

Telephone
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Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

RICK MORRISSEY
SUPERVISOR



**SOMERS TOWN BOARD – REVISED AGENDA
REGULAR MEETING
THURSDAY, OCTOBER 8, 2015**

www.somersny.com

7:00pm – Regular Meeting

I. PLEDGE OF ALLEGIANCE:

II. ROLL CALL:

Proclamation to Officer John Fitzgerald.

III. 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.

PUBLIC COMMENT

Please limit your comments to no more than 3 minutes.

- IV. APPROVAL OF MINUTES:** August 20, 2015 Combined Work Session/Regular Meeting, September 3, 2015 Work Session and September 10, 2015 Regular Meeting.

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- V. DEPARTMENT REPORTS:** The Town Clerk announces receipt of the following monthly reports: Town Clerk, Building Inspector, Zoning Board of Appeals, Plumbing, Bureau of Fire Prevention, Parks & Recreation, Planning & Engineering, Tax Receiver, Director of Finance and Department Heads
- VI. BUSINESS OF THE BOARD:**
- A. PARKS & RECREATION:**
- B. TOWN BOARD:**
1. J O'Connell & Assoc. Grant Writer – discussion.
 2. Pursuant to Section 72.5 of the Civil Service Law, Town of Somers employee No. 098752 is placed on an involuntary leave of absence for medical reasons effective October 1, 2015 and directed to submit to an examination by a medical officer appointed by the Westchester County Department of Human Resources.
 3. Proposed Road names for the Somers Realty Planned Hamlet Phase 3 – Halstead Road, Hoyt Street, Columbus Street and Reynolds Road.
 4. Somers Pointe Country Club Site Plan:
 - a. Presentation by Applicant.
 - b. Town Board declares Intent to be Lead Agency.
 - c. Town Board refers its Intent to be Lead Agency to the Planning Board and other interested agencies for comment.
 - d. Refer zoning text amendment to Planning Board and Westchester County Planning Board for substantive comments.
 - e. Set date for zoning text amendment public hearing for November 12, 2015.
- C. FINANCIAL:** - No additional business.
- D. HIGHWAY:** - No additional business.

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E. 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. Acknowledge the following effective October 5, 2015:

- a. Terminate Ms. Carolyn Brush as Intermediate Clerk in the Planning and Engineering Office and hire her as Senior Account Clerk in the Finance Office at an hourly salary of \$24.43 to work no more than 17 hours per week per September 28, 2015 memo from Robert Kehoe, Director of Finance.
- b. Hire Ms. Vanessa Agudelo as Intermediate Clerk in the Planning and Engineering Office at an hourly salary of \$15.00 to work no more than 17 hours per week.

4. Acknowledge the following letters of retirement:

- a. Fyzool Baraichi – effective November 27, 2015
- b. Robert J. Kramer – effective November 27, 2015
- c. Frank Lieto – effective November 28, 2015
- d. Allan Vinberg – effective November 27, 2015

5. Authorize the following increase in salaries for non-elected, non-union department heads and support staff in an effort to retain these valued employees and to bring their salaries up to a competitive level with neighboring municipalities:

Assessor from \$70,349 to \$71,404, Confidential Secretary from \$62,687 to \$63,627, Deputy Tax Receiver from \$35,325 to \$35,855, Deputy Town Clerk from \$47,241 to \$47,950, Director of Finance from \$90,641 to \$95,173, Nutrition Director from \$61,262 to \$62,181, Parks Superintendent from \$87,004 to \$88,309, Police Chief from \$56,616 to \$57,465 and Water Department Superintendent from \$89,115 to \$90,452.

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F. PLANNING & ENGINEERING:

1. For review and comment:
 - a. Greenbriar-Somers Corp. Sec. 6, Lots 35 & 36 – Wetland/Steep Slope/SMESC/Tree Application.

G. POLICE: - No additional business.

H. CONSENSUS AGENDA:

1. Appoint Robert G. Scorrano to the Zoning Board of Appeal to fill the unexpired term ending 12/31/2017.
2. Reappoint Eric Morrissey to the Assessment Board of Review for a 5 year term on ending 9/30/2020.
3. Acknowledge the following resignations:
 - a. Joye Mintzes, Senior Account Clerk in the Finance Office effective October 2, 2015.
 - b. Irene Ceriale, Intermediate Clerk in the Town Clerk's Office effective October 15, 2015
4. 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.
5. Authorize budget modification per September 25, 2015 memo from Supervisor Rick Morrissey.
6. 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
 - b. \$500.00 Portas Steep Slope, Stormwater Management and Erosion and Sediment Control and Tree Preservation Permit – 16.09-2-10

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7. Return the following Bond:
 - a. \$200.00 Turner Stormwater Management and Erosion and Sediment Control – 5.18-1-68
8. Announce October 2015 as American Archives Month.
9. Authorize release of \$750.00 Street Opening bond to Frebar Construction Corp. per September 23, 2015 memo from Tom Chiaverini, Superintendent of Highways.
10. Authorize Planning Board waive any additional recreation fees for the Granite Pointe Subdivision since they were paid in full in 2002 and are currently being held by the Town.

2015 CALENDAR

October 8, 2015	7:00pm	Public Hearings: <ol style="list-style-type: none">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 Buena Way. Town Board Regular Meeting
November 5, 2015	7:00pm	Town Board Work Session
November 12, 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

10/2/2015 3:34 PM – REVISED 10/5/2015 10:40 AM
Z:\Supervisor\bsberry\Barbara\My Documents\agenda\2015 Agenda\October 8, 2015 Regular Meeting.docx

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

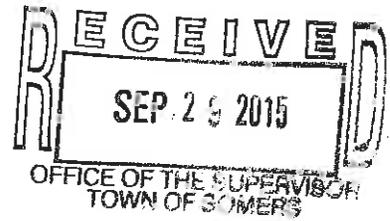
TOWN CLERK'S OFFICE

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

Town of Somers

WESTCHESTER COUNTY, N.Y.

KATHLEEN R. PACELLA
TOWN CLERK



EC - TA
TB
9/29/15
KRP

September 29, 2015

TO: Robert Burgher, Director of Real Property
State of New York

Commissioner Edward Burroughs
Westchester County Planning Department

↓ Supervisor Rick Morrissey
Somers Town Supervisor

Michael Barnhart, Chair
Open Space Committee

Syrette Dym, AICP
Director of Planning

FROM: Kathleen R. Pacella *KRP*
Town Clerk

Please find **PUBLIC HEARING NOTICE** to modify the Conservation Easement for the Angle Fly Preserve dated May 15, 2006, among the Town of Somers and County of Westchester (Grantors) and the State of New York (Grantee.)

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Town of Somers will conduct a public hearing on October 8, 2015 at 7:00 p.m. at the Town House, 335 Route 202, Somers, New York on a proposal to modify the Conservation Easement for the Angle Fly Preserve dated May 15, 2006, among the Town of Somers and County of Westchester (Grantors) and the State of New York (Grantee).

