

OFFICE OF THE SUPERVISOR

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

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

SOMERS TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589

RICK MORRISSEY  
SUPERVISOR



**SOMERS TOWN BOARD  
WORK SESSION  
THURSDAY, OCTOBER 1, 2015 6:00pm**  
[www.somersny.com](http://www.somersny.com)

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6:00pm – Executive Session – Personnel and Real Estate

7:00pm – Work Session

A. **PLEDGE OF ALLEGIANCE:**

**PUBLIC COMMENT**

Please limit your comments to no more than 3 minutes.

B. **PARKS & RECREATION:**

C. **TOWN BOARD:**

1. Domenick Consolo, O'Connor Davies – discussion.
2. Fire District – discussion.
3. J O'Connell & Assoc. Grant Writer – discussion.

D. **FINANCIAL:** - No additional business.

E. **HIGHWAY:** - No additional business.

**SOMERS TOWN BOARD**  
**WORK SESSION**  
**THURSDAY, OCTOBER 1, 2015 6:00pm**  
**www.somersny.com**

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**F. PERSONNEL:**

1. Current Vacancies:

Somers Energy Environment Committee  
Affordable Housing Board (5 – unexpired 2 year terms ending 7/11/2015)  
Zoning Board of Appeals (1 – unexpired term ending 12/31/2017)

2. Upcoming Vacancies:

Assessment Board of Review (1 – 5 year term ending 9/30/2020)

3. Appoint Robert G. Scorrano to the Zoning Board of Appeal to fill the unexpired term ending 12/31/2017.

4. Reappoint Eric Morrissey to the Assessment Board of Review for a 5 year term on ending 2/31/2020.

5. Acknowledge the resignation of Joye Mintzes, Senior Account Clerk in the Finance Office effective October 2, 2015.

**G. PLANNING & ENGINEERING:**

1. For review and comment:

a. Somers Pointe Country Club Site Plan.

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

**I. PROPOSED CONSENSUS AGENDA:**

1. Schedule the following Public Hearings for November 12, 2015:

a. Proposed 2016 Water Charges for the Amawalk Shenorock Water District, Windsor Farms Water District Amawalk Heights Water District.

b. Proposed Amendment to the Somers Town Code to delete Section 170-70.L. re; Accessory Apartments.

2. Authorize budget modification per September 25, 2015 memo from Supervisor Rick Morrissey.

3. Accept the following bond:

a. \$500.00 Boniello Land and Realty LTD (Wooded Acres Development) Stormwater Management and Erosion and Sediment Control Permit – 48.13-1-49

**SOMERS TOWN BOARD  
WORK SESSION  
THURSDAY, OCTOBER 1, 2015 6:00pm  
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**2015 CALENDAR**

October 1, 2015	7:00pm	Town Board Work Session
October 8, 2015	7:00pm	Public Hearings: 1. Proposal to modify the Conservation Easement of the Angle Fly Preserve. 2. Proposed Stop Signs at the Southwest & Southeast corners of Eastern Way and Buenta Way. Town Board Regular Meeting
November 5, 2015	7:00pm	Town Board Work Session
November 11, 2015	7:00pm	Town Board Regular Meeting
December 3, 2015	7:00pm	Town Board Work Session
December 10, 2015	7:00pm	Town Board Regular Meeting

9/28/2015 2:48 PM

Z:\Supervisor\bsherry\Barbara\My Documents\agenda\2015 Agenda\October 1, 2015 Work Session.docx

**J. O'Connell & Associates, Inc.**  
**GRANTS CONSULTANTS**

**10646 Main Street**

**Clarence, New York 14031**

**(716) 759-8530**

**THIS AGREEMENT**, made this \_\_\_\_\_ day of \_\_\_\_\_, 2015 by and between **J. O'CONNELL & ASSOCIATES, INC., GRANTS CONSULTANTS**, having its principal place of business at 10646 Main Street, Clarence, New York 14031, hereinafter referred to as "J. O'CONNELL & ASSOCIATES, INC.," and the **TOWN OF SOMERS**, having its principal place of business at 335 Route 202, Somers, New York 10589, hereinafter referred to as "THE ORGANIZATION."

**WITNESSETH:**

**WHEREAS**, J. O'CONNELL & ASSOCIATES, INC., is engaged in the business of grants consultation; and

**WHEREAS**, THE ORGANIZATION is desirous of retaining the professional services of J. O'CONNELL & ASSOCIATES, INC.;

**NOW**, in consideration of the mutual promises and covenants contained herein, it is agreed between the parties hereto as follows:

1. That THE ORGANIZATION retains the professional services of J. O'CONNELL & ASSOCIATES, INC. for a period commencing June 1, 2015 and ending on May 31, 2016.

2. That THE ORGANIZATION agrees to pay J. O'CONNELL & ASSOCIATES, INC. for professional services rendered hereunder, the sum of Thirty-six Thousand (\$36,000.00) Dollars, payable as follows: the sum of Nine Thousand (\$9,000.00) Dollars in advance for the first three-month quarter and Nine Thousand (\$9,000.00) Dollars for every quarter thereafter for professional services performed by J. O'CONNELL & ASSOCIATES, INC.

3. In consideration of the sums to be paid by THE ORGANIZATION, J. O'CONNELL & ASSOCIATES, INC. agrees to:

- (1) Conduct a needs assessment of THE ORGANIZATION, to identify potentially fundable programs;
- (2) Present identified programs into a form that becomes acceptable to the grant reviewer;
- (3) Conduct an on-going review of available funding sources that allows THE ORGANIZATION immediate knowledge of multiple sources;
- (4) Prepare organizational background statements, and formal letters of intent to submit to the granting agencies;
- (5) Develop COMPLETE proposals into written form that keeps them in compliance with the grant guidelines;
- (6) Follow-up on all grant applications that have been submitted on THE ORGANIZATION'S behalf;
- (7) Attend meetings with THE ORGANIZATION, ORGANIZATION staff, ORGANIZATION board members, government officials; and,
- (8) Prepare periodic status reports that keep THE ORGANIZATION informed as to the progress of the grants activities.

4. This Agreement can be terminated if J. O'CONNELL & ASSOCIATES, INC. breaches or violates any of the contract terms; both parties will attempt to negotiate a settlement that is acceptable to all parties. If an acceptable settlement or arrangement cannot be agreed upon by both J. O'CONNELL & ASSOCIATES, INC., and THE ORGANIZATION, each party will have available to them any and all appropriate legal remedies.

5. This Agreement may be terminated, at any time, by THE ORGANIZATION by providing notification in writing delivered via the U.S. mail, overnight courier service or in person, stating said contract is being terminated. THE ORGANIZATION will be responsible for payment to J. O'CONNELL & ASSOCIATES, INC. for all work performed until the Contractor receives such written termination.

6. This Agreement may not be changed, modified or altered except upon the express written consent of the parties hereto.

7. If THE ORGANIZATION requests the presence of J. O'CONNELL & ASSOCIATES, INC. at an out of town meeting, travel is billable at the IRS rate or coach class airfare (whichever is less). Out of town travel would be outside of the Western New York Area, or 200 miles round trip from the offices of J. O'CONNELL & ASSOCIATES, INC. In order for proposal development and the timely submission of grants, J. O'CONNELL & ASSOCIATES, INC. will also travel to THE ORGANIZATION upon prior notification and approval of the Supervisor of the Town of Somers. Travel expenses will be paid to J. O'CONNELL & ASSOCIATES, INC. by THE ORGANIZATION, upon presentation of receipts and prior approval of travel by THE ORGANIZATION. Travel expenses to include; transportation, lodging and meals.

8. J. O'CONNELL & ASSOCIATES, INC. is a professional grants consulting firm, and as such is an independent contractor, and in no way shall be deemed as an employee of THE ORGANIZATION.

Date: June 1, 2015

J. O'CONNELL & ASSOCIATES, INC.,  
GRANTS CONSULTANTS

BY Jean K. O'Connell  
JEAN K. O'CONNELL,  
PRESIDENT

Date: \_\_\_\_\_

TOWN OF SOMERS,

BY \_\_\_\_\_

RICK MORRISSEY,  
SUPERVISOR

## Barbara Sherry

---

**From:** Barbara Sherry  
**Sent:** Tuesday, September 29, 2015 8:05 AM  
**To:** 'Eric Morrissey'  
**Cc:** Kathie Pacella; 'Anthony Cirioco'; 'Bill Faulkner'; 'Richard Clinchy'; 'Rick Morrissey'; 'Tom Garrity'  
**Subject:** RE: BOAR

Good Morning Eric,

Thank you for the note expressing your interest in remaining on the Board of Assessment Review. At this point the only thing that needs to be done is for the Town Board to reappoint you, which will be done at next week's Regular Meeting.  
Thank you again.

Barbara J. Sherry  
Secretary to the Supervisor  
Rick Morrissey, Supervisor  
Town of Somers  
335 Route 202  
Somers, NY 10589  
phone: (914) 277-3637  
fax: (914) 276-0082  
bsherry@somersny.com

-----Original Message-----

From: Eric Morrissey  
Sent: Monday, September 28, 2015 6:02 PM  
To: Barbara Sherry <bsherry@somersny.com>  
Subject: BOAR

Hello Barbara,

I'm interested in joining the Somers BOAR for a full term. Please let me know next steps whenever you have a chance.

Best,  
Eric

Sent from my iPhone

OFFICE OF THE SUPERVISOR

**Town of Somers**

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589

Telephone  
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Fax  
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RICK MORRISSEY  
SUPERVISOR



August 25, 2015

Mr. Eric Morrissey

Somers NY 10589

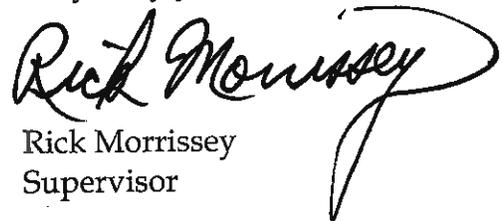
Dear Mr. Morrissey,

Your term on the Somers Assessment Board of Review expires on September 30, 2015. We sincerely appreciate your service on behalf of the Town of Somers.

