring sanitary sewer service. Confirm if sanitary sewer needs to be extended to SAN MH 15, or if Building 15 can be served closer to SAN MH 13. No lateral is shown for Building 9. **Partially Addressed. No sewer lateral connection shown to Building No. 9.**

iii. Sanitary sewer lateral for Building 10 crosses sanitary sewer main before connection downstream of SAN MH 18. **Not Addressed.**

iv. The proposed water main is not shown on plan view viewports contained on sanitary sewer profiles sheets and is only shown intermittently on profile views. At a minimum, the water main must be shown in plan-view viewports and all proposed pipe crossings between the water main and sanitary sewer must be shown in profile view. **Addressed.**

v. **Potential water crossings underneath sanitary sewer or storm drain are shown on: PR-1 around Stations 1+40, 4+30, 5+08, and 5+50; PR-2 around Station 10+70, 11+99, 13+59, 17+30, and 18+50; and PR-3 around Stations 40+90, 41+20, 42+25, 43+95, 44+84, 46+45, 47+24, and beyond 47+70. These areas should be noted to be Class 50 pressure pipe installed per Crossing of Water Line Under Sanitary Sewer or Storm Drain detail on SD-1.**

vi. **PR-4 and UT-1 shows a section of 6" sanitary sewer main between San MH 3 and SAN MH 4. Minimum public sewer main size is 8" per TR-16.**

vii. **Utility plans shall show locations of isolation gate valves for water mains. Gate valves shall be spaced not more than 800-feet apart per Ten States Standards Recommended Standards for Water Works, 2012 Edition.**

viii. **Water terminations shown on PR-3 at Stations 40+50 and 47+70 shall be equipped with a means to provide adequate flushing per Ten States Standards Recommended Standards for Water Works, 2012 Edition.**

WOODARD &CURRAN

ix. **Confirm elevation of SAN MH 4 and coordinate with Insite plans for Somers Realty / Phase 3. Sheet UT-1 lists SAN MH 4 TF at 546.0'. GR-1 and Insite drawings dated February 18, 2015 show grade at approximately 550'.**

x. **Coordinate water main connection to Clayton Boulevard with Insite plans for Somers Realty / Phase 3. Sheet UT-1 shows water main connection at Avalon Bay entrance drive. Insite plans dated February 18, 2015 show water main connection approximately 100' east of entrance drive.**

xi. **The plan should be revised to show connection of the proposed sewer lateral to Building No. 15 at SAN MH 12.**

xii. **The Applicant must update the plan to show proposed water service connections to Building No. 1**

c. Update the design plans to size and material of water pipes and connections. **Addressed.**

d. Revise the construction detail for sanitary sewer manholes to identify benches within the Manhole and address how inflow from elevated inlets will be accepted. *Partially Addressed. The construction detail should also identify pipe boot connection details, joint sealant, and detail on how drop connections will be made.* **Addressed.**

e. Provide a construction detail for typical House Trap. **Addressed.**

f. The proposed sanitary sewer main has several segments where additional length of pipe is proposed upstream of the first service connection. Please clarify why this layout element is proposed. **Addressed.**

g. Revise the construction detail for Hydrant to specify stainless steel tie rods instead of galvanized. **Addressed.**

h. Revise the Combination Valve detail to only consist of an air release valve, and remove references to use on a force main. **Addressed.**

i. The Applicant shall evaluate the possibility of looping the water main back to "Town Road C" / Clayton Boulevard within the eastern portion of the Avalon Bay development. This alternative layout will eliminate the dead end in the distribution system and provide hydraulic redundancy to serve the project. **Partially Addressed. The Applicant states that design plans have been provided to the Water and Sewer Department for review. Our office is meeting with the Applicant & Town Water & Sewer Department on January 26, 2015 to review this matter and will update the Planning Board accordingly.**

12. The grading and utilities plans do not include proposed electrical and gas service utilities for the development within the Avalon Bay development. Future detailed plan submittals shall include the proposed layout of site electrical service and gas service mains within the

WOODARD &CURRAN

site layout. **Addressed. The final layout of electric and gas service main providers shall be confirmed by the Applicant and utility provider prior to issuance of a Building Permit.**

13. The provided plans indicate that several retaining wall segments are proposed to be constructed within the proposed site plan. It should be noted that structural design calculations must be provided for all retaining walls in excess of 4 feet in exposed height. Structural design calculations shall be signed and sealed by a licensed professional engineer and must be accompanied by a construction detail and cross section view showing materials, to describe the proposed wall design and aesthetics. **Partially Addressed**. *Note 5 on sheets LA-1 and LA-2 include requirement that retaining wall calculations be signed and sealed by a licensed professional engineer. Note 29 on drawing sheet "IN" should also be updated to include requirement that calculations are to be signed and sealed by a licensed professional engineer.* **Structural design calculations based upon the final site layout must be provided prior to approval of site plan.**

14. The Applicant has provided tree survey data and a Tree Removal Schedule on drawing sheet "EX-5". The Applicant shall revise the tree schedule to include column titles for what appear to be measured tree calipers. In addition, the Tree Removal Plan shall be updated to also identify trees to be protected during construction, if any existing site trees are proposed to remain following site development. **Addressed.**

15. The provided site grading plans depict that the proposed Village Green area will be constructed with a mounded high point near the center within the walkway loop. The proposed elevation difference across the interior green area is shown to be approximately 10 feet. The Planning Board may wish to consider if an alternative grading plan should be prepared for the Village Green that better suits recreational opportunities within the open space. **Partially Addressed.** *On October 15, 2014, Town representatives met with the Applicant to review the existing design and the Town's program preferences for the green area. Based on this meeting, the Applicant was going to develop some preferred alternatives for consideration by the Planning Board.* **An updated program layout has been provided for the green area. The Planning Board should consider whether the proposed layout is consistent with the desired recreational uses within the area.**

16. The revised plans show the layout of Town Road B has been extended to the southern parcel property line as was considered at the time of Master Plan approval. The Applicant shall coordinate with Somers Realty Corporation for the creation of necessary easement area for the location stormwater management practices if determined to be necessary. **Not Addressed.**