The purpose of the modifications is to further define the areas to be used as Open Space and those areas to be used for athletic fields.

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

By Order of the Town Board
of the Town of Somers

Kathleen R. Pacella
Town Clerk

Dated: September 29, 2015

EC- TBTC TA
S. Ralston
P. S. Conner
M. Barnhart
E. Burroughs - WC
NYS (B. Burgher)
D. Burgher
8/29/15
BYD

Proposed
Conservation Easement Modification
ANGLE FLY PRESERVE
Town of Somers, County of Westchester

Proceeding: 7694
Department of Environmental Conservation
Project: Westchester 29
Town: Somers
County: Westchester

THIS CONSERVATION EASEMENT MODIFICATION, made this _____ day of _____, 20__ between

TOWN OF SOMERS, with offices located at 335 Route 202, Somers, New York 10589 and the **COUNTY OF WESTCHESTER**, with offices located in the Michaelian Office Building, 148 Maritime Avenue, White Plains, New York 10601 (collectively, "Grantors")

And

THE PEOPLE OF THE STATE OF NEW YORK, acting by and through their Commissioner of Environmental Conservation, with offices at 625 Broadway, 14th Floor, Albany, New York 12233 ("Grantee").

WHEREAS, reference is made to a Conservation Easement granted by the Town of Somers and the County of Westchester to the People of the State of New York on the 15th day of May, 2006, and recorded in the Westchester County Clerk's Office on the 16th day of May, 2006 in Instrument Control Number 461360211 ("Conservation Easement"); and

WHEREAS, Grantors are the owners in fee of lands subject to the Conservation Easement, and

WHEREAS, pursuant to Article 49 of the Environmental Conservation Law ("ECL") and the express terms of the Conservation Easement, the parties hereto wish to modify the Conservation Easement;

WHEREAS, the Conservation Easement is generally shown on a map entitled "SKETCH MAP OF CONSERVATION EASEMENT TO BE ACQUIRED PURSUANT TO SECTION 3-0305 OF THE ENVIRONMENTAL CONSERVATION LAW, PROJECT: WESTCHESTER 29 & 29a, ICC BRIDGEPORT LIMITED PARTNERSHIP & EAGLE RIVER LIMITED PARTNERSHIP," by Robert A. Burgher, L.S., Reg. Number 49601, dated May 25, 2005, last revised on December 29, 2005 and filed in NYSDEC offices in Albany, N.Y. as Map # 11,934A as amended on June 28, 2013 to reflect the modifications described herein;

WHEREAS, the Conservation Easement established an "Open Space Recreation Area," which encumbers Parcels "A" through "D" and established an "Athletic Field Area," which encumbers Parcel "E";

NOW THEREFORE, Grantee and Grantors for good and valuable consideration and in consideration of the mutual covenants herein, do hereby amend and modify certain terms of the Conservation easement as expressly provided herein:

MODIFICATION ONE:

THE FOLLOWING PARCEL IDENTIFICATION DESIGNATION OF "OPEN SPACE RECREATION AREA" AND "ATHLETIC FIELD AREA" ARE TO BE MODIFIED:

"Open Space Recreation Area" identified as Parcel "A" to be given the designation of "Athletic Field Area" and "Athletic Field Area" identified as Parcel "E" to be added to the "Open Space Recreation Area" designation.

"Open Space Recreation Area" to now encumber Parcels "B" through "E" and "Athletic Field Area" to now encumber Parcel "A".

MODIFICATION TWO:

THE FOLLOWING REPLACES SECTION 5.2 ATHLETIC FIELD AREA AND THE OPEN SPACE AREA:

Schedule A and Map # 11,934A as amended separate the Protected Property into two (2) areas for the purpose of providing different levels of public recreation: the Athletic Field Area (Parcel "A") and the Open Space Recreation Area (Parcels "B" through "E").

MODIFICATION THREE:

THE FOLLOWING REPLACES SECTION 7.3 ATHLETIC FIELD AREA; GRANTORS' RECREATIONAL IMPROVEMENTS; FEES:

On that portion of the Protected Property described in Schedule A and as generally shown on Map # 11,934A as amended as the Athletic Field Area and Parcel "A", Grantors shall provide public recreation in accordance with the following terms:

MODIFICATION FOUR:

THE FOLLOWING REPLACES SECTION 7.4 OPEN SPACE RECREATION AREA.

On that portion of the Protected Property described in Schedule A and as generally shown on Map # 11,934A as amended as the Open Space Recreation Area and Parcels "B" through "E", Grantors shall provide public recreation in accordance with the following terms:

MODIFICATION FIVE:

THE FOLLOWING REPLACES APPENDIX 1 DEFINITIONS ATHLETIC FIELD AREA.

That portion of the Protected Property described in Schedule A and as generally shown on Map # 11,934A as amended as Parcel "A"; public recreation within the Athletic Field Area shall be provided in accordance with the terms of Section 7.3, herein.

MODIFICATION SIX:

THE FOLLOWING REPLACES APPENDIX 1 DEFINITIONS OPEN SPACE AREA.

To mean OPEN SPACE RECREATION AREA and

That portion of the Protected Property described in Schedule A and as generally shown on Map # 11,934A as amended as Parcels "B" through "E"; public recreation within the Athletic Field Area shall be provided in accordance with the terms of Section 7.4, herein.

MODIFICATION SEVEN:

THE FOLLOWING REPLACES AND REDISCRIBES SCHEDULE A DESCRIPTION OF PROTECTED PROPERTY.

SCHEDULE A

PROJECT: WESTCHESTER 29 (Eagle River) Amendment to Conservation Easement

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND, situate, lying and being in the Town of Somers, County of Westchester and State of New York being more particularly bounded and described as follows:

ATHLETIC FIELD AREA

PARCEL A

BEGINNING at a point formed by the intersection of the northerly side of Plum Brook Road with the easterly side of Primrose Street (N.Y.S. Route 139) and runs
thence along said easterly side of Primrose Street (N.Y.S. Route 139), along a stone wall, North 23° 31' 23" East 164.71 feet to a point;
thence continuing, North 05° 22' 59" West 327.21 feet to land of the Town of Somers, formerly of the Methodist Church Mt. Zion Cemetery;
thence along the same, along a stone wall, North 84° 08' 38" East 315.92 feet to a point;
thence continuing along the same, along a stone wall, North 07° 35' 30" West 207.08 feet to lands of the Town of Somers, formerly Reese;
thence along the same, along a stone wall, North 82° 37' 10" East 493.25 feet to a point at a "T" intersection of stone walls and lands now or formerly of Blair (Document #410190580);
thence along the same and along a stone wall, the following three (3) courses and distances:
1) South 06° 29' 20" East 98.48 feet,
2) South 07° 41' 20" East 378.85 feet, and
3) South 08° 26' 30" East 155.66 feet to the northerly side of Plum Brook Road;
thence along said northerly side of Plum Brook Road, South 78° 20' 00" West 582.50 feet;
thence continuing, South 80° 12' 20" West 313.59 feet;
thence continuing, along a curve to the right having a radius of 15.00 feet and a length of 32.28 feet to the point or place of beginning, containing **11.087 Acres** of land, more or less.