If you are interested in being considered for reappointment for a new term please notify me in at your earliest convenience.

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

Very truly yours,

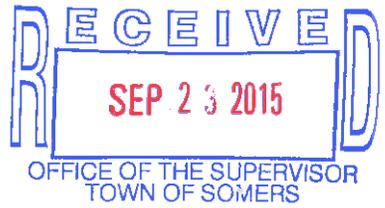
  
Rick Morrissey  
Supervisor

RM/bj

C: Town Board

F/Z/SUPERVISOR/BOARD.MISC.

Det Agenda  
C-TBTC  
TA



September 21, 2015

Bob Kehoe  
Director of Finance  
Town of Somers  
335 Route 22  
Somers, NY 10589

Dear Bob,

Please accept this letter as formal notification that I am leaving my position with Town of Somers on October 2nd.

Thank you for the opportunities you have provided me during my time with the company.

If I can be of any assistance during this transition, please let me know.

Regards,  
  
Joye Mintzes

Oct Agenda a- TB TA (clockers) 9/21/15

PLANNING AND ENGINEERING DEPARTMENTS

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

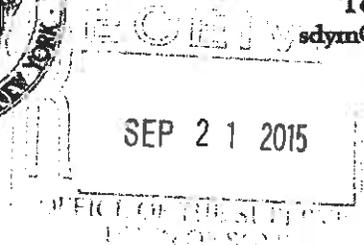
Town of Somers  
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE  
385 ROUTE 302  
SOMERS, NY 10589  
www.somersny.com

Steven Woelfle  
Principal Engineering Technician  
swoelfle@somersny.com



Syrette Dym, AICP  
Town Planner  
sdym@somersny.com



Date: September 21, 2015

To: Town Board  
Planning Board  
Town Clerk  
Town Attorney  
Director of Planning  
Consulting Town Engineer  
File

Open Space Committee  
Fire Prevention Bureau  
Somers Police Department  
Park and Recreation Board

From: Planning Department

Re: The following is submitted for your Review and Comment:

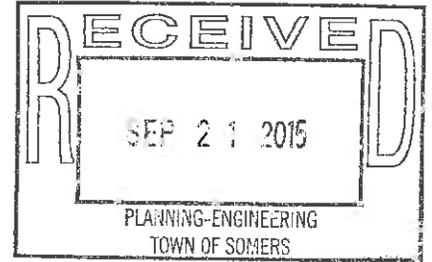
Project Name: Somers Pointe Country Club  
Plan: See Cover Letter  
Dated: September 21, 2015  
Prepared by: John Petroccione, P.E.

Referral is made under the provisions of the following regulations:

- 1. Informal Discussion: \_\_\_\_\_
- 2. Final Subdivision Approval: \_\_\_\_\_
- 3. Preliminary Subdivision: \_\_\_\_\_
- 4. Site Plan: \_\_\_\_\_ X \_\_\_\_\_
- 5. Wetland Activity Permit:  
Administrative  
Planning Board  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 6. Steep Slope Permit:  
Administrative  
Planning Board  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 7. Other: Petition for Zoning Text Amendment

**John Petroccione, P.E.**  
**129 Neptune Drive**  
**Monroe, NY 10950**  
**(845) 782-7725**

September 21, 2015



Planning Board  
Town of Somers  
335 Route 202  
Somers, NY 10589

Re: *Somers Pointe Site Plan Application – New Pool and Tennis Courts*  
Tax Lot 6.17-20-1.21  
Somers Pointe Country Club

Dear Planning Board Members,

On behalf of the Somers Pointe Country Club (the Club), please accept this letter and accompanying proposed site plan to serve as the Club's application for the above referenced submittal. We respectfully request that this matter be placed on the October 14, 2015 Town of Somers Planning Board meeting.

Please note that we are submitting a simultaneous package to the Town of Somers Town Board with a Petition for Zoning Text Amendment to amend the Town of Somers zoning code to clarify that certain recreational facilities within a Designed Residential Development (DRD) district need not be limited to use primarily by residents of the DRD district, along with and Environmental Assessment Form and Project Narrative for Zoning Text Amendment and Site Plan Approval (EAF).

Enclosed please find 14 copies of each of the Site Plan Application, along with the same number of courtesy copies of the Petition for Zoning Text Amendment and EAF.

If you have any questions please give me a call.

Regards,



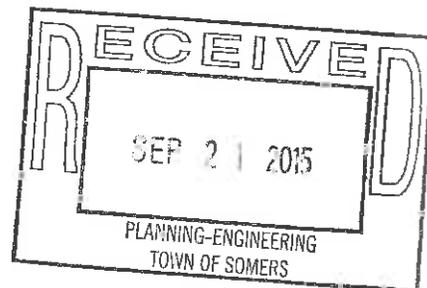
John Petroccione, P.E.

Cc: Planning Board Town Attorney Joseph Eriole  
Town of Somers Town Board  
Town Board Town Attorney Roland Baroni, Jr.  
Director of Planning Syrette Dym

Christine Leas  
Direct Dial: (646) 378-7267  
cleas@sprlaw.com

September 21, 2015

Town Board  
Town of Somers  
335 Route 202  
Somers, NY 10589



Re: *Somers Pointe Zoning Text Amendment*  
Tax Lot 6.17-20-1.21  
Somers Pointe Country Club

Dear Town Board Members,

On behalf of the Somers Pointe Country Club (the Club), please accept this Petition for Zoning Text Amendment to amend the Town of Somers zoning code to clarify that certain recreational facilities within a Designed Residential Development (DRD) district need not be limited to use primarily by residents of the DRD district. Also submitted herewith is Environmental Assessment Form and Project Narrative for Zoning Text Amendment and Site Plan Approval (EAF). Ten copies of each are enclosed.

We respectfully request that this matter be placed on the agenda for the Town of Somers Town Board October 8, 2015 meeting.

Please note that we are submitting a simultaneous package to the Town of Somers Planning Board for site plan approval. A copy of the proposed site plan is an addendum to the EAF.

If you have any questions please give me a call.

Regards,

Christine Leas

Cc: Town Board Town Attorney Roland Baroni, Jr.  
Town of Somers Planning Board  
Planning Board Town Attorney Joseph Eriole  
Director of Planning Syrette Dym

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

----- X  
Petition of

SOMERS POINTE COUNTY CLUB

For an Amendment of the Zoning Code of the Town of  
Somers Regarding Permitted Uses in Designated  
Residential Development Districts

----- X

SOMERS POINTE COUNTRY CLUB, by its attorneys, Sive Paget & Riesel, P.C.

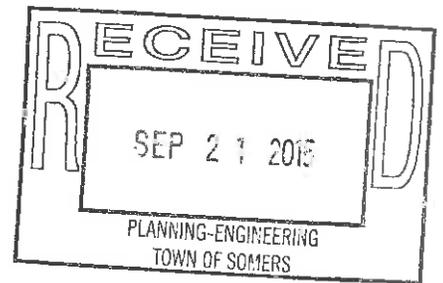
respectfully petitions the Town Board of the Town of Somers, as follows:

#### INTRODUCTION

1. SOMERS POINTE COUNTRY CLUB ("Somers Pointe") is the owner of certain real property in the Town of Somers (the "Town") located at 1000 West Hill Drive and bearing Tax Assessment Map designations 6.17-20-1.21 (the "Property"). The Property is currently designated on the Town of Somers Zoning Map ("Zoning Map") as being located in the Heritage Hills Designed Residential Development ("DRD") District ("Heritage Hills"), as well as partially in the Groundwater Protection Overlay District.

2. By this Petition, Somers Pointe seeks to amend the Town of Somers Zoning Code ("Zoning Code") to allow for tennis courts and swimming pools to remain as permitted principal uses within the DRD district, but to be for the use by the general public, rather than being primarily for the residents of the DRD district. The other uses allowed in this district, such as golf courses, would retain the existing limitation on membership.

3. Assuming adoption of this limited amendment, Somers Pointe will seek to construct: a new swimming pool (approximately 50 feet x 30 feet) and a new cabana building (approximately 70 feet x 50 feet) adjacent to the existing golf clubhouse and an existing storage



PETITION

building; two new tennis courts between West Hills Road and an existing access roadway in front of the golf clubhouse; and new associated parking, as described below, to provide additional recreational opportunities. The proposed pool and tennis courts will be available for use only by those holding a limited number of memberships, which will be offered to the general public. The new swimming pool, cabana building, tennis courts and associated parking would not require modifications or alterations to any of the existing facilities or infrastructure serving those facilities (e.g., water). The existing parking area would be expanded to accommodate parking for members of the proposed pool and tennis courts.

4. The layout of the proposed facilities is substantially the same as shown on the Site Plan for the property that was approved by the Town Planning Board over 30 years ago. A new Site Plan application had been submitted to the Planning Board earlier this year, but review thereof has been suspended pending submission of the petition to amend the Zoning Code to allow the change in membership provisions. The proposed facility layout in this Site Plan application reflects minor modifications to the pool and cabana building dimensions from the previously approved Site Plan, as well as a reduction from three approved tennis courts to only two proposed tennis courts.

5. Accordingly, the proposed zoning text amendment does not affect the type of uses that have been designated for the DRD district since its adoption in 1972, will aid construction of facilities that were approved for construction in 1986, and will yield significant benefits to the Town of Somers through increased seasonal employment opportunities in operating the new facilities and increased recreational activities, without significant negative impacts.