17. The project drawings indicate that the completed portions of Clayton Boulevard will be traveled to provide construction access to the Avalon Bay site plan. Based upon this route, it is likely that the proposed roadway surface will be adversely impacted by Construction Vehicle travel and increased wear. The Applicant shall prepare a cost estimate for the milling and resurfacing of Clayton Boulevard for use in determination of a Roadway Performance Bond. It should be planned that the Applicant will resurface portions of Clayton Boulevard where construction traffic will travel, unless determined to be

WOODARD &CURRAN

unnecessary by the Consulting Town Engineer and the Town of Somers Planning & Engineering Department. **Not Addressed.**

18. The provided plan includes provision of future driveway access to proposed Subdivision Lot 6 through the western portion of the Avalon Bay development. The Applicant shall update the plan to consider future utility service connections to proposed water and sanitary sewer systems proposed on the Avalon Bay site plan. Plan view drawings shall be updated to show proposed appurtenances to allow for future connections to be made. Water and Wastewater engineering reports shall be required to consider additional flow demand and loading to address service requirements for future development on Lot 6. These structures and appurtenances must be coordinated with the Somers Realty Corp. Subdivision Application plans. **Partially Addressed. Plans prepared by Insite for the Somers Realty Corporation Phase III Subdivision depict that water service for the Lot 6 will be provided directly from U.S. Route 6. Wastewater however still appears contemplated to be routed through the Avalon Bay sewer collection system connected at the structure SAN MH 3. Future updated sewer design calculations must consider additional flows contemplated for the Lot 6 development and must be coordinated the Somers Realty Corp. Subdivision Plat application.**
19. **It is noted that the revised submittal contains an updated Autoturn analysis illustrating fire truck movement within the revised site plan layout. While final acceptance of fire prevention measures and the project Autoturn are subject to the recommendation of the Somers Bureau of Fire Prevention, as noted under Comment No. 9, it is our recommendation that the Autoturn Analysis appears generally acceptable.**

Please feel free to contact our office anytime with any questions or concerns.

Sincerely,

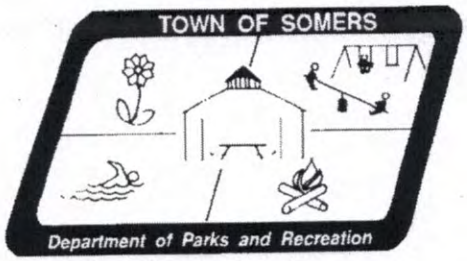
Joseph C. Barbagallo, P.E., BCEE
Consulting Town Engineer

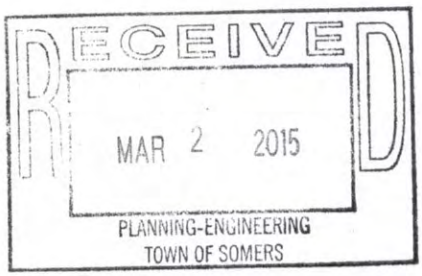
Somers Parks & Recreation Board
PO Box 46 Somers, New York 10589

OFF: (914)-232-8441
FAX: (914)-232-8548

James Papa
Chairman

C/
PB
TP
CTE
applicant





792

TO: Town Board
Planning Board

FROM: Jim Papa, Chairman - Parks and Recreation Board

RE: Avalon

DATE: March 2, 2015

At our monthly meeting on February 25, 2015, the Parks and Recreation Board discussed:

- The request to reduce the Recreation Fees for the affordable housing units in the Avalon development.
- Issuing a credit of Recreation Fees on the 1.4 acre Village Green parcel, as it will be open to all Town residents.

The Parks and Recreation Board is in favor of giving a reduction in Recreation Fees for the 23 affordable housing units as was granted to the Mews II units.

Additionally, the Parks and Recreation Board recommends that a credit in Recreation Fees for the 1.4 acre Village Green not be given. However if the Town Board feels there should be a recreation fee credit, it should be equal to a residential site, not to exceed $11,500 and the Village Green must be available to all Somers residents.

PLANNING AND ENGINEERING DEPARTMENTS

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com

Town of Somers
WESTCHESTER COUNTY, N.Y.

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

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

MEMORANDUM

TO: Town of Somers Planning Board

FROM: Syrette Dym, Director of Planning

DATE: March 2, 2015

RE: Comments on Avalon Bay Somers Submission of February 17, 2015
AvalonBay Communities, Inc. - Site Plan Approval for Somers Avalon

The current proposed action consists of the following components:

1. *Site Plan approval for Applicant AvalonBay Communities, Inc. for Avalon Somers, to construct 152 residential rental apartments units containing a total of 183,060 square feet of which 129 are market rate and 23 are to be affordable units. Apartment mix is to be 62 one-bedroom, 66 two-bedroom and 24 three-bedroom units. The project includes a 3,779 square foot community recreation building and outdoor pool, and a "town green", the community recreation building for the sole use of apartment unit renters. The project site consists of proposed subdivided Lots 3a, 3b, 3c and 3d (45.1 acres), where Lot 3b is the Village Green lot at 1.4 acres, to be subdivided as part of the associated Somers Realty, Inc. subdivision application. Tree Removal Permit*
2. *Stormwater Management and Erosion and Sediment Control Permit*
3. *Steep Slope Protection Application*

Overall

The newly revised complete set of Site Plans and Architectural Site Plans consist of the following drawings, where all site plans are dated January 5, 2015 and all architectural site plans are dated December 5, 2014.