Open Space Recreation Area

PARCEL B

BEGINNING at a point formed by the intersection of the southerly side of Plum Brook Road with the easterly side of Primrose Street (N.Y.S. Route 139) and runs
thence along said southerly side of Plum Brook Road, partly along the remains of a post and wire fence, the following eleven (11) courses and distances:
1) North 77° 46' 30" East 509.98 feet,
2) North 78° 15' 40" East 197.79 feet,
3) North 76° 19' 40" East 80.60 feet,

- 4) North 80° 25' 40" East 132.74 feet,
- 5) North 78° 16' 40" East 286.92 feet,
- 6) North 79° 41' 40" East 10.05 feet,
- 7) South 73° 36' 20" East 19.75 feet,
- 8) South 48° 34' 20" East 29.48 feet,
- 9) South 33° 50' 20" East 22.58 feet,
- 10) South 12° 44' 20" East 50.64 feet, and
- 11) South 00° 35' 40" West 246.00 feet to lands now or formerly of Berman & Risetto

(Liber 9476 cp. 104);

thence along said lands the following three (3) courses and distances:

- 1) along remains of a stone wall and post and wire fence, South 82° 47' 10" West 62.08 feet,
- 2) South 81° 24' 00" West 243.18 feet, and
- 3) South 00° 09' 00" West 284.98 feet to a point marking the most northerly point of

Parcel E of the herein described premises;

thence running through the lands of the grantor herein, being along the westerly bounds of said **Parcel E**, the following four (4) courses and distances:

- 1) South 00° 09' 00" West 299.98 feet,
- 2) North 89° 51' 00" West 179.99 feet,
- 3) South 00° 09' 00" West 999.93 feet, and
- 4) South 89° 51' 00" East 552.18 feet to a point in a stone wall and lands now or

formerly A L Development Properties, LLC (Liber 11837 cp. 116);

thence southerly along the aforesaid lands and said stone wall the following three (3) courses and distances:

- 1) South 03° 05' 30" East 749.71 feet,
- 2) South 29° 40' 40" East 156.21 feet, and
- 3) South 29° 00' 40" East 253.59 feet to a point;

thence easterly, still along the last mentioned land and stone wall, the following five (5) courses and distances:

- 1) North 83° 48' 20" East 24.43 feet,
- 2) North 79° 55' 10" East 386.62 feet,
- 3) North 82° 07' 30" East 63.53 feet,
- 4) North 75° 56' 30" East 40.87 feet, and
- 5) North 80° 06' 30" East 353.01 feet to lands now or formerly of Lopez (Liber 10090

cp. 136);

thence southerly along said lands, along a wire fence, South 03° 44' 40" West 205.53 feet to a point;

thence easterly, still along said lands, South 79° 24' 10" East 122.86 feet to Somerstown Turnpike (N.Y.S. Route 100);

thence southerly along the said Somerstown Turnpike (N.Y.S. Route 100), along a stone wall, South 20° 22' 40" West 954.94 feet to a point and lands now or formerly of Staruch (Liber 12376 cp. 032);

thence westerly along said lands, North 88° 48' 00" West 375.43 feet to a point in a stone wall;

thence southerly along lands of Staruch as aforesaid, along lands now or formerly of McMachan (Liber 6206 cp. 025) and along lands now or formerly of Helgans (Liber 10893 cp. 203), along a stone wall, the following seven (7) courses and distances:

- 1) South 06° 47' 00" West 55.94 feet,
- 2) South 03° 13' 00" West 90.74 feet,
- 3) South 05° 16' 30" West 90.35 feet,
- 4) South 00° 58' 40" West 37.00 feet,
- 5) South 07° 19' 20" West 24.54 feet,
- 6) South 04° 26' 10" West 107.54 feet, and
- 7) South 04° 58' 20" West 105.67 feet to a point and land now or formerly of Tepp

(Liber 11723 cp. 252;

thence westerly along said lands and land now or formerly of Bolan (Document #993630211) and a stone wall, the following three (3) courses and distances:

- 1) South 82° 05' 30" West 222.38 feet,
- 2) South 81° 23' 40" West 258.68 feet, and
- 3) South 81° 14' 50" West 428.20 feet, to a point and land now or formerly of Ryan

(Liber 7805 cp. 674);

thence northerly along said land of Ryan and land now or formerly of Fedele LLC (Liber Document #441560865) and a stone wall, the following three (3) courses and distances:

- 1) North 08° 23' 50" West 152.32 feet,
- 2) North 09° 54' 40" West 377.76 feet, and
- 3) North 14° 27' 40" West 65.48 feet to a point;

thence still along Fedele LLC lands, continuing along said stone wall, North 75° 19' 00" East 3.70 feet to a point;

thence northerly along the land of Fedele LLC as aforesaid, along land now or formerly of Scarfone (Liber 11101 cp. 165) and along land now or formerly of Anderson (Liber 6411 cp. 498) and said stone wall, the following six (6) courses and distances:

- 1) North 09° 28' 20" West 57.07 feet,
- 2) North 13° 03' 30" West 14.63 feet,
- 3) North 11° 37' 40" West 163.13 feet,
- 4) North 10° 15' 10" West 98.80 feet,
- 5) North 01° 07' 50" West 8.90 feet, and
- 6) North 10° 38' 20" West 361.14 feet to a point;

thence still along land of Anderson as aforesaid, continuing along said stone wall, South 82° 46' 20" West 32.97 feet to a point;

thence northerly along land now or formerly of Beach (Liber 7646 cp. 596) and land now or formerly of Papalia (Document #410590145) and said stone wall, the following two (2) courses and distances:

- 1) North 08° 28' 00" West 293.19 feet, and
- 2) North 08° 28' 04" West 266.21 feet to a point;

thence westerly still along land of Papalia as aforesaid the following two (2) courses and distances:

- 1) partly along a stone wall, South 82° 18' 46" West 352.39 feet, and
- 2) South 86° 31' 56" West 23.19 feet to the easterly side of Primrose Street (N.Y.S.