#### THE PROPERTY

6. Somers Pointe Country Club is a privately owned 27-hole golf facility located

within the Heritage Hills community in the Town of Somers. The club also features a clubhouse which houses a restaurant, fully stocked pro shop, and extensive practice facilities.

7. The Somers Pointe golf course is operated on a membership basis. There are currently 189 memberships, of which 159 are single person memberships and 30 are family memberships. The family memberships include an average family size of 4 people, resulting in a total of approximately 280 members. Approximately 75% of these memberships are currently held by Heritage Hills residents.

8. If the new pool and tennis courts provisions in the Town Code are adopted, Somers Pointe anticipates offering three types of membership. The first type would be a “golf only” membership identical to the current golf membership with the same 190 memberships available. The second type would be a “pool” membership allowing for full use of the swimming pool and tennis courts. Lastly, a “golf and pool” membership would be offered, allowing for the use of the golf course, swimming pool and tennis courts.

9. Somers Pointe expects to offer a total of 100 pool memberships, fewer than the 106 person capacity for a pool of the proposed size and depth, pursuant to New York State regulations (10 NYCRR 6-1.20) and Westchester County Sanitary Code § 873.1220, in order to maximize a favorable swimming experience. The 100 memberships would be made available to golf members and Heritage Hills residents, as well as to members of the general public. The combined “golf and pool” membership would not be additional to the above noted memberships, but instead would be counted as one golf membership and one pool membership.

#### PROPOSED AMENDMENT TO ZONING CODE

10. The Zoning Code currently provides that the permitted principal uses within a designed residential development are limited to ten categories listed therein. *See* Town Code §

170-12(C). The proposed amendment to the Zoning Code is shown in Exhibit A attached to this petition.

11. The proposed amendment to the Zoning Code would revise Town Code § 170-12(C)(5) which describes permitted principal uses as “Golf courses, swimming pools, tennis courts, riding stables and general recreational and athletic facilities intended primarily for the use of the residents of the designed residential development.” The proposed amendment to Town Code § 170-12(C)(5) would not include in that provision swimming pools and tennis courts, but would retain the language stipulating that the golf courses, riding stables and general recreational and athletic facilities are intended primarily for the use of residents of the DRD district. Those two uses (swimming pools and tennis courts) would be instead set forth in a new Town Code § 170-12(C)(6) that would not include the limitation that the use be primarily for residents of the DRD district. The full text of the proposed amendment is annexed hereto as Exhibit A.

12. The overall effect of the proposed amendment to the Zoning Code would be to allow for operation of swimming pools and tennis courts in the DRD district without requirements that any certain portion of the users of the facilities reside in the DRD district. Golf course, riding stable and general recreational and athletic facility uses located in DRD districts would continue to be limited for the primary use of the residents of the DRD district. Overall, this amendment would allow for more outdoor recreational activities for residents living elsewhere in Somers.

#### HERITAGE HILLS DESIGNED RESIDENTIAL DEVELOPMENT

13. In 1972, a special permit was granted for “Heritage Hills of Westchester,” permitting construction of up to 3,100 dwellings on 836 acres. The DRD area was later expanded to 1,109 acres and the maximum permitted density was reduced to 2,956 dwellings, of which

Dated: New York, New York  
September 21, 2015

SIVE PAGET & RIESEL, P.C.

By:

A handwritten signature in black ink, appearing to read 'M. Chertok', is written over a horizontal line.

Mark A. Chertok

Christine Leas

Attorneys for Somers Pointe Country Club

460 Park Avenue, 10th Floor

New York, New York 10022

(212) 421-2150

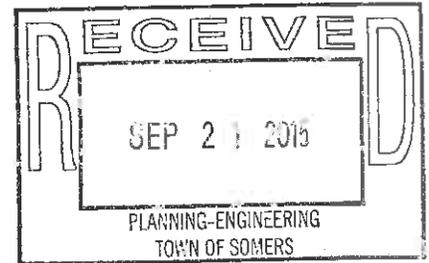
### 170.12 Designed Residential Development

C. Permitted uses. The permitted principal uses within a designed residential development shall be limited to those specified below. Permitted accessory uses shall be the same as those for all other properties in residence districts, as set forth in § 170-11 of this chapter. Separate special exception use permits are not required for any permitted use within a designed residential development if such use was shown on the approved general land use and development plan for the entire development; provided, however, that site development plan approval shall still be required.

- (1) Single-family detached dwelling units.
- (2) Single-family attached, including semidetached, and multifamily dwelling units in structures containing not more than six units each.
- (3) Schools and other public facilities.
- (4) Buildings for religious worship, parish house and/or buildings for religious education.
- ~~(5) Golf courses, swimming pools, tennis courts, riding stables and general recreational and athletic facilities intended primarily for the use of the residents of the designed residential development.~~  
(5) Golf courses, riding stables and general recreational and athletic facilities intended primarily for the use of the residents of the designed residential development.
- (6) Swimming pools and tennis courts.
- ~~(6)-(7) Structures and facilities for arts and crafts and for cultural, community and social activities intended primarily for the use of residents of the designed residential development.~~
- ~~(7)-(8) Flower and nursery gardens, the raising of fruit and vegetable crops and the keeping of animals in a common area designated for such purpose on the general land use and development plan, when such activities are primarily for the enjoyment and/or use of residents of the designed residential development.~~
- ~~(8)-(9) Water supply, sewerage and other utility systems servicing the designed residential development.~~
- ~~(9)-(10) Storage and maintenance structures and areas for materials and equipment for the proper upkeep of the designed residential development.~~
- ~~(10)-(11) Temporary construction facilities, model areas and marketing pavilions needed during the course of constructing and marketing the designed residential development. These facilities must conform to setback requirements of this section.~~

**Somers Pointe**  
Project Narrative  
Somers, New York  
September 21, 2015

John Petroccione, P.E.  
129 Neptune Drive  
Monroe, NY 10950  
(845) 782-7725



## **THE PROPOSED ACTION**

Somers Pointe Country Club ("Somers Pointe") is the owner of certain real property in the Town of Somers (the "Town") located at 1000 West Hill Drive and bearing Tax Assessment Map designation 6.17-20-1.21 (the "Property"). The Property is currently designated on the Town of Somers Zoning Map ("Zoning Map") as being located in the Heritage Hills Designed Residential Development ("DRD") District ("Heritage Hills"), as well as partially in the Groundwater Protection Overlay District.

Somers Pointe owns a private 27-hole golf facility located within the Heritage Hills community in the Town. The club also features a clubhouse which houses a restaurant, fully stocked pro shop, and extensive practice facilities.

Somers Pointe seeks to amend the Town of Somers Zoning Code ("Zoning Code") to allow for swimming pools and tennis courts to remain as permitted principal uses within the DRD district, but to be for the use by the general public, rather than being primarily for the residents of the DRD district. The other uses allowed in this district, such as golf courses, would retain the existing limitation on membership.

Assuming adoption of this limited amendment, Somers Pointe will seek to construct: a new swimming pool (approximately 50 feet x 30 feet) and a new cabana building (approximately 70 feet x 50 feet) adjacent to the existing golf clubhouse and an existing storage building; two new tennis courts; and new associated parking, as described below, to provide additional recreational opportunities. The proposed pool and tennis courts would be made available to persons holding a membership, which would be offered to the general public but be limited in number. The new swimming pool, cabana building, tennis courts and associated parking would not require modifications or alterations to any of the existing facilities or infrastructure serving those facilities (e.g., water). The existing parking area would be expanded to accommodate parking for members of the proposed pool and tennis courts.

The layout of the proposed facilities is substantially the same as shown on the Site Plan for the property that was approved by the Town Planning Board over 30 years ago. A new site Plan application had been submitted to the Planning Board earlier this year, but review thereof has been suspended pending submission of the petition to amend the Zoning Code to allow the change in membership provisions. The proposed facility layout in this Site Plan application reflects minor modifications to the pool and cabana building dimensions from the previously

approved Site Plan, as well as a reduction from three approved tennis courts to only two proposed tennis courts.

### **PROPOSED AMENDMENT TO ZONING CODE**

The Zoning Code currently provides that the permitted principal uses within a designed residential development are limited to ten categories listed therein. See Town Code § 170-12(C).

The proposed amendment to the Zoning Code would revise Town Code § 170-12(C)(5), which describes permitted principal uses as “Golf courses, swimming pools, tennis courts, riding stables and general recreational and athletic facilities intended primarily for the use of the residents of the designed residential development.” The proposed amendment to Town Code § 170-12(C)(5) would not include in that provision swimming pools and tennis courts, but would retain the language stipulating that the golf courses, riding stables and general recreational and athletic facilities are intended primarily for the use of residents of the designed residential development. Those two uses (swimming pools and tennis courts) would be instead set forth in a new Town Code § 170-12(C)(6) that would not include the limitation that the use be primarily for residents of the DRD district. The full text of the proposed amendment is annexed hereto as Exhibit A attached to this environmental assessment form (“EAF”).

### **THE PROPOSED SITE PLAN**

The Somers Pointe golf course is operated on a membership basis. There are currently 189 memberships, of which 159 are single person memberships and 30 are family memberships. The family memberships include an average family size of 4 people, resulting in a total of approximately 280 members. Approximately 75% of these memberships are currently held by Heritage Hills residents.

If the new pool and tennis courts provisions in the Town Code are adopted, Somers Pointe anticipates offering three types of membership. The first type would be a “golf only” membership identical to the current golf membership with the same 190 memberships available. The second type would be a “pool” membership allowing for full use of the swimming pool and tennis courts. Lastly, a “golf and pool” membership would be offered, allowing for the use of the golf course, swimming pool and tennis courts.