Drawing No.	Title	Prepared By	Dated
---	Title Sheet	Milone & MacBroom ("MM")	02-16-15
IN	Index Plan	MM	02-16-15
EX-1	Existing Conditions	MM	02-16-15
EX-2	Existing Conditions &Tree Removal	MM	02-16-15
EX-3	Existing Conditions & Tree Removal	MM	02-16-15
EX-4	Existing Conditions & Tree Removal	MM	02-16-15
EX-5	Existing Conditions & Tree Removal – Schedule of Tree Removal	MM	02-16-15
EX-6	Existing Conditions & Tree Removal	MM	02-16-15
LA-1	Site Plan - Layout	MM	02-16-15
LA-2	Site Plan – Layout	MM	02-16-15
LS-1	Site Plan – Landscaping	MM	02-16-15
LS-2	Site Plan – Landscaping	MM	02-16-15
GR-1	Site Plan – Grading	MM	02-16-15
GR-2	Site Plan – Grading	MM	02-16-15
UT-1	Site Plan – Utilities	MM	02-16-15
UT-2	Site Plan – Utilities	MM	02-16-15
SA-1	Steep Slope Analysis – Existing Conditions	MM	02-16-15
SA-2	Steep Slope Analysis – Proposed Conditions	MM	02-16-15
SP-1	Stormwater Pollution Prevention Plans	MM	02-16-15
SP-2	Stormwater Pollution Prevention Plans	MM	02-16-15
SP-3	Stormwater Pollution Prevention Details	MM	02-16-15
SP-4	Stormwater Pollution Prevention Details	MM	02-16-15
SD-1	Site Details	MM	02-16-15
SD-2	Site Details	MM	02-16-15
SD-3	Site Details	MM	02-16-15
SD-4	Site Details	MM	02-16-15
SD-5	Site Details	MM	02-16-15
SD-6	Site Details	MM	02-16-15
PH -1	Photometric Plan	MM	02-16-15
PR-1	Road Plan and Profile – Road "E"	MM	02-16-15
PR-2	Road Plan and Profile – Road "F"	MM	02-16-15
PR-3	Road Plan and Profile – Road "H"	MM	02-16-15
PR-4	Road Plan and Profile – Off Road Sanitary Sewer	MM	02-16-15
1 of 2	Fire Truck Movement Diagram	MM	02-16-15
2 of 2	Fire Truck Movement Diagram	MM	02-16-15

In addition the following reports and drawings were submitted:

- Report prepared by Milone & MacBroom, Inc. entitled "Supplemental Technical Data – Volume ", dated February 16, 2015.
- "11X17" drawing, Drawing NO. A9.01 entitled "Garage Buildings", prepared by the Sullivan Architectural Group, dated January 19, 2015.

Revised Site Plan Drawings LA1 AND 2

As indicated in the memorandum, drawing LA-1 now shows a stop bar and stop sign on the northbound interior approach to the main entry road. It is marked on the plan, "To be installed upon construction of future road". At such time that the future road is built, it is

likely that a similar stop bar and sign will be needed on the northbound future road to prevent conflicts with southbound left turning vehicles into the Avalon development.

Site Easements

As indicated in the memorandum, Note 12 has been added to drawing LS-2 to indicate height of planted material and required "limbing" of trees to be planted in the sight line easement areas. Typo "slight" should be changed to "site", here as well as on other drawings.

Tree Removal Schedule – Drawing EX-5

Please indicate the overall number of trees to be removed as a result of this plan and how that changes from the earlier plans presented. **Addressed**

Landscaping Plan – LS 1 and 2

The Rain Garden, Water Quality Swale and Bioretention Filter Notes provide specific treatment for the many rain gardens that have been provided throughout the plan. The Planting Notes are very clear and indicate in item 11 that "only quality native plants from a nursery source shall be used".

Under the section Vegetation Wildlife and Ecology of the February 2009 Master Plan SEQRA Findings, it was stated that: "The landscape plans will propose to plant native non-invasive species to the greatest extent practicable". However, under Planting Notes, there is no reference to the planting of native and noninvasive species. Please indicate that this requirement of the Master Plan is reflected in the plantings chosen for the proposed landscape plan and state so on the plans. Also, for the rain gardens, etc. please indicate that non-invasive species will be used. **Added Note 5 under Planting Notes and Note 11 under Rain Garden, Water Quality, etc. on drawing LS-2 address these comments.**

Steep Slopes

Retaining wall heights are now shown in a table on drawing GR-1, as requested.

The project slope data has been revised on drawings SA-1 and SA-2to reflect a boundary of disturbed area plus 25 feet beyond. The only question now is, the existing condition area totals 12.5 acres and the proposed condition totals 12.75 acres. Although these are indicated as "±", is there any other reason for this difference?

Architectural Plans

Elevations for the garages have now been provided. Although the rear of the buildings is facing away from the main areas of the project, the Planning Board may want to discuss additional articulation of the buildings.

Issues Still to be Resolved

Village Green

Issues still to be resolved relate to: (1) the design and use of the Village Green; (2) level of recreation fee and any considered offsets; and (3) program under which affordable housing units will be offered.

On its own, the Planning Board will need to indicate its preference for Village Green design to the applicant. If no playscape area is to be provided there, it will need to be provided elsewhere on the site.

Input from the Town Board and Parks Board need to be forwarded to the Planning Board with regard to the other issues.

Parking Requirement

The following issue was raised in my memorandum of January 13, 2015:

"The Master Plan Table 1 Zoning Requirements on page 10 under "Parking" only indicates a standard of two spaces per each one family dwelling, which is the standard Avalon has indicated that it is meeting. How these 36 spaces outside Avalon's boundaries can be counted toward this total needs to be addressed so it can be found that the parking requirement is met. Since they exist in what will be Town right-of-way, will the Town or Avalon be responsible for their maintenance and control?"

This issue still needs to be s resolved.

Cc:

Roland Baroni
Joe Barbagallo
Steve Ralston
Janet Giris
Grant Jaber
Linda Whitehead

Z:\PE\Site plan files\Avalon -Planned Hamlet\Town Comments\Planner Comments 03-02-15.docx

7/06

$ 305

TOWN OF SOMERS
WESTCHESTER COUNTY, NEW YORK
APPLICATION FOR ENVIRONMENTAL PERMIT
CHAPTER 167 "WETLAND AND WATER COURSE PROTECTION"

APPLICATION FEE:
Alteration of Wetlands: $200 minimum fee plus $100 per 5,000 S.F. of regulated area or proposed portions thereof to be disturbed.
Annual Maintenance Permit Renewal Fee: Administrative Permit: $25.00, Planning Board Permit: $75.00
Erosion and Sediment Control Application fee: $100 for disturbances of at least one acre or for the placement or removal of 20 cubic yards of soil, plus $500 for each additional acre of disturbance.