Route 139);

thence northerly along said easterly side of Primrose Street (N.Y.S. Route 139), the following eleven (11) courses and distances:

- 1) North 16° 21' 00" West 320.20 feet,
- 2) North 17° 37' 00" West 492.20 feet,
- 3) North 19° 50' 00" West 75.00 feet,
- 4) North 25° 50' 00" West 79.50 feet,
- 5) North 61° 50' 00" West 150.00 feet,
- 6) on a curve to the right having a radius of 284.98 feet, a distance of 345.02 feet,
- 7) North 07° 32' 00" East 692.05 feet,
- 8) North 18° 47' 00" East 155.42 feet,
- 9) North 26° 00' 00" East 269.62 feet,
- 10) North 26° 44' 20" East 327.96 feet, and
- 11) North 55° 34' 40" East 18.13 feet to the point or place of beginning, containing

134.039 Acres of land, more or less.

PARCEL C

BEGINNING at a point on the northerly side of Van Renssalaer Road, where the same is intersected by the southeasterly boundary of the premises herein described and the southwesterly boundary of lands now or formerly of Grochowski (Liber 8377 cp. 337) and runs

thence along said northerly side of Van Renssalaer Road, the following eighteen (18) courses and distances:

- 1) South 77° 04' 20" West 51.30 feet,
- 2) South 75° 22' 20" West 347.00 feet,
- 3) South 65° 49' 20" West 50.14 feet,
- 4) South 41° 11' 37" West 51.40 feet,
- 5) South 48° 13' 01" West 10.79 feet,
- 6) South 26° 58' 00" West 75.70 feet,
- 7) South 26° 36' 01" West 43.74 feet,
- 8) South 28° 04' 01" West 96.68 feet,
- 9) South 32° 35' 01" West 117.45 feet,
- 10) South 34° 43' 01" West 78.74 feet,
- 11) South 28° 53' 01" West 81.38 feet,
- 12) South 23° 55' 01" West 66.80 feet,
- 13) South 20° 41' 01" West 18.60 feet,
- 14) South 30° 41' 01" West 8.21 feet,
- 15) South 20° 37' 01" West 78.29 feet,
- 16) South 24° 16' 50" West 62.30 feet,
- 17) South 19° 19' 20" West 31.52 feet, and
- 18) South 08° 35' 10" West 44.85 feet to the easterly side of lands now or formerly of

Alotrico (Liber 4861 cp. 136);

thence along the same, North 12° 59' 55" West 2,341.33 feet to a point;

thence along the same and along land now or formerly of Villani (Document #441881463), South 83° 20' 30" West 740.60 feet to a point,

thence along other lands of the party of the first part herein the following nine (9) courses and distances:

- 1) North 06° 07' 10" West 198.93 feet,
- 2) North 05° 18' 10" West 210.41 feet,
- 3) North 00° 32' 20" East 266.56 feet,
- 4) North 12° 46' 10" West 211.81 feet,
- 5) North 10° 27' 00" West 192.93 feet,
- 6) North 09° 02' 00" West 305.98 feet,
- 7) North 11° 16' 10" West 253.64 feet,
- 8) North 03° 12' 20" West 76.91 feet, and
- 9) North 07° 53' 00" West 78.94 feet to lands now or formerly of Diggins (Liber

11596 cp. 225);

thence along the same, and along lands now or formerly of Levine (Liber 11286 cp. 337), and along lands now or formerly of Miller (Liber 11402 cp. 289), and along lands now or formerly of Pollock (Liber 11767 cp. 235), along a stone wall, the following fourteen (14) courses and distances:

- 1) North 82° 36' 33" East 711.48 feet,
- 2) North 83° 11' 53" East 157.00 feet,
- 3) North 82° 41' 40" East 162.40 feet, and
- 4) North 82° 28' 40" East 159.80 feet,
- 5) North 82° 18' 26" East 274.89 feet,
- 6) North 82° 07' 40" East 127.00 feet,
- 7) North 83° 20' 20" East 166.44 feet,
- 8) North 82° 48' 53" East 190.29 feet,
- 9) North 83° 26' 40" East 116.00 feet,
- 10) North 81° 51' 00" East 63.00 feet,
- 11) North 84° 38' 40" East 50.00 feet,
- 12) North 82° 40' 00" East 208.50 feet,
- 13) North 81° 50' 00" East 74.26 feet, and
- 14) North 82° 48' 53" East 163.78 feet to a point;

thence continuing along said lands of Pollock (Liber 11767 cp. 235), and lands of now or formerly Parcesepe (Liber 11648 cp. 049), and lands of now or formerly Allegretti-Davenport (Liber 11704 cp. 052), lands of now or formerly Rotanelli (Document #440200038), and lands of now or formerly Greco (Liber 11827 cp. 75), North 05° 03' 33" East 769.58 feet to lands now or formerly of Mosher (Liber 10457 cp. 229);

thence along the same, South 73° 41' 42" East 635.87 feet to the westerly side of Primrose Street (N.Y.S. Route 139);

thence along the same, the following six (6) courses and distances:

- 1) South 09° 02' 53" West 228.95 feet,
- 2) South 04° 45' 55" West 75.60 feet,
- 3) South 03° 32' 03" West 75.73 feet,
- 4) South 03° 53' 45" West 59.54 feet,
- 5) South 03° 27' 50" West 78.30 feet, and
- 6) South 02° 54' 40" West 158.88 feet to a point;

thence running through the lands of the grantor herein the following four (4) courses and distances:

- 1) South 12° 36' 40" West 630.55 feet,
- 2) South 70° 23' 20" West 512.51 feet,
- 3) South 40° 53' 20" West 389.96 feet, and
- 4) South 10° 14' 40" East 689.94 feet to lands now or formerly of Benaissa (Liber 7045

cp. 715);

thence along the same and the aforementioned lands of Grochowski (Liber 8377 cp.337), along a stone wall, South 83° 23' 40" West 419.58 feet to a point;

thence along the said lands of Grochowski (Liber 8377 cp 337), South 10° 12' 35" East 1,552.96 feet to the point or place of beginning, containing **161.199** Acres of land, more or less.

PARCEL D

BEGINNING at a point on the southwesterly side of Colonial Drive, said point of beginning being 404.97 feet westerly along the southwesterly side of Colonial Drive from the westerly end of a curve having a radius of 25.00 feet connecting the said southwesterly side of Colonial Drive with the westerly side of Edgewood Drive and runs

thence along the westerly boundary of lands now or formerly of Wray (Liber 12410 cp. 041), the following four (4) courses and distances:

- 1) South 07° 54' 40" East 299.98 feet,
- 2) South 82° 05' 20" West 66.36 feet,
- 3) South 07° 54' 40" East 201.42 feet, and
- 4) North 82° 05' 20" East 84.86 feet to lands now or formerly of Perelman (Document #420610451);

thence along the same and lands of now or formerly Cheung (Document #433120014) and lands now or formerly of Thomas (Liber 10045 cp. 087), South 07° 54' 40" East 487.51 feet to lands now or formerly of Adriano (Liber 12347 cp. 128);

thence along the same the following five (5) courses and distances:

- 1) South 80° 12' 30" West 95.22 feet,
- 2) South 80° 19' 40" West 140.56 feet,
- 3) South 79° 10' 20" West 272.08 feet,
- 4) South 81° 28' 30" West 165.56 feet, and
- 5) South 80° 23' 00" West 420.48 feet to a point,

thence along the same, and along lands of now or formerly Friedenber, North 07° 59' 20" West 508.10 feet to the lands now or formerly of Lawler (Liber 7629 cp. 747);

thence along the same, and along lands now or formerly of Bleser (Liber 10480 cp. 195), and along lands now or formerly of Katz (Liber 12010 cp. 202), North 07° 44' 50" West 423.36 feet;

thence continuing along said Katz (Liber 12010 cp. 202), and along lands now or formerly of Ross (Liber 12068 cp. 244), North 08° 21' 40" West 93.66 feet to a point;

thence along the lands now or formerly of Carnaghi (Liber 11738 cp. 144) the following two (2) courses and distances:

- 1) North 79° 11' 40" East 468.39 feet, and
- 2) North 60° 30' 00" East 286.75 feet to the southwesterly side of Colonial Drive;

thence along said southwesterly side of Colonial Drive the following two (2) courses and distances:

- 1) South 76° 32' 10" East 291.35 feet, and
- 2) along a curve to the left having a radius of 824.94 feet, a distance of 73.16 feet to the point or place of beginning, containing **25.882** Acres of land, more or less.