Somers Pointe expects to offer a total of 100 pool memberships, fewer than the 106 person capacity for a pool of the proposed size and depth, pursuant to New York State regulations (10 NYCRR 6-1.20) and Westchester County Sanitary Code § 873.1220, in order to maximize a favorable swimming experience. The 100 memberships would be made available to golf members and Heritage Hills residents, as well as to members of the general public. The combined “golf and pool” membership would not be additional to the above noted memberships, but instead would be counted as one golf membership and one pool membership.

A site plan application has been submitted to the Town of Somers Planning Board, and is provided as an Addendum to the EAF.

## **SPECIFIC ADDITIONS TO THE EAF**

Section D.2.c: The proposed stormwater impact has been evaluated and the site plan includes a stormwater management design that has been prepared to ensure compliance of the development with current New York State Department of Environmental Conservation ("NYSDEC") regulations and the SPDES General Permit for Stormwater Discharges from Construction Activity. Stormwater runoff from the area of development would be captured in a proposed collection system and conveyed to proposed infiltration areas to be constructed under the proposed parking lots. Stormwater flow off-site would not increase from current conditions.

Section D.2.j. The proposed parking for the project has been evaluated based upon the above membership information, and the needs of the existing restaurant. Two new parking lots, accessed via an extension of the existing site driveway, are proposed for construction to accommodate the anticipated additional users of the site. In addition, several areas of "land banked" parking are also proposed. These areas have been provided to indicate the ability to accommodate the number of parking spaces required by the Town Code. However, as discussed further below, the applicant anticipates significantly less parking would actually be utilized; therefore the additional spaces are proposed as land banked, not to be constructed at this time. The land required for the construction of the spaces would remain undeveloped and available for the construction of these spaces should the need for additional parking be found in the future.

The calculations in the site plans (Sheet 2) reflect a total of 161 required spaces under the Somers Town code to accommodate the existing facilities. The calculations also indicate that the site currently has only 111 existing parking spaces. The current operation of the golf course and restaurant allows the benefit of evaluation of the existing parking to serve these uses. Although the provided spaces fall short of the Code requirements, the parking area are never fully utilized, thus demonstrating the adequacy of the parking for current operations; this is shown by the parking utilization study described below. The proposed swimming pool parking has been evaluated based upon the maximum occupancy of 106 persons, per the Health Code. The Town Code requires the provision of 1 space per three people for the pool, resulting in the need for 36 new spaces. Based on the parking utilization study that was conducted this summer, the applicant believes that the provision of 38 new spaces, with the provision of 50 land banked spaces would adequately serve the proposed conditions of the site.

Somers Pointe staff conducted a parking utilization study from June 5, 2015 until July 4, 2015, including the peak July 4th weekend. The staff counted the number of vehicles in the parking area every 30 minutes for every day that the Country Club was open (Tuesday through Sunday). For every single day, even at the busiest times of the day, the number of vehicles in the parking area was well below the maximum capacity. The most number of vehicles in the parking area observed at any given time was 70 cars on July 3, 2015. This indicates that, even at the busiest time of the year, there was substantial excess capacity of 41 parking spaces, or a utilization of approximately 63 percent (70 of 111 spaces). Applying this utilization ratio to the number of spaces proposed for the new pool and tennis courts, only 22 (63 percent of 35 spaces) would be needed. The applicant has proposed an additional 38 new spaces, with an additional 50 land banked spaces.

In addition to the parking requirements, potential traffic impacts have also been considered. The guidance provided by the DEC in answering Item D.2.j of the Long Form EAF, "Will the project action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?" indicates that that in the preparation of the EAF, the project should be evaluated to determine if it would generate more than 100 peak hour vehicle trips. If the anticipated peak hour trips is less than 100, the project would not result in a significant increase in traffic. "Swimming Pool" is not a use presented in the SEQRA guidance documents, nor is trip generation for the use well documented. It is not included in the ITE use categories, however, the City of San Diego, Land Development Code, Trip Generation Manual is one of the few documents found providing guidance. This manual specifies a trip generation rate of 3.1 trips per parking space per day. The resultant calculation would generate a total of 112 trips per day for the proposed pool, indicated far less than the 100 peak hour trips threshold would be achieved. As a simpler method of analysis, if 100% of the pool users (36 vehicles) arrive during the morning peak hour and 100% of the 36 vehicles leave during the afternoon peak hour, the project would still generate less than the 100 peak hour trips threshold. The two tennis courts would not be expected to generate more than 8 trips in any hour, even assuming that the courts were used for doubles and each player used a separate vehicle. Thus, even assuming the unlikely scenarios described above, the maximum number of trips during a peak hour would be no more than 80, still less than 100 trips in a peak hour. Based upon the above, Item D.2.j has been marked to indicate "No" potential traffic impacts are anticipated.

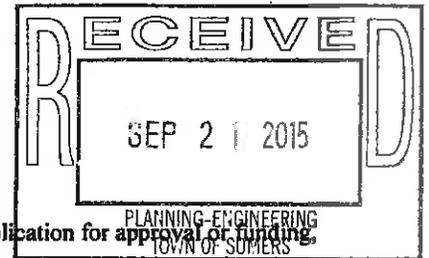
# EXHIBIT A

## 170.12 Designed Residential Development

C. Permitted uses. The permitted principal uses within a designed residential development shall be limited to those specified below. Permitted accessory uses shall be the same as those for all other properties in residence districts, as set forth in § 170-11 of this chapter. Separate special exception use permits are not required for any permitted use within a designed residential development if such use was shown on the approved general land use and development plan for the entire development; provided, however, that site development plan approval shall still be required.

- (1) Single-family detached dwelling units.
- (2) Single-family attached, including semidetached, and multifamily dwelling units in structures containing not more than six units each.
- (3) Schools and other public facilities.
- (4) Buildings for religious worship, parish house and/or buildings for religious education.
- ~~(5) Golf courses, swimming pools, tennis courts, riding stables and general recreational and athletic facilities intended primarily for the use of the residents of the designed residential development.~~  
(5) Golf courses, riding stables and general recreational and athletic facilities intended primarily for the use of the residents of the designed residential development.
- ~~(6) Swimming pools and tennis courts.~~
- ~~(6)-(7)~~ Structures and facilities for arts and crafts and for cultural, community and social activities intended primarily for the use of residents of the designed residential development.
- ~~(7)-(8)~~ Flower and nursery gardens, the raising of fruit and vegetable crops and the keeping of animals in a common area designated for such purpose on the general land use and development plan, when such activities are primarily for the enjoyment and/or use of residents of the designed residential development.
- ~~(8)-(9)~~ Water supply, sewerage and other utility systems servicing the designed residential development.
- ~~(9)-(10)~~ Storage and maintenance structures and areas for materials and equipment for the proper upkeep of the designed residential development.
- ~~(10)-(11)~~ Temporary construction facilities, model areas and marketing pavilions needed

**Full Environmental Assessment Form  
Part 1 - Project and Setting**



**Instructions for Completing Part 1**

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

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

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

**A. Project and Sponsor Information.**

Name of Action or Project: Somers Pointe		
Project Location (describe, and attach a general location map): 1000 West Hills Drive, Somers, NY		
Brief Description of Proposed Action (include purpose or need): This proposed action seeks to first amend the Town of Somers Zoning Code to allow for tennis courts and swimming pools to remain as permitted principal uses within the Designed Residential Development district, but to be for the use by the general public, rather than being primarily for the residents of the Designed Residential Development district. Assuming adoption of this limited amendment, Somers Pointe Country Club will seek to construct: a new swimming pool (approximately 50 feet x 30 feet) and new accessory cabana building (approximately 70 feet x 50 feet) adjacent to the existing golf clubhouse; two new tennis courts; and new associated parking, to provide additional recreational activities. The proposed pool and tennis courts would be made available to persons holding a membership, which would be offered to the general public but be limited in number.		
Name of Applicant/Sponsor: Somers Pointe Country Club, LLC	Telephone: (646) 395-0815	E-Mail: sadie.chen@hna-holdings-ny.com
Address: 1180 Avenue of the Americas, Suite 200		
City/PO: New York	State: New York	Zip Code:
Project Contact (if not same as sponsor; give name and title/role): John Petroccione, P.E.	Telephone: (845) 782-7725	E-Mail: jpetroccionepe@yahoo.com
Address: 129 Neptune Drive		
City/PO: Monroe	State: New York	Zip Code: 10950
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Somers Town Board - Town of Somers Zoning Text Amendment	September 2015
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Somers Planning Board - Site Plan Approval	September 2015
c. City Council, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County Health Department - Swimming Pool Permit	January 2016
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity	November 2015
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

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

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

**C.2. Adopted land use plans.**

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

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

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

If Yes, identify the plan(s):

NYC Watershed Boundary

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

If Yes, identify the plan(s):

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**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
Designed Residential Development (DRD) District

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site?