OWNER: ROBERT LORD **Tel.#:** 914-302-6786
Mailing Address: 7 SOUTH LANE
APPLICANT: ROBERT LORD **Tel. #:** 914-302-6786
Mailing Address: SAME
State authority: OWNER **If other than owner, authorization must be submitted in writing.**

PREMISES: Sheet: 48.17 **Block:** 1 **Lot:** 5
Situated on the EAST **side of** SOUTH LANE **(Street),** 600 **feet from the intersection of** MOSEMAN AVE **(Street)**

DESCRIPTION OF WORK AND PURPOSE: DETACHED GARAGE / HOUSE RENOVATION

The information listed below shall only relate to the impact within wetland and/or wetland buffer:
SIZE OF ACTIVITY AREA: See plan
Is work proposed in Wetland: _____ **or Wetland Control Area:** X
Is there an existing house located on the site: YES
Is pond, lake or detention basin proposed to be cleaned: NO
Functions provided by Wetland: See report
Wetland Expert delineating Wetland: Jacobsen
ESTIMATED QUANTITY OF EARTH WORK:
Excavated material placed as fill: _____ **C.Y.**) See plans
Imported Fill Type: _____ **C.Y.**
PROPOSED STARTING DATE: 4/15 **PROPOSED COMPLETION DATE:** 8/15
PLANS PREPARED BY: ED JACOBSEN **DATED:** 7/18/08
****Plans must be submitted with application.*****
LIST OF APPLICABLE COUNTY, STATE, OR FEDERAL PERMITS: _____

LIST OF PROPERTY OWNERS OF RECORD OF LANDS AND CLAIMANTS OF WATER RIGHTS WITHIN 100 FEET OF SUBJECT PROPERTY

NAME	ADDRESS	BLOCK	LOTS

APPLICANT'S SIGNATURE: _____ **DATE:** 10/8/14
OWNER'S SIGNATURE: _____ **DATE:** _____

*APPLICATION MUST BE ACCOMPANIED WITH A COMPLETED ENVIRONMENTAL ASSESSMENT FORM, COMPLETE PLANS FOR LOT IMPROVEMENTS, AND LOCATION MAP OF WETLANDS AS THEY EXIST IN THE FIELD OR AS SHOWN ON SOMERS ENVIRONMENTAL MAPS.

.....Office Use Only.....

Administrative Permit:_____

Planning Board Permit:_____

RECEIVED
JAN 30 2015
PLANNING-ENGINEERING
TOWN OF SOMERS

ROBANNLRD@OPTONLINE.NET

617.20
Appendix B
Short Environmental Assessment Form

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:

Project Location (describe, and attach a location map):

Brief Description of Proposed Action:

Name of Applicant or Sponsor:	Telephone: 914-302-6786
ROBERT LORD	E-Mail: ROBANNLRD@OPTONLINE.NET

Address: 7 SOUTH LANE

City/PO:	State:	Zip Code:
SOMERS	N.Y.	10536

	NO	YES
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.	☐	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☐	☐

3.a. Total acreage of the site of the proposed action? 1.66 acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.66 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☐
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐
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: _____	☐	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☐	☐
b. Is the proposed action located in an archeological sensitive area?	☐	☐
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: _____	☐	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100 year flood plain?	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☒	☐
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: _____	☒	☐
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: _____	☒	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: ROBERT LORD Date: 10/8/14

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

AFFIDAVIT TO BE COMPLETED BY OWNER OTHER THAN CORPORATION

STATE OF NEW YORK)

ss:

COUNTY OF Westchester)

ROBERT LORD, being duly sworn, deposes and says: that he is the owner in fee of all the property shown on plat entitled 7 SOUTH LANE, application for approval of which is herein made. The deponent acquired title to the said premises by deed from ROBERT HERZBERG dated 12/29/98, and recorded in the Office of the Clerk of the County of Westchester on 3/23/99, in Liber 12256 of Conveyances at Page 225. That the statements contained herein are true to the best of deponent's knowledge and belief, and are made for the purpose of obtaining the approval of the submitted application by the Planning Board of the Town of Somers.

(Signed) _____

Sworn to before me this 9
day of December, 2014.

Patricia Kalba

(Notary Public)

PATRICIA KALBA
Notary Public, State of New York
No. 01KA6080158
Qualified in Westchester County
My Commission Expires Sept. 9, 2018

APPLICANT ACKNOWLEDGEMENT

By making this application, the undersigned Applicant agrees to permit Town officials and their representatives to conduct on-site inspections in connection with the review of this application.

The applicant also agrees to pay all expenses for the cost of professional review services required for this application, as referred to in §133-1 of the Code of the Town of Somers. As such, an Escrow Account, according to §133-2 of the Code of the Town of Somers, may be required.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant: _____ Date: 10/8/14

Signature of Property Owner: _____ Date: _____
(if different from applicant)

TOWN OF SOMERS
WESTCHESTER COUNTY, NEW YORK
CHAPTER 67 "APPLICATION PROCESSING RESTRICTIVE LAW"

CERTIFICATION

I hereby certify that to the best of my knowledge no outstanding fees are due and owing to the Town of Somers for the following property:

Section 48.17 Block 1 Lot 5

Property Address 7 South Lane

Permit Applying For Wetland Permit

Furthermore, I hereby certify that to the best of my knowledge no outstanding violation (as that term is defined for the purposes of the Application Processing Restrictive Law, Paragraph 4D) of local laws or ordinances of the Town of Somers exist with respect to the above cited property or any structure or use existing thereon.

Signed _____ (Owner of Record)

Robert Lord
(Print Name)

Date 10/8/14

Signed _____ (Applicant for Permit)

_____
(Print Name)

Date 10/8/14

CONFIRMATIONS

_____ Date: _____
Zoning Enforcement Officer

_____ Date: _____
Director of Finance for Fees

_____ Date: _____
Engineering Department

_____ Date: _____
Receiver of Taxes

TEL:914-277-3323
FAX:914-277-3960

PB
CTE
applicant

TOWN CLERK'S OFFICE

Town of Somers

WESTCHESTER COUNTY, N.Y.

Town House
335 Route 202
Somers, N.Y. 10589

KATHLEEN R. PACELLA
TOWN CLERK

RECEIVED
FEB 26 2015
PLANNING & ENGINEERING
TOWN OF SOMERS

February 20, 2015

785

TO: Engineering Department

FROM: Kathleen R. Pacella KRP
Town Clerk

RE: Lord Wetland Application (48.17-1-5)

The Town Board reviewed the submitted plan for the Lord Wetland application and has no comment.