PARCEL E

BEGINNING at a point on the westerly side of Plum Brook Road where the same is intersected by the southerly boundary of lands of now or formerly Berman & Risetto (Liber 9476 cp. 104) and runs

thence southerly along said westerly side of Plum Brook Road, along a post and wire fence, South 05° 07' 00" West 49.63 feet to lands now or formerly of A L Development Properties, LLC (Liber 11837 cp. 116);

thence southerly along the aforesaid lands of A L Development Properties, LLC (Liber 11837 cp. 116), and center line of a stone wall, the following five (5) courses and distances:

- 1) South 03° 14' 50" East 301.87 feet,
- 2) South 03° 46' 10" East 137.37 feet,
- 3) South 03° 00' 45" East 549.10 feet,
- 4) South 03° 19' 20" East 241.33 feet, and
- 5) South 03° 05' 30" Est 68.22 feet to a point;

thence running through the lands of the grantor herein, being along the easterly bounds of **Parcel B** herein described, the following four (4) courses and distances:

- 1) North 89° 51' 00" West 552.18 feet,
- 2) North 00° 09' 00" East 999.93 feet,
- 3) South 89° 51' 00" East 179.99 feet, and
- 4) North 00° 09' 00" East 299.98 feet to the aforementioned lands of Berman &

Risetto (Liber 9476 cp. 104);

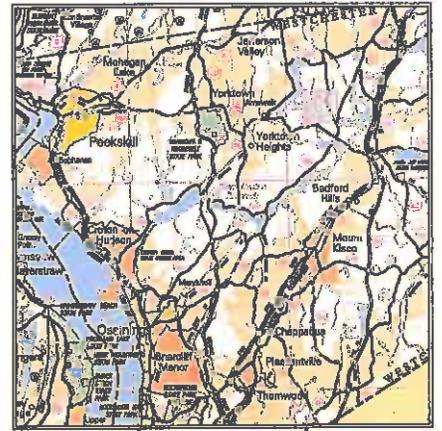
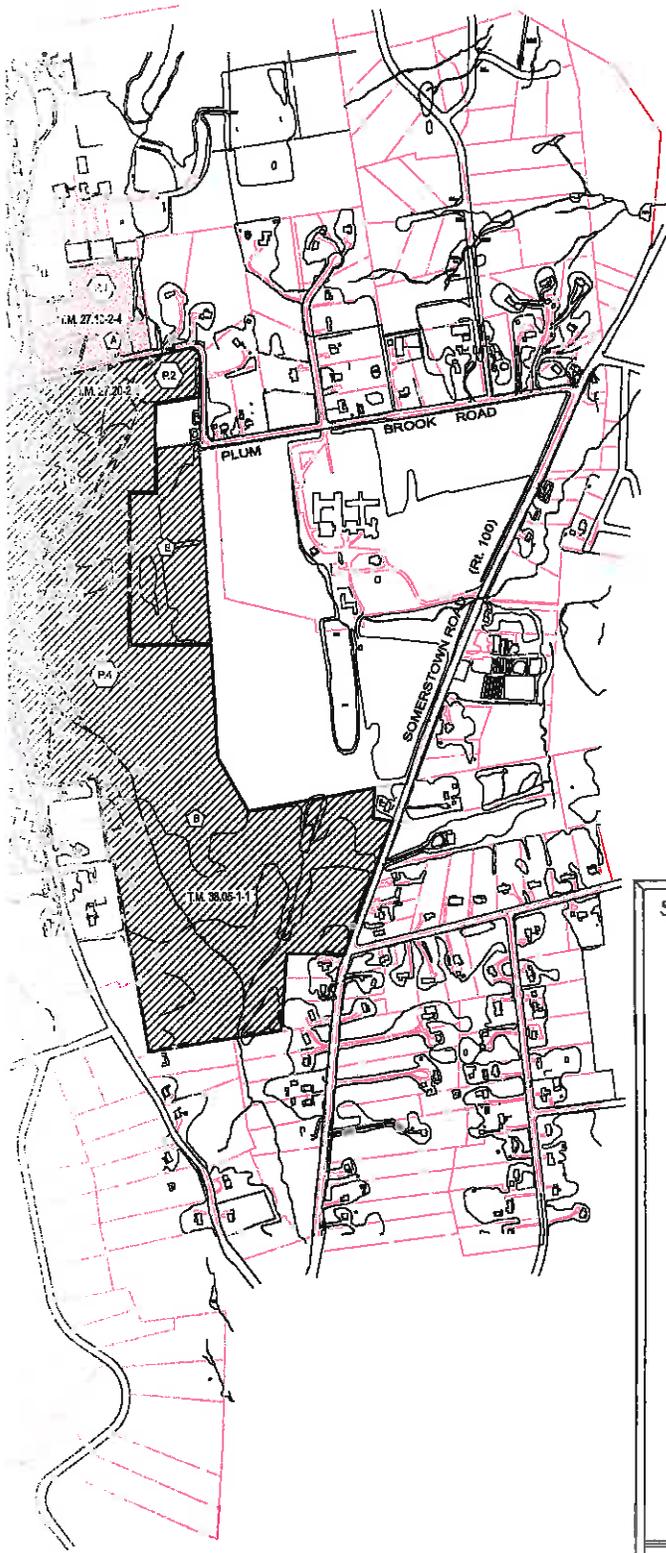
thence along the same the following two (2) courses and distances:

- 1) North 83° 04' 00" East 274.26 feet, and
- 2) North 68° 15' 10" East 30.48 feet to the point or place of beginning, containing

14.240 Acres of land, more or less.

BEARINGS, distances and coordinate values described herein are with reference to the New York State Coordinate System, East Zone (NAD - 83/96), **TRUE NORTH** at 74° 30' West Longitude (NAD - 83/96), distance values described herein are Grid Horizontal, to obtain Ground Horizontal distance, divide by scale factor of 0.99993000.