**C.4. Existing community services.**

a. In what school district is the project site located? Somers Central School District

b. What police or other public protection forces serve the project site?  
Town of Somers Police

c. Which fire protection and emergency medical services serve the project site?  
Somers Volunteer Fire Department

d. What parks serve the project site?  
Reis Park, Koegel Park

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Construction of new, membership recreational facilities

b. a. Total acreage of the site of the proposed action? 68 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 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 3 Units: actively used rec. area

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed?  
iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: 8 months

- ii. If Yes:
- Total number of phases anticipated
  - Anticipated commencement date of phase 1 (including demolition) month year
  - Anticipated completion date of final phase month year
  - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures 1  
 ii. Dimensions (in feet) of largest proposed structure: 21 height; 46 width; and 70 length  
 iii. Approximate extent of building space to be heated or cooled: 3200 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:  
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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c. Will the proposed action use, or create a new demand for water?  Yes  No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 500 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
If Yes:

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

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
A service connection line will be installed to serve the proposed cabana building
- Source(s) of supply for the district: 5 groundwater wells

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
If Yes:

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

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

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

---

d. Will the proposed action generate liquid wastes?  Yes  No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 3000 gallons/day

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

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
If Yes:

- Name of wastewater treatment plant to be used: Heritage Hills Wastewater Treatment Plant
- Name of district: Heritage Hills Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 A service line will be installed for the proposed cabana building \_\_\_\_\_

---

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_

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e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ 1.3 acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ 68 acres (parcel size)  
 ii. Describe types of new point sources. roof leader discharge, collection system discharge

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iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
Stormwater runoff, from the area of development, will be captured in a proposed collection system and conveyed to the proposed infiltration areas to be constructed under the proposed parking lots. Stormwater runoff volume will not increase.  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_

• Will stormwater runoff flow to adjacent properties?  Yes  No

---

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

---

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
Proposed cabana building will include a hot water heater and swimming pool heater, as well as building heating system

---

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

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

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

---

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

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

---

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 Nominal

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
Consolidated Edison

iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

---

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

i. During Construction:		ii. During Operations:	
• Monday - Friday:	<u>7 a.m. to 6 p.m.</u>	• Monday - Friday:	<u>10 a.m. to 8 p.m.</u>
• Saturday:	<u>7 a.m. to 6 p.m.</u>	• Saturday:	<u>10 a.m. to 8 p.m.</u>
• Sunday:	<u>none</u>	• Sunday:	<u>10 a.m. to 8 p.m.</u>
• Holidays:	<u>none</u>	• Holidays:	<u>10 a.m. to 8 p.m.</u>

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:

---

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No

Describe: Some areas of existing wooded lands are being removed, reducing the existing noise barrier

---

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

8 LED pole lights mounted at 20' are proposed for the proposed parking lots, 6 LED carriage lights at 11' height are proposed to light walkways in the project area and 2 LED wall packs with a 12' mounting height are proposed at the cabana building for pool security lighting

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No

Describe: existing wooded lands are being removed, reducing the existing light barrier

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally describe proposed storage facilities: \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):

---

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): Existing Golf Course  
 ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertsypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.70	2.76	+1.06
• Forested	2.11	1.15	-0.96
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>maintained lawn area</u>	2.66	2.58	-0.10

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

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

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

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

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

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

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

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

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >8 feet

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

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

Charlton-Chatfield Complex	95 %
Charlton Loam	5 %
_____	_____ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >8 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 100 % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

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h. Surface water features.

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

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

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

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

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

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name unnamed pool at rear of parcel, about 2500' from work area Classification unclassified
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

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

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____          deer, squirrels, raccoons _____          _____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:            i. Describe the habitat/community (composition, function, and basis for designation): _____            ii. Source(s) of description or evaluation: _____            iii. Extent of community/habitat:                • Currently: _____ acres                • Following completion of project as proposed: _____ acres                • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If yes, give a brief description of how the proposed action may affect that use: _____          _____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>            i. If Yes: acreage(s) on project site? _____            ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:            i. Nature of the natural landmark:   <input type="checkbox"/> Biological Community   <input type="checkbox"/> Geological Feature            ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____            _____            _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:            i. CEA name: _____            ii. Basis for designation: _____            iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Mahopac Ave, Smith Ln, multiple Town parks/preserves</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Town designated scenic resource, Town Park</u>	
<i>iii.</i> Distance between project and resource: _____ minimum <u>0.75</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**F. Additional Information**

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

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

**G. Verification**

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

Applicant/Sponsor Name Somers Pointe Country Club Date 9-18-2015

Signature  Title \_\_\_\_\_

# SOMERS POINTE PARKING COUNTS

Date: July 4<sup>th</sup>

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

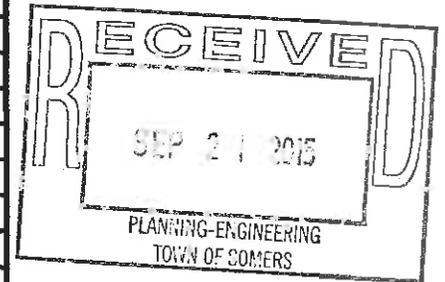
**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	2
7:00 AM	8
7:30 AM	24
8:00 AM	28
8:30 AM	32
9:00 AM	41
9:30 AM	41
10:00 AM	41
10:30 AM	50
11:00 AM	51
11:30 AM	46
12:00 PM	40
12:30 PM	44
1:00 PM	51
1:30 PM	46
2:00 PM	38
2:30 PM	41
3:00 PM	44

Time	# of cars parked
3:30 PM	41
4:00 PM	36
4:30 PM	28
5:00 PM	32
5:30 PM	41
6:00 PM	36
6:30 PM	20
7:00 PM	16
7:30 PM	16
8:00 PM	12
8:30 PM	6
9:00 PM	1
9:30 PM	0
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	



Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: July 3

Golf Club

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Restaurant

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	2
7:00 AM	6
7:30 AM	16
8:00 AM	22
8:30 AM	34
9:00 AM	44
9:30 AM	54
10:00 AM	62
10:30 AM	68
11:00 AM	70
11:30 AM	70
12:00 PM	68
12:30 PM	67
1:00 PM	67
1:30 PM	67
2:00 PM	66
2:30 PM	70
3:00 PM	60

Time	# of cars parked
3:30 PM	51
4:00 PM	50
4:30 PM	48
5:00 PM	42
5:30 PM	42
6:00 PM	40
6:30 PM	41
7:00 PM	36
7:30 PM	30
8:00 PM	16
8:30 PM	8
9:00 PM	0
9:30 PM	0
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date:     

     /      /     

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	0
7:00 AM	1
7:30 AM	6
8:00 AM	10
8:30 AM	14
9:00 AM	21
9:30 AM	21
10:00 AM	34
10:30 AM	36
11:00 AM	36
11:30 AM	36
12:00 PM	42
12:30 PM	44
1:00 PM	46
1:30 PM	36
2:00 PM	30
2:30 PM	27
3:00 PM	24

Time	# of cars parked
3:30 PM	22
4:00 PM	26
4:30 PM	31
5:00 PM	34
5:30 PM	34
6:00 PM	34
6:30 PM	30
7:00 PM	26
7:30 PM	24
8:00 PM	21
8:30 PM	18
9:00 PM	6
9:30 PM	0
10:00 PM	0
10:30 PM	0
11:00 PM	
11:30 PM	
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: July 1<sup>ST</sup>

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	1
7:00 AM	3
7:30 AM	10
8:00 AM	12
8:30 AM	12
9:00 AM	12
9:30 AM	16
10:00 AM	20
10:30 AM	21
11:00 AM	21
11:30 AM	30
12:00 PM	32
12:30 PM	40
1:00 PM	40
1:30 PM	40
2:00 PM	35
2:30 PM	35
3:00 PM	40

Time	# of cars parked
3:30 PM	32
4:00 PM	31
4:30 PM	42
5:00 PM	41
5:30 PM	41
6:00 PM	35
6:30 PM	35
7:00 PM	36
7:30 PM	31
8:00 PM	25
8:30 PM	17
9:00 PM	2
9:30 PM	0
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 30

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	0
7:00 AM	2
7:30 AM	5
8:00 AM	8
8:30 AM	12
9:00 AM	16
9:30 AM	19
10:00 AM	21
10:30 AM	21
11:00 AM	21
11:30 AM	28
12:00 PM	29
12:30 PM	29
1:00 PM	31
1:30 PM	36
2:00 PM	42
2:30 PM	31
3:00 PM	30

Time	# of cars parked
3:30 PM	19
4:00 PM	19
4:30 PM	21
5:00 PM	26
5:30 PM	27
6:00 PM	27
6:30 PM	27
7:00 PM	29
7:30 PM	29
8:00 PM	15
8:30 PM	14
9:00 PM	13
9:30 PM	11
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 28<sup>th</sup>

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	0
7:00 AM	2
7:30 AM	12
8:00 AM	16
8:30 AM	24
9:00 AM	26
9:30 AM	32
10:00 AM	41
10:30 AM	41
11:00 AM	41
11:30 AM	18
12:00 PM	36
12:30 PM	24
1:00 PM	24
1:30 PM	30
2:00 PM	27
2:30 PM	25
3:00 PM	18

Time	# of cars parked
3:30 PM	19
4:00 PM	26
4:30 PM	28
5:00 PM	32
5:30 PM	34
6:00 PM	41
6:30 PM	36
7:00 PM	32
7:30 PM	24
8:00 PM	19
8:30 PM	16
9:00 PM	7
9:30 PM	2
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 27

Golf Club

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Restaurant

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	1
6:30 AM	1
7:00 AM	12
7:30 AM	16
8:00 AM	16
8:30 AM	16
9:00 AM	21
9:30 AM	31
10:00 AM	34
10:30 AM	34
11:00 AM	41
11:30 AM	41
12:00 PM	46
12:30 PM	52
1:00 PM	52
1:30 PM	52
2:00 PM	44
2:30 PM	42
3:00 PM	42

Time	# of cars parked
3:30 PM	38
4:00 PM	34
4:30 PM	29
5:00 PM	36
5:30 PM	36
6:00 PM	39
6:30 PM	41
7:00 PM	41
7:30 PM	40
8:00 PM	40
8:30 PM	37
9:00 PM	16
9:30 PM	4
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 26<sup>th</sup>

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	0
7:00 AM	1
7:30 AM	7
8:00 AM	12
8:30 AM	16
9:00 AM	24
9:30 AM	24
10:00 AM	33
10:30 AM	36
11:00 AM	36
11:30 AM	41
12:00 PM	44
12:30 PM	34
1:00 PM	31
1:30 PM	31
2:00 PM	36
2:30 PM	31
3:00 PM	16

Time	# of cars parked
3:30 PM	27
4:00 PM	27
4:30 PM	31
5:00 PM	36
5:30 PM	39
6:00 PM	41
6:30 PM	41
7:00 PM	42
7:30 PM	37
8:00 PM	26
8:30 PM	19
9:00 PM	15
9:30 PM	12
10:00 PM	1
10:30 PM	0
11:00 PM	
11:30 PM	
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