Cc: Supervisor

OPEN SPACE COMMITTEE

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

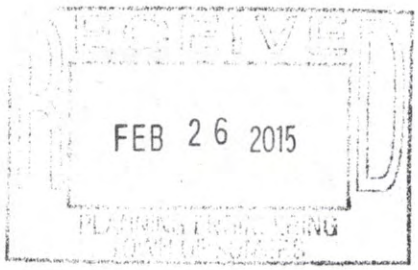
MICHAEL BARNHART
CHAIRMAN

C PB CTE Applicant

Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589



783

MEMO TO: Planning and Engineering Department

FROM: Open Space Committee

RE: Lord

DATE: February 26, 2015

At our monthly meeting on February 19, 2015, the Committee reviewed a Wetland Activity Permit was provided for Lord. There are no objections or comments.

COMMITMENT & INTEGRITY
DRIVE RESULTS

709 Westchester Avenue | Suite L2
White Plains, New York 10604
www.woodardcurran.com

T 800.807.4080
T 914.448.2266
F 914.448.0147

MEMORANDUM

WOODARD &CURRAN

TO: Town of Somers Planning Board
CC: Marilyn Murphy, Planning Board Secretary
FROM: Joseph C. Barbagallo, P.E., BCEE
DATE: March 4, 2015
RE: Lord Residence
Wetland Activity Permit
7 South Lane
TM: 48.17-1-5, R-80 District

GENERAL

The purpose of this memorandum is to provide the Planning Board with a summary of our initial comments related to our review of the application for an environmental permit that has been submitted for the project located at 7 South Lane. The application involves the construction of a new detached garage structure, renovations to the existing house and associated site improvements to the existing lot. The following documents were received during the current review period:

DOCUMENTS RECEIVED

- Town of Somers Planning Board: "Application for Environmental Permit, Chapter 167 "Wetland and Watercourse Protection", by Robert Lord, dated October 8, 2014.
- NYSDEC State Environmental Quality Review: Short Environmental Assessment Form (EAF), by Robert Lord, dated October 8, 2014.
- "Renovations and Additions", Drawing Sheets: "1 - 8", prepared by Edward Z. Jacobson, AIA., last revised December 22, 2014.
- Photographs of Existing Residence, received January 30, 2015.
- Rendering of Proposed Garage, received January 30, 2015.

PERMITS AND APPROVALS REQUIRED

- Town of Somers Planning Board: Wetlands Activity Permit
- Town of Somers: Stormwater Management and Erosion and Sediment Control Permit **
- NYSDEC: State Environmental Quality Review
- NYSDEC: SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-15-002) **

**** To be determined based on identified limits of disturbance**

WOODARD &CURRAN

DISCUSSION

The Applicant has provided preliminary project drawings that describe the proposed garage construction, house renovations, and site improvements to the driveway and retaining walls. Photographs of the existing residence and a rendering of the proposed garage have been included in the current submittal. The residential lot is located within the East of Hudson watershed.

The following is a summary of our comments at this time. It should be noted that additional comments may be issued upon the review of more detailed design submittals.

1. The Applicant shall demonstrate compliance with NYC DEP Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources, April 2010. Specifically the Applicant must demonstrate that creation of a new impervious surface within limiting disturbance of a watercourse is permitted in accordance with §18-39 of the NYC DEP Rules and Regulations.
2. The Applicant shall revise the plans to include a limit of land disturbance line and shall note total land disturbance in square feet.
3. The provided site drawing depicts existing ground contours on the parcel. The following comments relate to the Illustrated site topography:
    a. The Applicant shall identify the source of illustrated site topographic information and must identify the date that such topography was surveyed.
    b. The plans shall be revised to include show proposed grading within the area of development.
4. The Applicant shall clarify if the depicted "stormwater retention area" on the site drawing is existing or proposed must describe the practice type and drainage area routed to the practice.
5. The Applicant shall update the plans to show existing groundwater wells on the parcel and neighboring lots located within 200 feet of the proposed limits of disturbance.
6. Based upon the provided plan, it appears the level of site disturbance may be greater than 5,000 square feet and that the project is subject to preparation of a Stormwater Pollution Prevention Plan (SWPPP). NYSDEC SPDES Permit GP-0-15-002 and Town Code §167-6A (9) indicates that for construction projects involving land disturbance between 5,000 square feet and 1 acre in a protected watershed, an Erosion and Sediment Control (E&SC) SWPPP must be prepared.

    The following comments are intended to guide the Applicant to address stormwater requirements for an acceptable E&SC SWPPP:

    a. The SWPPP shall contain an estimate of site earthwork, indicating total net cut/fill.
    b. The SWPPP shall include a sequence of proposed construction activities.
    c. The SWPPP shall describe the USDA soil types where construction activity will take place.

WOODARD &CURRAN

d. The SWPPP shall include a description of controls for litter and any stored construction chemicals or substances on site.

e. The SWPPP shall include a Contractor Certification Statement, in accordance with Town Code 93-6 Part D.

f. The SWPPP shall include a description of all necessary maintenance and inspection procedures for any proposed stormwater management and sediment control devices during construction.

g. The SWPPP shall include a template weekly inspection worksheet that will be utilized the Inspector during inspections.

h. The SWPPP shall include a note that all disturbed areas must be stabilized within 7 days of completion of work in that area.

i. The SWPPP shall include a note that all work must be completed within allowable construction hours in accordance with Town Code.

7. The following comments are related to erosion and sediment control measures necessary for the proposed site development:

   a. The Applicant has identified one existing tree on the site to the south of the proposed garage. If the tree is to remain, the Applicant shall update the plan to show the installation of Tree Protection measures and include and include a construction detail to describe it's installation.

   b. The Applicant shall update the plan to include a stabilized construction entrance and construction detail consistent with the NYSDEC New York Standards & Specifications for Erosion & Sediment Control.

   c. The plan must be updated to show temporary soil stockpile area and include a construction detail consistent with the NYSDEC New York Standards & Specifications for Erosion & Sediment Control.

8. The Applicant shall update the plan to include a table that compares total existing and proposed areas of impervious surface in square feet. It shall be clarified whether additional impervious driveway area is proposed to be created as a result of this application.