BEING a portion of the lands described in conveyance from Walter I. Seligsohn, Referee, to ICC Bridgeport Limited Partnership and Eagle River Limited Partnership by deed dated August 16, 1996, recorded on August 30, 1996 at the Westchester County Clerk's Office in Liber 11514 of Deeds at page 91.



LOCATION MAP
Scale: 1" = 4 Miles

AREA TABLE - Project: Westchester 29 & 29A

AREA TABLE (Acres)		Conservation Easement	
Tax Map ID	Parcel Area	Open Space Recreation Area	Athletic Field Area
27.15-1-6.1	25.885	25.885	0
27.16-2-4	11.092	0	11.092
27.20-1-1	9.106	9.106	0
27.20-2-1	3.230	3.230	0
27.20-2-2	9.660	9.660	0
27.20-2-4	77.171	77.171	0
37.06-1-5	166.218	0	0
37.07-1-1	89.854	89.854	0
37.08-1-1	31.053	31.053	0
37.08-1-2	58.355	23.271	0
37.11-1-2	103.036	0	0
37.12-1-5	31.253	31.253	0
38.05-1-1	58.506	58.506	0
TOTALS	654.579	358.969	11.092
Parcel A.....		0	11.092
Parcel B.....		134.227	0
Parcel C.....		161.246	0
Parcel D.....		25.885	0
Parcel E.....		14.240	0
Parcel 1.....		1.689	0
Parcel 2.....		21.582	0
Totals.....		358.969	11.092

STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Bureau of Real Property - Region 3

SKETCH MAP

OF PROPOSED

CONSERVATION EASEMENT AMENDMENT

ORIGINAL CONSERVATION EASEMENT ACQUIRED PURSUANT TO SECTION 3-0305 OF THE ENVIRONMENTAL CONSERVATION LAW

Project: Westchester 29 & 29A

CONSERVATION EASEMENT ACQUIRED FROM

ICC Bridgeport Limited Partnership

&

Eagle River Limited Partnership

- REPUTED OWNERS -

SITUATE

Town of Somers

County of Westchester

State of New York

GRAPHIC SCALE



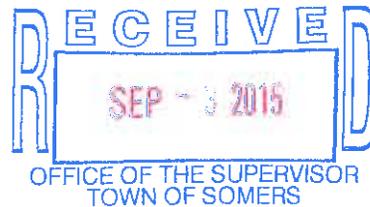
(IN FEET)

1 inch = 600 ft.

MAP NO. 1934A

ec -
TB
9/3/15 b/p

TOWN OF SOMERS



Local Law No. ____ for the Year 2015

A Local Law to amend Chapter 158 entitled Vehicles and Traffic of the Code of the Town of Somers.

Be It Enacted by the Town Board of the Town of Somers as follows:

1. Article V entitled Stop and Yield Intersections Section 158-19 Stop Intersections Designated is hereby amended to add the following:

PPP. Pursuant to Section 1660 Subdivision 1 of the Vehicle and Traffic Law, Stop Signs shall be installed at the following locations:

1. The Southwest corner of Eastern Way and Buenta Way.
2. The Southeast corner of Eastern Way and Buenta Way.

2. Effective Date: this Local Law shall be effective immediately upon filing of same with the Secretary of State of the State of New York.

PLANNING AND ENGINEERING DEPARTMENTS

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com



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

EC - TB
TC
TA 9/2/15
WP

Date: September 2, 2015

To: Town Board

From: Steven Woelfle *SLW*
Engineering Department

Thomas Chiaverini *TC*
Highway Superintendent

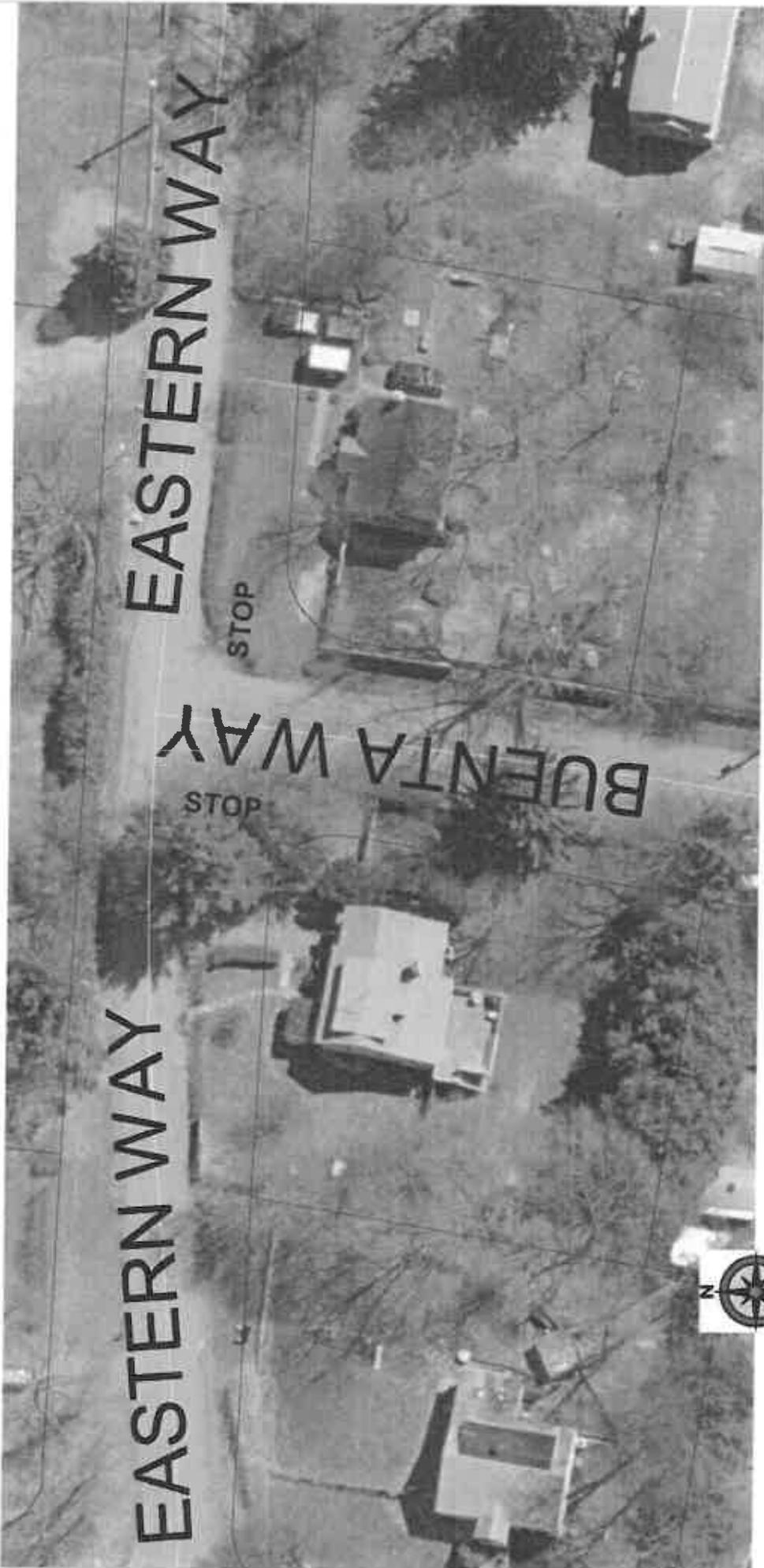
RE: Request for Stop Sign
Eastern Way and Buena Way

Pursuant to the Town Board Resolution, we offer the following:

- We would recommend stop signs be installed at the southwest and southeast corners of the Eastern Way and Buena Way intersection due to the limited site distance (see attached map).