**SOMERS POINTE PARKING COUNTS**

Date: June 25<sup>th</sup>

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	0
7:00 AM	1
7:30 AM	4
8:00 AM	9
8:30 AM	16
9:00 AM	16
9:30 AM	16
10:00 AM	21
10:30 AM	24
11:00 AM	31
11:30 AM	31
12:00 PM	33
12:30 PM	34
1:00 PM	29
1:30 PM	28
2:00 PM	31
2:30 PM	34
3:00 PM	19

Time	# of cars parked
3:30 PM	18
4:00 PM	15
4:30 PM	26
5:00 PM	29
5:30 PM	30
6:00 PM	30
6:30 PM	27
7:00 PM	26
7:30 PM	21
8:00 PM	19
8:30 PM	6
9:00 PM	3
9:30 PM	1
10:00 PM	1
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	0
12:30 AM	0
1:00 AM	0
1:30 AM	0

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 24/11

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	0
7:00 AM	1
7:30 AM	12
8:00 AM	12
8:30 AM	12
9:00 AM	12
9:30 AM	12
10:00 AM	14
10:30 AM	14
11:00 AM	16
11:30 AM	19
12:00 PM	22
12:30 PM	37
1:00 PM	37
1:30 PM	32
2:00 PM	32
2:30 PM	32
3:00 PM	32

Time	# of cars parked
3:30 PM	41
4:00 PM	47
4:30 PM	44
5:00 PM	44
5:30 PM	44
6:00 PM	46
6:30 PM	51
7:00 PM	52
7:30 PM	41
8:00 PM	41
8:30 PM	36
9:00 PM	12
9:30 PM	0
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	0
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 23<sup>rd</sup>

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	1
7:00 AM	1
7:30 AM	4
8:00 AM	5
8:30 AM	16
9:00 AM	16
9:30 AM	16
10:00 AM	16
10:30 AM	21
11:00 AM	21
11:30 AM	24
12:00 PM	24
12:30 PM	24
1:00 PM	23
1:30 PM	22
2:00 PM	19
2:30 PM	18
3:00 PM	18

Time	# of cars parked
3:30 PM	16
4:00 PM	21
4:30 PM	24
5:00 PM	26
5:30 PM	30
6:00 PM	29
6:30 PM	31
7:00 PM	28
7:30 PM	24
8:00 PM	19
8:30 PM	8
9:00 PM	5
9:30 PM	1
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	0
12:30 AM	0
1:00 AM	0
1:30 AM	0

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 21

Golf Club

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Restaurant

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	3
7:00 AM	6
7:30 AM	9
8:00 AM	14
8:30 AM	19
9:00 AM	25
9:30 AM	25
10:00 AM	31
10:30 AM	36
11:00 AM	41
11:30 AM	45
12:00 PM	52
12:30 PM	56
1:00 PM	56
1:30 PM	53
2:00 PM	50
2:30 PM	46
3:00 PM	46

Time	# of cars parked
3:30 PM	4
4:00 PM	4
4:30 PM	33
5:00 PM	30
5:30 PM	23
6:00 PM	23
6:30 PM	23
7:00 PM	15
7:30 PM	15
8:00 PM	18
8:30 PM	70
9:00 PM	17
9:30 PM	7
10:00 PM	10
10:30 PM	8
11:00 PM	8
11:30 PM	2
12:00 AM	0
12:30 AM	0
1:00 AM	0
1:30 AM	0

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 20<sup>th</sup>

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	9
7:00 AM	10
7:30 AM	12
8:00 AM	17
8:30 AM	24
9:00 AM	32
9:30 AM	31
10:00 AM	41
10:30 AM	46
11:00 AM	52
11:30 AM	52
12:00 PM	57
12:30 PM	47
1:00 PM	36
1:30 PM	36
2:00 PM	34
2:30 PM	31
3:00 PM	30

Time	# of cars parked
3:30 PM	17
4:00 PM	17
4:30 PM	21
5:00 PM	21
5:30 PM	26
6:00 PM	30
6:30 PM	32
7:00 PM	30
7:30 PM	18
8:00 PM	18
8:30 PM	17
9:00 PM	6
9:30 PM	6
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	0
12:30 AM	0
1:00 AM	0
1:30 AM	0

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 19

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	2
7:00 AM	2
7:30 AM	8
8:00 AM	11
8:30 AM	11
9:00 AM	15
9:30 AM	15
10:00 AM	15
10:30 AM	21
11:00 AM	26
11:30 AM	31
12:00 PM	31
12:30 PM	35
1:00 PM	37
1:30 PM	42
2:00 PM	41
2:30 PM	46
3:00 PM	46

Time	# of cars parked
3:30 PM	50
4:00 PM	50
4:30 PM	43
5:00 PM	42
5:30 PM	37
6:00 PM	30
6:30 PM	30
7:00 PM	26
7:30 PM	26
8:00 PM	17
8:30 PM	14
9:00 PM	9
9:30 PM	5
10:00 PM	1
10:30 PM	-
11:00 PM	0
11:30 PM	0
12:00 AM	0
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 18

Golf Club

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Restaurant

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	1
7:00 AM	1
7:30 AM	4
8:00 AM	7
8:30 AM	16
9:00 AM	16
9:30 AM	21
10:00 AM	24
10:30 AM	31
11:00 AM	32
11:30 AM	32
12:00 PM	26
12:30 PM	26
1:00 PM	24
1:30 PM	24
2:00 PM	24
2:30 PM	20
3:00 PM	19

Time	# of cars parked
3:30 PM	14
4:00 PM	21
4:30 PM	24
5:00 PM	26
5:30 PM	34
6:00 PM	36
6:30 PM	37
7:00 PM	34
7:30 PM	19
8:00 PM	18
8:30 PM	6
9:00 PM	3
9:30 PM	1
10:00 PM	0
10:30 PM	
11:00 PM	
11:30 PM	
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 17

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	0
7:00 AM	1
7:30 AM	3
8:00 AM	7
8:30 AM	7
9:00 AM	7
9:30 AM	9
10:00 AM	9
10:30 AM	9
11:00 AM	9
11:30 AM	13
12:00 PM	15
12:30 PM	15
1:00 PM	16
1:30 PM	14
2:00 PM	15
2:30 PM	20
3:00 PM	20

Time	# of cars parked
3:30 PM	24
4:00 PM	21
4:30 PM	28
5:00 PM	34
5:30 PM	34
6:00 PM	34
6:30 PM	38
7:00 PM	40
7:30 PM	35
8:00 PM	35
8:30 PM	12
9:00 PM	10
9:30 PM	4
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 16

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	1
7:00 AM	3
7:30 AM	4
8:00 AM	4
8:30 AM	12
9:00 AM	12
9:30 AM	16
10:00 AM	17
10:30 AM	24
11:00 AM	24
11:30 AM	31
12:00 PM	33
12:30 PM	41
1:00 PM	48
1:30 PM	34
2:00 PM	31
2:30 PM	25
3:00 PM	19

Time	# of cars parked
3:30 PM	18
4:00 PM	14
4:30 PM	12
5:00 PM	18
5:30 PM	22
6:00 PM	24
6:30 PM	24
7:00 PM	24
7:30 PM	19
8:00 PM	17
8:30 PM	13
9:00 PM	11
9:30 PM	0
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	0
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 14

Golf Club

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Restaurant

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	1
6:30 AM	1
7:00 AM	4
7:30 AM	12
8:00 AM	19
8:30 AM	24
9:00 AM	24
9:30 AM	31
10:00 AM	33
10:30 AM	36
11:00 AM	41
11:30 AM	52
12:00 PM	54
12:30 PM	54
1:00 PM	42
1:30 PM	26
2:00 PM	49
2:30 PM	47
3:00 PM	46

Time	# of cars parked
3:30 PM	42
4:00 PM	36
4:30 PM	33
5:00 PM	37
5:30 PM	41
6:00 PM	44
6:30 PM	38
7:00 PM	34
7:30 PM	32
8:00 PM	20
8:30 PM	14
9:00 PM	6
9:30 PM	3
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	0
12:30 AM	0
1:00 AM	0
1:30 AM	0

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 13

Golf Club

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Restaurant

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	0
7:00 AM	0
7:30 AM	5
8:00 AM	10
8:30 AM	10
9:00 AM	13
9:30 AM	12
10:00 AM	22
10:30 AM	24
11:00 AM	35
11:30 AM	41
12:00 PM	45
12:30 PM	45
1:00 PM	47
1:30 PM	45
2:00 PM	41
2:30 PM	44
3:00 PM	44

Time	# of cars parked
3:30 PM	42
4:00 PM	41
4:30 PM	35
5:00 PM	30
5:30 PM	30
6:00 PM	24
6:30 PM	22
7:00 PM	19
7:30 PM	17
8:00 PM	12
8:30 PM	5
9:00 PM	3
9:30 PM	1
10:00 PM	1
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 12

Golf Club

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Restaurant

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	0
7:00 AM	4
7:30 AM	6
8:00 AM	10
8:30 AM	16
9:00 AM	21
9:30 AM	21
10:00 AM	19
10:30 AM	30
11:00 AM	36
11:30 AM	40
12:00 PM	41
12:30 PM	42
1:00 PM	36
1:30 PM	33
2:00 PM	30
2:30 PM	39
3:00 PM	42

Time	# of cars parked
3:30 PM	40
4:00 PM	39
4:30 PM	47
5:00 PM	39
5:30 PM	41
6:00 PM	36
6:30 PM	39
7:00 PM	26
7:30 PM	27
8:00 PM	19
8:30 PM	18
9:00 PM	11
9:30 PM	2
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	0
12:30 AM	0
1:00 AM	0
1:30 AM	0