9. The Applicant shall update the plan to show the proposed electrical utility connections to the new garage. The drawing must include a construction detail for proposed electrical trench. The Applicant must confirm that that the electrical supply infrastructure serving the existing dwelling has sufficient capacity to support the loads generated by the new garage structure.

10. The provided plans show locally regulated wetland limits around the majority of the residential perimeter. The Applicant has provided a sketch of this wetland boundary that is identified as completed by Donnelly Land Surveying, dated June 5th, 2008. It is our recommendation to the Planning Board that the provided delineation of wetland boundary should be reviewed during the project site walk to determine whether the existing delineation is acceptable. The following sub-comments are based upon the proposed wetland buffer disturbance:

WOODARD &CURRAN

a. The Applicant must describe the vegetated cover within the regulated wetlands buffer area, including dominant species, in accordance with Town Code §167-6A (9). The description should also summarize existing ecological function provide by the wetland buffer area.

b. The plan shall be updated to show proposed landscape plantings and details of the permanent seed mix intended within the disturbed wetland buffer.

c. The Planning Board should consider whether the further assessment and design of mitigation measures for proposed wetland buffer disturbance are necessary following completion of the project site walk.

11. Application shall indicate whether any new exterior lighting is proposed on garage structure. If new light features are proposed, the Applicant shall update the plan to show the location(s) and detail the type of fixtures proposed. The Applicant will be required to demonstrate that appropriate shielding will be installed to the satisfaction of the Planning Board.

Please feel free to contact our office anytime with any questions or concerns.

Sincerely,

Joseph C. Barbagallo, P.E., BCEE
Consulting Town Engineer

7/05

TOWN OF SOMERS PLANNING BOARD
REQUEST FOR INFORMAL APPEARANCE BEFORE PLANNING BOARD

FEE: $150 WITHOUT CONCEPTUAL PLAN $300 WITH SKETCH PLAN REVIEW
Erosion and Sediment Control Application fee: $100 for disturbances of at least one acre or for the placement or removal of 20 cubic yards of soil, plus $500 for each additional acre of disturbance.
FEE PAID:_____ DATE PAID:_____

I. IDENTIFICATION OF APPLICANT:

A. OWNER: Somers Pointe Country Club SUBDIVIDER:_____
ADDRESS: 1180 Avenue of the Americas, Suite 200, NY, NY 10036 ADDRESS:_____
TELE #: 646-396-0816 TELE #:_____
B. SURVEYOR: Insite TELE #: 845-225-9690
ENGINEER: John Petroccione, PE TELE #: 845-782-7725

II. IDENTIFICATION OF PROPERTY:

A. Project Name: Somers Pointe - Ammended Site Plan
B. Street abutting property: West Hill Drive, West Hills Road
C. Tax Map Design: Sheet: 6.17 Block: 20 Lot: 1.21
Zoning District: DRD
E. Project (does) [does not] connect directly into (State) (County) highway.
F. Proposed drainage (does) [does not] connect directly into channel lines established by the County Commission of Public Works.
G. Project site (is) [is not] within 500 feet of Town boundary.
H. Proof that taxes have been paid._____

III. BRIEF DESCRIPTION OF PROJECT PROPOSAL:

Construct swimming pool & cabana building and two tennis courts, with associated parking lots to provide additional recreational activities at the existing country club.

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, Subdivision Regulations, Road Specifications, State Environmental Quality Review Act, Wetland and Steep Slope Ordinances, as applicable.

The comprehensiveness of the material submitted will determine the extent of comments that the Planning Board can make on a sketch plan. No materials received after the submission date of this application will be considered by the Board.

Ten (10) copies of all plans and written reports are requested.

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 undersigned hereby requests an informal appearance before the Planning Board to discuss the proposed project.

_____ Date:_____
Applicant

X _____ Date: 1/28/2015
Owner

Z:\PE\General files\Permit Application forms\Somer_P&E_InformalApplication_2002-07.DOC

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:
Somers Pointe - Ammended Site Plan

Project Location (describe, and attach a location map):
Southeast side of the existing Somers Pointe clubouse at 1000 West Hill Drive in the Town of Somers

Brief Description of Proposed Action:
The applicant proposes the construction of a new swimming pool and cabana building and two tennis courts, with associated parking, to better serve the needs of the Somers Pointe membership.

Name of Applicant or Sponsor:	Telephone: 646-396-0816
Somers Point Country Club, LLC c/o Yu Liao	E-Mail:

Address:
1180 Avenue of the Americas, Suite 200

City/PO:	State:	Zip Code:
New York	NY	10036

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? 6.75 acres
b. Total acreage to be physically disturbed? 1.95 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 68.16 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): recreational
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐	
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:	☐	☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐	
b. Is the proposed action located in an archeological sensitive area?	☐	☑	
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: _____	☑	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ 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?	☑	☐	
16. Is the project site located in the 100 year flood plain?	☑	☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☑ YES	☐	☑	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☑ YES If Yes, briefly describe: Runoff from the site will be managed in accordance with NYSDEC regulations. The site has existing drainage infrastructure which connects to the storm sewers in the adjacent roadways. This infrastructure will continue to receive runoff equal to or less than the current conditions.			

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
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: _____	☑	☐
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: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

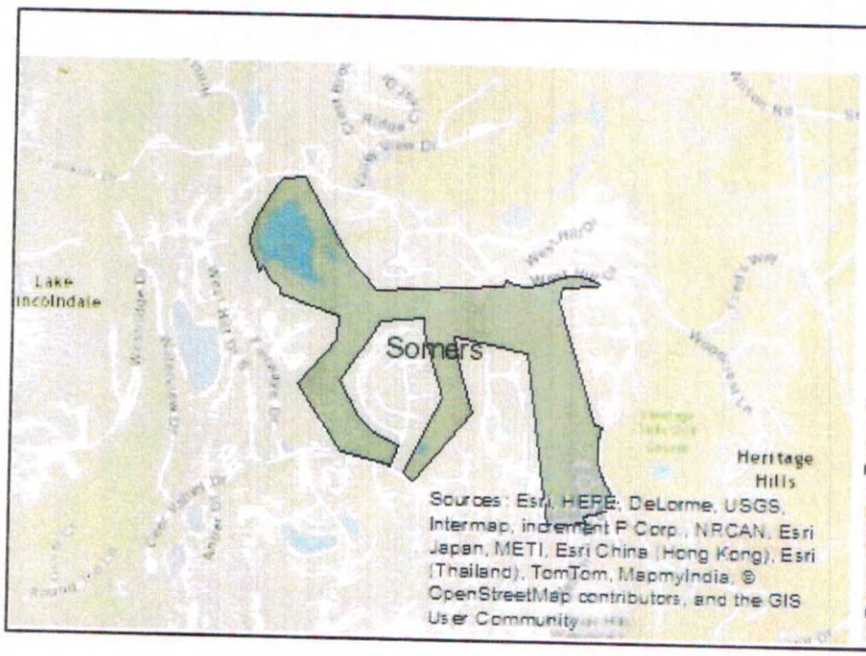
Applicant/sponsor name: _____ Date: 2/18/15