SW/wg
Att.
cc: Town Clerk

Z:\PE\General files\Roads\stop\Entrance Way and Buena Way 6.4.2015 doc



EASTERN WAY

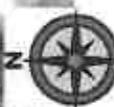
BUENTA WAY

EASTERN WAY

STOP

STOP

One Inch = 39.7 Feet
Feet 20 40 60 80 100 120



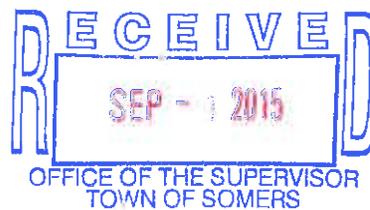
TOWN POLICE
MICHAEL DRISCOLL
CHIEF

Town of Somers

WESTCHESTER COUNTY, N.Y.

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

*Sept
Agenda
20-7B TC
TA
9/1/15 bjs*



To: Supervisor Morrissey & Somers Town Board
From: Michael W. Driscoll, Chief
Date: September 1, 2015
Re: Request for Stop Sign at Buena Way & Eastern Way, Purdys, NY

In the interest of safety, the undersigned supports placement of (Stop Sign) on the Southwest corner of Eastern Way and Buena Way. The sign should be on Eastern Way.

Please find enclosed map showing intersection in question and indicating the location where (Stop Sign) should be placed.

Respectfully,

Michael W. Driscoll
Chief

Barbara Sherry

From: Rick Morrissey
Sent: Tuesday, July 14, 2015 1:27 PM
To: Mike Driscoll; Tom Chiaverini
Cc: Barbara Sherry
Subject: FW: Stop sign Eastern and Buenta in purdys ny

Importance: High

Mike / Tom:

Do we have an agreement on placing a stop sign at this location?

Thanks,

Rick Morrissey, MPA

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

From: MacSweeney, Nadine [mailto:nadine_macsweeney@mastercard.com]
Sent: Tuesday, July 14, 2015 12:53 PM
To: Rick Morrissey; Mike Driscoll; Tom Chiaverini
Subject: RE: Stop sign Eastern and Buenta in purdys ny
Importance: High

On Sunday we had to call the police for people speeding down our road travelling at least 50mph!. My mother in law was almost hit on the corner we are complaining about, by a car speeding down Eastern way and turning right onto Buenta. If a child had of been on that corner theres no question they would have been killed.

This is an urgent request, please let me know when this stop sign is going in, so it will finally slow people down!.

Thank you,
Nadine MacSweeney

From: MacSweeney, Nadine
Sent: Friday, May 08, 2015 2:40 PM
To: Rick Morrissey; Mike Driscoll; Tom Chiaverini
Subject: RE: Stop sign Eastern and Buenta in purdys ny
Importance: High

I would like to follow up on this request. Today while walking up to the bus stop again a car came flying around the corner. This is our route to and from the bus stop where 8 children get on the bus, all under 10 yrs of age! Everyone speeds around the corner of Buenta and Eastern and it is an accident waiting to happen.

Thank you for your consideration,

Nadine

From: Rick Morrissey [<mailto:supervisor@somersny.com>]
Sent: Wednesday, March 25, 2015 12:15 PM
To: Mike Driscoll; Tom Chiaverini
Cc: MacSweeney, Nadine
Subject: FW: Stop sign Eastern and Buenta in purdys ny
Importance: High

Gentlemen:

I believe a re-evaluation of this intersection is in order. Please assess the current conditions and provide me and the Town Board with your findings and recommendations.

Thanks,

Rick Morrissey, MPA

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

From: MacSweeney, Nadine [<mailto:>]
Sent: Wednesday, March 25, 2015 11:52 AM
To: Rick Morrissey
Cc: Barbara Sherry
Subject: RE: Stop sign Eastern and Buenta in purdys ny
Importance: High

I am writing this to urgently request you re – evaluate this corner. We now have 9 children on this corner and people speed around the corner coming down entrance and turning right onto buenta. It needs a stop sign, just cutting back the bush's has not stopped the issue. Just today we were walking back from the bus stop and a car came around the corner so fast it almost hit us! It is im possible to see around the corner and everyone cuts through Buenta way and speeds down the street. I will not wait till an accident happens, this needs to be addressed immediatley.

I have attached the original request.

Regards,
Nadine MacSweeney

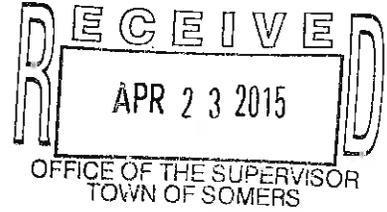
TOWN POLICE
MICHAEL DRISCOLL
CHIEF

Town of Somers

WESTCHESTER COUNTY, N.Y.

PO BOX 342
SOMERS, N.Y. 10589
T. 914-232-9622
F. 914-232-1795

Email: Police@SomersNY.com



file -
May Agenda
EC - TB TC TA
4/24/15
MD

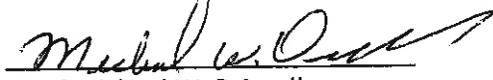
To: Somers Town Board
From: Chief Driscoll
Date: 4/22/2015
Re: Buena Way – Eastern Way – Request for Stop Sign

The undersigned observed the above named intersection on several occasions and reports the following...

There is minimal vehicle traffic at this location mostly local residents - there are numerous children in the area including approximately 10 who board and exit the school bus at this location. Drivers proceeding east on Eastern Way making a right turn onto Buena Way have zero visibility because of high growth of bushes on the corner causing a dangerous situation if vehicles do not slow down and proceed with caution. It was noted that some vehicle operators in order to save time and avoid stop signs in the area use this route.

In conclusion in the interest of safety, the undersigned recommends the removal of the bushes or the placement of a stop sign on the southwest corner of Entrance Way at Buena Way. In the interim this department will give special attention to this location and issue summonses for violations observed.