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 11

Golf Club

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Restaurant

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	0
7:00 AM	0
7:30 AM	2
8:00 AM	5
8:30 AM	8
9:00 AM	8
9:30 AM	8
10:00 AM	11
10:30 AM	14
11:00 AM	15
11:30 AM	16
12:00 PM	17
12:30 PM	14
1:00 PM	17
1:30 PM	17
2:00 PM	23
2:30 PM	20
3:00 PM	20

Time	# of cars parked
3:30 PM	28
4:00 PM	18
4:30 PM	16
5:00 PM	17
5:30 PM	14
6:00 PM	11
6:30 PM	8
7:00 PM	4
7:30 PM	4
8:00 PM	2
8:30 PM	2
9:00 PM	1
9:30 PM	1
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 10<sup>th</sup>

Golf Club

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Restaurant

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	1
7:00 AM	1
7:30 AM	6
8:00 AM	16
8:30 AM	18
9:00 AM	18
9:30 AM	18
10:00 AM	22
10:30 AM	23
11:00 AM	25
11:30 AM	31
12:00 PM	26
12:30 PM	29
1:00 PM	31
1:30 PM	31
2:00 PM	21
2:30 PM	20
3:00 PM	20

Time	# of cars parked
3:30 PM	24
4:00 PM	30
4:30 PM	36
5:00 PM	40
5:30 PM	40
6:00 PM	36
6:30 PM	31
7:00 PM	31
7:30 PM	27
8:00 PM	21
8:30 PM	19
9:00 PM	18
9:30 PM	11
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	0
12:30 AM	0
1:00 AM	0
1:30 AM	0

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 9

Golf Club

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Restaurant

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	0
7:00 AM	1
7:30 AM	4
8:00 AM	6
8:30 AM	8
9:00 AM	16
9:30 AM	21
10:00 AM	21
10:30 AM	21
11:00 AM	21
11:30 AM	23
12:00 PM	20
12:30 PM	20
1:00 PM	19
1:30 PM	18
2:00 PM	18
2:30 PM	17
3:00 PM	19

Time	# of cars parked
3:30 PM	19
4:00 PM	19
4:30 PM	20
5:00 PM	21
5:30 PM	24
6:00 PM	27
6:30 PM	19
7:00 PM	19
7:30 PM	19
8:00 PM	18
8:30 PM	7
9:00 PM	7
9:30 PM	6
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	0
12:30 AM	0
1:00 AM	0
1:30 AM	0

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 17

Golf Club

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Restaurant

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	1
6:30 AM	3
7:00 AM	5
7:30 AM	2
8:00 AM	12
8:30 AM	14
9:00 AM	22
9:30 AM	26
10:00 AM	31
10:30 AM	38
11:00 AM	30
11:30 AM	36
12:00 PM	36
12:30 PM	40
1:00 PM	45
1:30 PM	51
2:00 PM	54
2:30 PM	54
3:00 PM	50

Time	# of cars parked
3:30 PM	40
4:00 PM	36
4:30 PM	33
5:00 PM	30
5:30 PM	27
6:00 PM	22
6:30 PM	20
7:00 PM	20
7:30 PM	17
8:00 PM	15
8:30 PM	10
9:00 PM	7
9:30 PM	4
10:00 PM	1
10:30 PM	2
11:00 PM	0
11:30 PM	
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - include start/end time & number of participants

Restaurant events/parties during day - include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 6<sup>th</sup>

**Golf Club**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

**Restaurant**

Opening time \_\_\_\_\_

Closing time \_\_\_\_\_

Time	# of cars parked
5:00 AM	0
5:30 AM	0
6:00 AM	0
6:30 AM	1
7:00 AM	1
7:30 AM	4
8:00 AM	12
8:30 AM	20
9:00 AM	27
9:30 AM	32
10:00 AM	38
10:30 AM	41
11:00 AM	52
11:30 AM	53
12:00 PM	76
12:30 PM	74
1:00 PM	44
1:30 PM	24
2:00 PM	38
2:30 PM	34
3:00 PM	33

Time	# of cars parked
3:30 PM	22
4:00 PM	20
4:30 PM	21
5:00 PM	26
5:30 PM	31
6:00 PM	34
6:30 PM	37
7:00 PM	36
7:30 PM	29
8:00 PM	29
8:30 PM	19
9:00 PM	6
9:30 PM	1
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	0
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - include start/end time & number of participants

Restaurant events/parties during day - include start/end time & number of participants

Additional notes effecting parking count for the day:

# SOMERS POINTE PARKING COUNTS

Date: June 5<sup>th</sup>

**Golf Club**

Opening time 8:00

Closing time 6:00

**Restaurant**

Opening time 11:00

Closing time 9:00

Time	# of cars parked
5:00 AM	1
5:30 AM	1
6:00 AM	1
6:30 AM	2
7:00 AM	2
7:30 AM	6
8:00 AM	8
8:30 AM	12
9:00 AM	22
9:30 AM	33
10:00 AM	24
10:30 AM	24
11:00 AM	24
11:30 AM	34
12:00 PM	32
12:30 PM	40
1:00 PM	38
1:30 PM	44
2:00 PM	51
2:30 PM	42
3:00 PM	38

Time	# of cars parked
3:30 PM	26
4:00 PM	27
4:30 PM	19
5:00 PM	24
5:30 PM	26
6:00 PM	29
6:30 PM	31
7:00 PM	32
7:30 PM	29
8:00 PM	19
8:30 PM	9
9:00 PM	7
9:30 PM	7
10:00 PM	0
10:30 PM	0
11:00 PM	0
11:30 PM	
12:00 AM	
12:30 AM	
1:00 AM	
1:30 AM	

Golf Club events/outings during day - Include start/end time & number of participants

Restaurant events/parties during day - Include start/end time & number of participants

Additional notes effecting parking count for the day:

# Water & Sewer Department

Adam Smith  
Superintendent of Water & Sewer  
asmith@somersny.com

## Town of Somers

WESTCHESTER COUNTY, N.Y.

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

*Oct Agenda*  
*EC-TBTC TA*  
*Dof 7/11*  
*9/24/15 Bp*



Date: September 24, 2015  
To: Somers Town Board  
From: Adam Smith  
Water Superintendent

RE: **2016 Water Charges**

Northern Westchester Joint Water Works (NWJWW) increased the bulk water rate by \$0.11 per 1000 gallon in 2015 this brought the cost from \$3.07 to \$3.18 per 1,000 gallons. It is my understanding that NWJWW has increased the 2016 water rate to \$3.33 per 1000 gallon.

In order to offset the increase in bulk water charges and compensate for the additional 2016 budget increases I am requesting the following changes to the water rates:

### **Present Water Rates & Proposed Rate Changes:**

#### **Amawalk Shenorock Water District:**

Current water rates:

Quarterly Service Charge: (Based on Meter Size)

<u>Meter Size</u>	<u>Fee</u>
5/8"	\$42.50
3/4"	\$62.50
1"	\$85.00
1.5"	\$165.00
2"	\$265.00
3"	\$485.00
4"	\$805.00
6"	\$1200.00

Consumption Charges: \$5.90 per 1000 gallons for the first 25,000 gallons and \$6.72 per 1000 gallons thereafter. This rate has been in effect since January 1, 2014.

(continued)

**Amawalk Shenorock Water District: (continued)**

Proposed Quarterly Service Charge: (Based on Meter Size)

<u>Meter Size</u>	<u>Fee</u>
5/8"	\$42.50
3/4"	\$62.50
1"	\$85.00
1.5"	\$165.00
2"	\$265.00
3"	\$485.00
4"	\$805.00
6"	\$1200.00

Proposed water rate: \$6.20 per 1000 gallons for the first 25,000 gallons and \$7.02 per 1000 gallons thereafter.

**Windsor Farms Water District:**

Current water rates: \$42.50 Quarterly Service Charge and \$5.90 per 1000 gallons for the first 25,000 gallons and \$6.72 per 1000 gallons thereafter. This rate has been in effect since January 1, 2014.

Proposed water rates: \$42.50 Quarterly Service Charge and \$6.20 per 1000 gallons for the first 25,000 gallons and \$7.02 per 1000 gallons thereafter.

**Amawalk Heights Water District:**

Current water rates: \$42.50 Quarterly Service Charge and \$4.74 per 1000 gallons for the first 25,000 gallons and \$5.56 per 1000 gallons thereafter. This rate has been in effect since January 1, 2014.

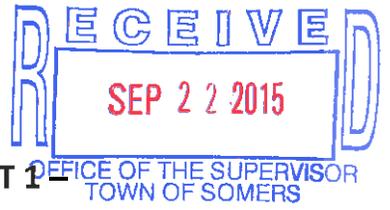
Proposed water rates: \$42.50 Quarterly Service Charge and \$5.90 per 1000 gallons for the first 25,000 gallons and \$6.72 per 1000 gallons thereafter.

The proposed rates would increase the average residential water bill from \$594.00 to \$660.00 a year.

Provided the Town Board agrees to the proposed changes to the water rates it shall be necessary to hold a public hearing. The proposed changes shall not take effect until January 1, 2016 and will be applied to the water consumption bills for the quarter ending March 31, 2016.

cc: Town Clerk  
Director of Finance  
Town Attorney

Oct Agenda  
EC-TB-TC-TA  
9/22/15 by



**“Short Environmental Assessment Form (EAF) PART 1 –  
Project Information Narrative**

The intent of the proposed action is to delete a section of the Somers Town Code regarding conditions for filing Accessory Apartment Special Exception Use Permits with the Westchester County Division of Land Records. Based on input from the Division of Land Records, the Town was informed that no other municipality in the County requires filing of such special exception use permits and that, in addition, neither the Division of Land Records nor any other County Department enforces the requirements of the Town’s condition in Section 170-70.L.