Signature: _____

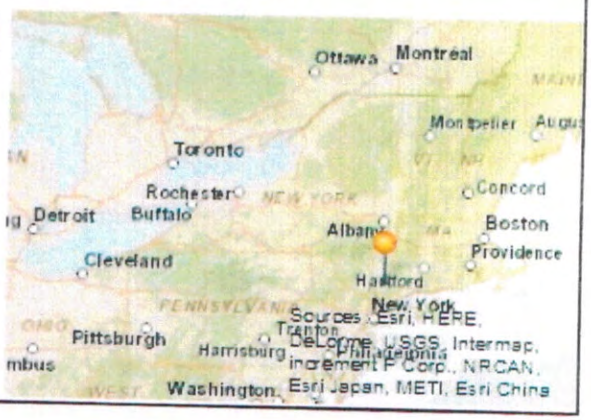
PRINT FORM

EAF Mapper Summary Report

Wednesday, February 18, 2015 11:02 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	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]	No

7/05

TOWN OF SOMERS PLANNING BOARD
REQUEST FOR INFORMAL APPEARANCE BEFORE PLANNING BOARD

FEE: $150 WITHOUT CONCEPTUAL PLAN ($300) WITH SKETCH PLAN REVIEW
Erosion and Sediment Control Application fee: $100 for disturbances of at least one acre or for the placement or removal of 20 cubic yards of soil, plus $500 for each additional acre of disturbance.
FEE PAID: _____ DATE PAID: _____

I. IDENTIFICATION OF APPLICANT:

A. OWNER: Urstadt Biddle Properties Inc. SUBDIVIDER: N/A
ADDRESS: 321 Railroad Ave ADDRESS: —
Greenwich CT 06830
TELE #: 203-863-8200 (8203) TELE #: —

B. SURVEYOR: — TELE #: —
ENGINEER: — TELE #: —

II. IDENTIFICATION OF PROPERTY:

A. Project Name: Heritage 202 Center - Patio Pavers
B. Street abutting property: Route 202 and Heritage Hills Dr.
C. Tax Map Design: Sheet: Section 17.11 Block: 10 Lot: 20
Zoning District: NS
N/A E. Project (does) (does not) connect directly into (State) (County) highway.
N/A F. Proposed drainage (does) (does not) connect directly into channel lines established by the County Commission of Public Works.
G. Project site (is) (is not) within 500 feet of Town boundary.
H. Proof that taxes have been paid. ✓

III. BRIEF DESCRIPTION OF PROJECT PROPOSAL:
Remove existing shrubbery and install approximately 1500-2000 S.f. of permeable patio pavers for pedestrian area.

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, Subdivision Regulations, Road Specifications, State Environmental Quality Review Act, Wetland and Steep Slope Ordinances, as applicable.
The comprehensiveness of the material submitted will determine the extent of comments that the Planning Board can make on a sketch plan. No materials received after the submission date of this application will be considered by the Board.
Ten (10) copies of all plans and written reports are requested.
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 undersigned hereby requests an informal appearance before the Planning Board to discuss the proposed project.

_____ Date: _____
Applicant

Dan B — As Rep for UBP, Inc. Date: 7/25/14
Owner

RECEIVED
JUL 25 2014
PLANNING-ENGINEERING
TOWN OF SOMERS

Z:\PE\General files\Permit Application forms\Somer_P&E_InformalApplication_2002-07.DOC

617.20
Appendix B
Short Environmental Assessment Form

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:
Installation of Patio/Pavers

Project Location (describe, and attach a location map):
Heritage 202 Center, Somers Rd. (Route 202) and Heritage Hills

Brief Description of Proposed Action:
Remove existing shrubbery from 2 "planting areas" and install new permeable paving units. Also, replace shrubbery with appropriate new nursery stock in 2 adjacent "planting areas."

Name of Applicant or Sponsor:	Telephone: 203-863-8203
Urstadt Biddle Properties Inc.	E-Mail: DLogue@UBProperties.com

Address:
321 Railroad Ave.,

City/PO:	State:	Zip Code:
Greenwich	CT	06830

	NO	YES
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.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3.a. Total acreage of the site of the proposed action?	4.920 acres
b. Total acreage to be physically disturbed?	.046 acres ≈ 2000 s.f.
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	4.920 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
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: _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☒	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
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: _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100 year flood plain?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☒	☐
a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☐ YES If Yes, briefly describe: _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☒	☐
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: _____	☒	☐
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: _____	☒	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Daniel B Logue * Rep for UBP Inc. Date: 7/25/2014

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

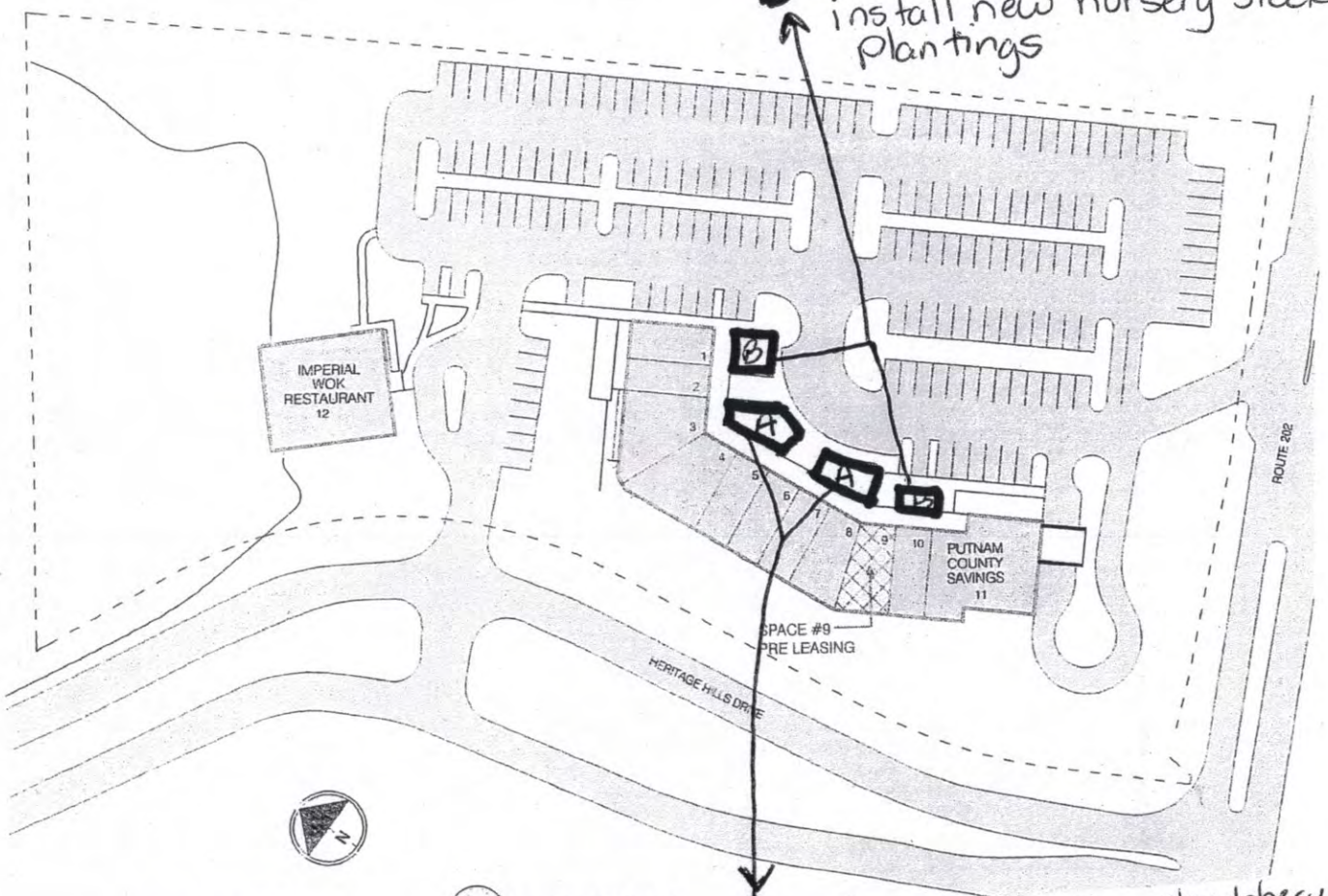
RECEIVED
JUL 29 2014
PLANNING-ENGINEERING
TOWN OF SOMERS

HERITAGE 202 CENTER

SOMERS NEW YORK

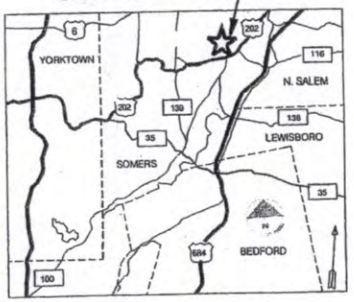
Urstadt Biddle Properties Inc.
321 Railroad Avenue, Greenwich, Connecticut 06830
Telephone: 203-863-8200 Fax: 203-861-6755
Web Site: UBProperties.com

B- Remove existing shrubbery and install new nursery stock plantings



A- Remove existing shrubbery and install Hanover Permeable Paving Units on proper bedding - see details

HERITAGE 202 CENTER



VICINITY MAP

LEGEND DIMENSIONS ARE APPROXIMATE

SPACE	TENANT	SQ.FT.
1	FRATELLI'S PIZZA	1,035
2	L'POSH HAIR SALON	994
3	DOUGLAS ELLIMAN REAL ESTATE	1,703
4	SOMERS SMILES DENTIST	1,724
5	ANNIE'S NAILS	994
6	TAZZA CAFE	994
7	RAINBOW CLEANERS	994
8	VALBEN ELLENADO'S MARKET	1,192
9	BETTER H&G RAND REALTY (AVAILABLE)	1,192
10	RAYMOND OPTICIANS	994
11	PUTNAM COUNTY SAVINGS	3,184
12	IMPERIAL WOK RESTAURANT	4,258
TOTAL SQ. FT.		19,258
PARKING		157 SPACES
LAND		4.9 ACRES

12/02/13

TEL:914-277-3323
FAX:914-277-3960

TOWN CLERK'S OFFICE

Town of Somers

WESTCHESTER COUNTY, N.Y.

Town House
335 Route 202
Somers, N.Y. 10589

KATHLEEN R. PACELLA
TOWN CLERK

RECEIVED
MAR - 5 2015
PLANNING-ENGINEERING
TOWN OF SOMERS

RESOLUTION

RESOLVED, that the Town Board does hereby accept the Draft Environmental Impact Statement (DEIS) regarding the Somers Crossing, as last revised February 12, 2015, as complete for the purpose of public review. The Applicant shall file and circulate the accepted DEIS and the Notice of Completion of the DEIS as set forth in NYCRR Section 617.12(b) and,

DOES FURTHER RESOLVE, that the Town Board will hold a public hearing on the DEIS and on the proposed Local Law to amend Chapter 170 entitled Zoning, Section 170-13 Multifamily Residence MFR Districts of the Town Code, on Thursday, March 5, 2015, at 7:00 P.M. The public comment period will extend for at least ten days after the close of the hearing.

I hereby certify that the foregoing copy of resolution was unanimously adopted by the Town Board of the Town of Somers at a Regular Meeting held on February 12, 2015.

Dated: February 13, 2015

Kathleen R. Pacella
Town Clerk

Cc: Supervisor
Director of Finance
Planning Board
Boniello Land & Realty, Ltd.