Deletion of this section of the code will not result in any additional environmental impacts because the intent of the conditions imposed by section “L” are already incorporated into other portions of Section 170-70 of the Code.

The portion of the section that says that the permit shall list all conditions and the term of the permit and will be null and void if conditions are not met, are generally covered in Sections “J” and “K”, to remain.

The requirement that the principal dwelling on the lot be occupied by the owner is covered in Section “D” of the overall section.

Therefore, removing condition “L” from the Code in its entirety requiring filing with the Westchester County Division of Land Records, is no less protective of the environment than the Code would be with it, particularly since it is not enforced at the County level, and would have no significant environmental effect.

# 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Proposed Amendment to Somers Town Code to delete Section 170-70.L. regarding Accessory Apartments			
Project Location (describe, and attach a location map): Townwide			
Brief Description of Proposed Action: An amendment to delete Section 170-70.L of the Town Code regarding conditions for granting of a special exception use permit for accessory apartments which state: "L. A copy of the original special exception use permit and of each renewal permit, signed by the owner of the subject property, shall be filed in the Westchester County Division of Land Records within 30 days of approval of the permit. The permit shall list all applicable conditions and the term of the permit and, in addition, state that the permit shall become null and void if any conditions are not complied with and if the owner of the property ceases to occupy one of the dwelling units on the premises as his legal residence."			
Name of Applicant or Sponsor: Town Board of Town of Somers		Telephone: 914-277-3637 E-Mail: rmorrissey@somersny.com	
Address: Town House			
City/PO: Town of Somers		State: NY	Zip Code: 10589
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
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:			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			YES <input type="checkbox"/>
b. Total acreage to be physically disturbed? _____ acres			NO <input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			YES <input type="checkbox"/>
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Town of Somers Town Board</u> Date: _____</p> <p>Signature: _____</p>		

Project: Amend Sec.170-70.L Somers Code

Date: August 27, 2015

**Short Environmental Assessment Form**  
**Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLANNING AND ENGINEERING DEPARTMENTS

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

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

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

Steven Woelfle  
Principal Engineering Technician  
swoelfle@somersny.com



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

**MEMORANDUM**

**TO:** Town of Somers Town Board

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

**DATE:** September 11, 2015

**RE:** Planning Board Comments on Proposed Change to Section 170.70.L of the Town Code Relative to Accessory Apartments

At its meeting of September 9, 2015, the Planning Board discussed the proposed elimination of Section 170.70.L from the Code of the Town of Somers to eliminate the requirement of filing special exception use permits for accessory apartments with the Westchester County Division of Land Records. The Board voted unanimously in favor of eliminating that requirement and deleting the related section of the Code.

**Cc:** Planning Board  
Town Attorney

Z:\PE\ZBA\PB Rec. Accessory Apt. Code Change.docx

5

**SEQR DISTRIBUTION LIST – Zoning Text Amendment to Section 170.70L. Regarding Accessory Apartments**

**Interested Agencies -**

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

Municipal Referrals  
Westchester County Department of Planning  
148 Martine Avenue, Room 432  
White Plains, NY 10601-3311

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

TOWN CLERK'S OFFICE  
**Town of Somers**

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

WESTCHESTER COUNTY, N.Y.

KATHLEEN R. PACELLA  
TOWN CLERK

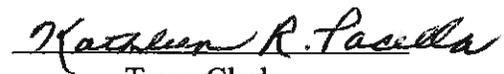


**RESOLUTION**

**RESOLVED**, that the Town Board does hereby refer a proposed Accessory Apartment Code change to Chapter 170 Zoning Article XII Special Exception Uses in Residence District §170-70 Accessory Apartments Letter L to Westchester County Planning and the Planning Board and to have the Town Planner prepare a Short Form EAF per memo dated July 14, 2015 from the Zoning Board of Appeals

I hereby certify that the foregoing copy of resolution was unanimously adopted by the Town Board of the Town of Somers at a Combined Work Session/Regular Meeting held on August 20, 2015.

Dated: August 24, 2015

  
Town Clerk

Cc: Supervisor  
Director of Finance  
Westchester County Planning  
Planning Board  
Director of Planning

design of the use is not reasonably in keeping with the character of neighboring structures or would tend to undermine the stability of the area and taxes therefrom.

- (2) The special permit use sought will not reasonably serve the public health, safety and general welfare or reasonably promote the purpose and intent of this section.
- (3) The disadvantages of granting of special permit outweigh the benefits connected with the same.

Telephone  
(914) 277-5582

FAX  
(914) 277-3790

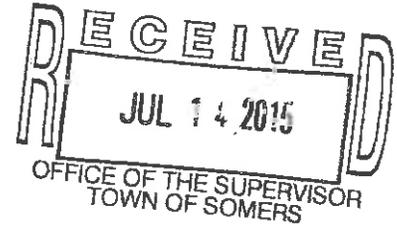
ZONING BOARD OF APPEALS

TOWN HOUSE  
ANNEX  
337 ROUTE 202  
SOMERS, NY 10589

*Aug Agenda  
EC- TB TC TA  
7/15/15 kp*

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

Victor Cannistra,  
Chairman  
Ronald Carpaneto  
Arnold Guyot  
Bill Harden  
Bruce Prince  
Umberto Santaroni



**MEMO TO:** Town Board

**FROM:** Zoning Board of Appeals

**RE:** Proposed Accessory Apartment Code Change

**DATE:** July 14, 2015

As per §170-70 of the Code of the Town of Somers, when a special exception use permit is issued for an accessory apartment, the following must be adhered to:

A copy of the original special exception use permit and of each renewal permit, signed by the owner of the subject property, shall be filed in the Westchester County Division of Land Records within 30 days of approval of the permit. The permit shall list all applicable conditions and the term of the permit and, in addition, state that the permit shall become null and void if any conditions are not complied with and if the owner of the property ceases to occupy one of the dwelling units on the premises as his legal residence.

Just recently, a Supervisor from the Westchester County Division of Land Records inquired as to why we have this requirement, as we are the only community in the County that does so. Additionally, this is not something their department, nor any other enforces.

Since this is not mandated, the Zoning Board of Appeals respectfully requests that you consider eliminating this from the Code of the Town of Somers as it appears to not be necessary.

OFFICE OF THE SUPERVISOR

Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589

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

RICK MORRISSEY  
SUPERVISOR



September 25, 2015

AGENDA

*EC*  
*DH Fin TC TH 9/25/15 DJS*  
**TO:** Town Board  
**FROM:** Rick Morrissey  
Supervisor  
**RE:** Budget Modifications – October 2015 Town Board Meeting

Authorize the following Request for Budget Modifications/Transfer of Funds.

FROM	TO	AMOUNT	REASON
001-1110.4 - Court Contractual	001-1110.1 – Court Personal Services	\$2,946.00	To cover the approved salary of the seasonal intern 2015.

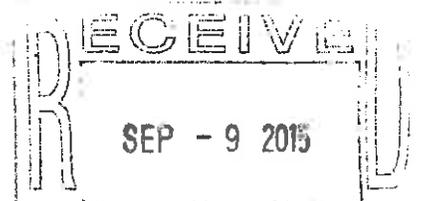
Z:\Supervisor\My Documents\BUDGET MODIFICATION.docx

*Det Agenda  
EC - TC TA  
DM Fin  
9/23/15  
BJS*

JUSTICE COURT

Town of Somers

WESTCHESTER COUNTY, N.Y.



OFFICE OF TOWNHOUSE  
335 ROUTE 202  
SOMERS, NY 10589

(914) 277-8225  
FAX  
(914) 277-3771

TOWN JUSTICES

Hon. Denis J. Timone  
Hon. Michael J. McDermott

September 9, 2015

MEMO TO: Rick Morrissey  
Supervisor

FROM: Barbara Lloyd  
Court Clerk

RE: 2015 Budget Modification

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Please issue a budget modification of \$2,946.00 from the Town Justice Contractual Line 001-1110-4 to the Personal Services line 001-1110.01 to cover the approved expense for the Summer Intern 2015, Julia Malik. I have attached the Request for Transfer of Funds executed by Judge Timone.

# REQUEST FOR TRANSFER OF FUNDS

## FROM:

FUND	ACCOUNT CODE	ACCOUNT NAME	AMOUNT
_____	<u>001-1110-4</u>	<u>Court Contractual</u>	<u>2,946.00</u>
_____	_____	_____	_____
_____	_____	_____	_____

## TO:

FUND	ACCOUNT CODE	ACCOUNT NAME	AMOUNT
_____	<u>001-1110.1</u>	<u>Court Personal Services</u>	<u>2,946.00</u>
_____	_____	_____	_____
_____	_____	_____	_____

## EXPLANATION:

To cover the approved salary of the  
seasonal intern 2015.

\_\_\_\_\_

\_\_\_\_\_

Authorized Signature: \_\_\_\_\_



Date: \_\_\_\_\_

9/4/15

EC-all  
9/22/15

PLANNING AND ENGINEERING DEPARTMENTS

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

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

SOMERS TOWN HOUSE  
885 ROUTE 208  
SOMERS, NY 10589  
www.somersny.com

Steven Woelfle  
Principal Engineering Technician  
swoelfle@somersny.com



Syrette Dym, AICP  
Town Planner  
sdym@somersny.com

Date: September 9, 2015  
To: Director of Finance T10(914)  
From: Wendy Getting *wg*  
Senior Office Assistant  
RE: Erosion Control Bond  
Wooded Acres Development Corp. and Gus T. Boniello  
Stormwater Management and Erosion and Sediment Control Permit  
TM: 48.13-1-49

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Attached is a check in the amount of \$500.00 posted by Boniello Land and Realty LTD., 165 Waccabuc Road, Goldens Bridge, NY 10526 in payment of an Erosion Control Bond.

Att.  
cc: Town Board  
Town Clerk