Respectfully submitted,


Chief Michael W. Driscoll

Barbara Sherry

From: MacSweeney, Nadine
Sent: Wednesday, March 25, 2015 11:52 AM
To: Rick Morrissey
Cc: Barbara Sherry
Subject: RE: Stop sign Eastern and Buenta in purdys ny
Attachments: LAKE PURDYS STOP SIGN REQUEST ENTRANCE BUENTA.DOC

Importance: High

I am writing this to urgently request you re – evaluate this corner. We now have 9 children on this corner and people speed around the corner coming down entrance and turning right onto buenta. It needs a stop sign, just cutting back the bush's has not stopped the issue. Just today we were walking back from the bus stop and a car came around the corner so fast it almost hit us! It is im possible to see around the corner and everyone cuts through Buenta way and speeds down the street. I will not wait till an accident happens, this needs to be addressed immediatley.

I have attached the original request.

Regards,
Nadine MacSweeney

From: Mary Beth Murphy <mbmurphy@somersny.com>;
To:
Subject: Stop sign Eastern and Buenta
Sent: Fri, Nov 15, 2013 5:25:08 PM

Ms. Mull

The Town Board discussed the request for a stop sign and reviewed recommendation from staff regarding the intersection you brought to our attention. Highway is instructed to correct the sight line issues by trimming or removing bushes and the police have been asked to increase speeding enforcement in the area. The Board asks that you contact them in a few months to report whether these steps have alleviated the traffic problems you noted.

Thank you.

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

CONFIDENTIALITY NOTICE This e-mail message and any attachments are only for the use of the intended recipient and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient, any disclosure, distribution or other use of this e-mail

September 4, 2013

Supervisor Mary Beth Murphy
335 Route 202
Somers, NY 10589

Re: Stop Sign Request on Eastern and Buenta Way

Supervisor Murphy,

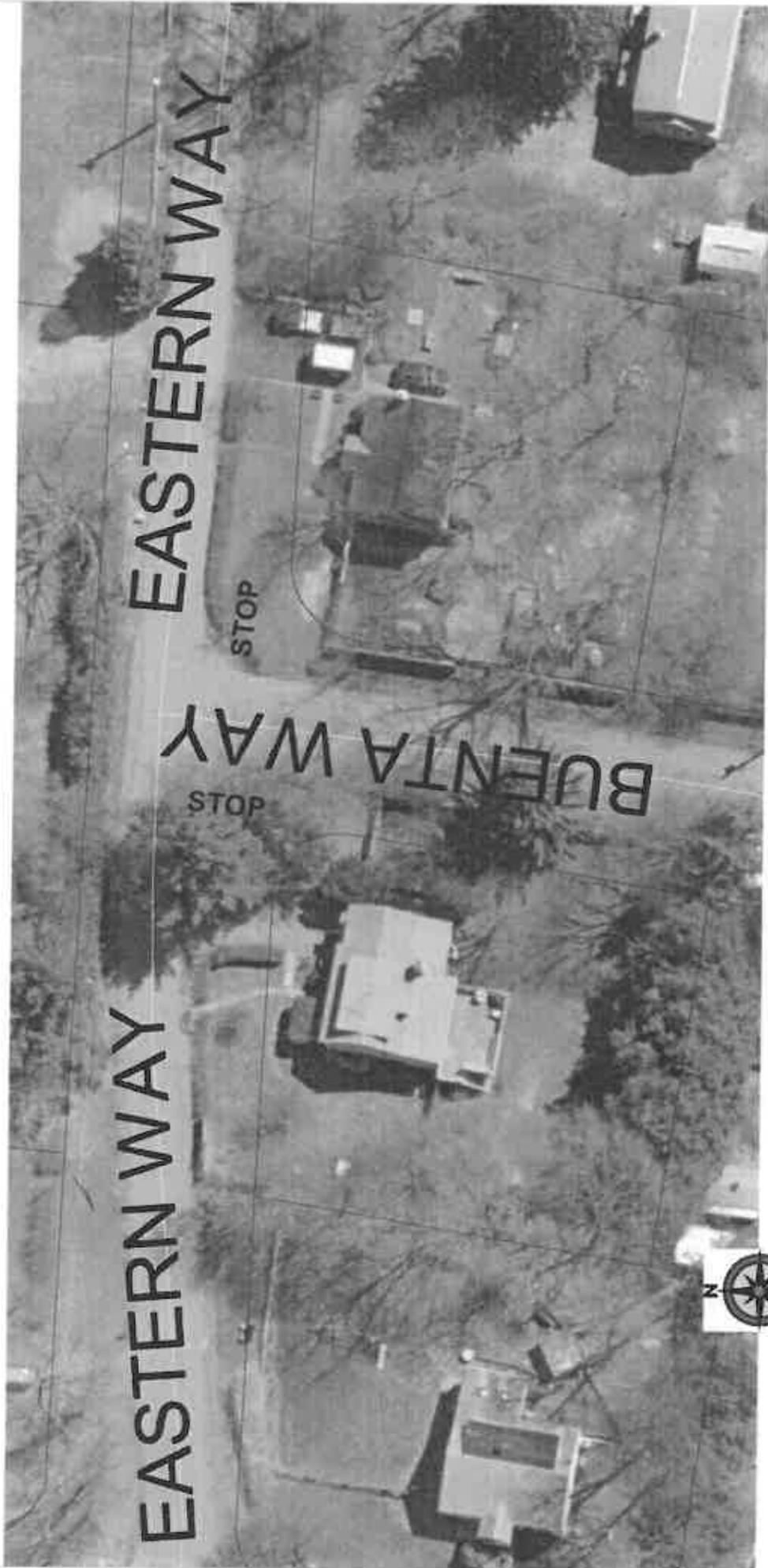
We are writing to urgently request a 3 way stop sign at the intersection of Buenta Way and Eastern way in Lake Purdys. We are requesting this for the safety of our children. There are 8 young children living on this corner, you cannot see cars coming from any direction as explained below;

- Turning left or right from Buenta Way onto Eastern way you cannot see anything unless you pull out into the middle of the road – which is too late if a car is coming or a child is riding their bike!
- Driving up entrance way you can not see cars or children coming out of Buenta way
- Driving down entrance way you cannot see cars or children coming out of Buenta way

In addition, cars speed down Buenta to Eastern way and make the turn so fast there's no way they can if there's a child or a car coming up or down from Eastern way. Likewise cars speed down Eastern way and you cannot see them until you pull out right in front of them from Buenta, or until they almost hit you turning the corner. This corner is an accident waiting to happen, we urge you to review this petition rapidly as we do not want a fatality to occur in our neighborhood, we have already had far too many close calls.

Regards,

Nadine & William MacSweeney – Buenta Way
Michael and Jennifer Coughlin – Eastern Way
Sarah and Gilles Bensimone – Eastern Way



EASTERN WAY

EASTERN WAY

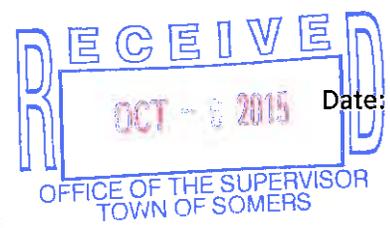
BUENTA WAY

STOP

STOP



cc -
all
10/10/15
WJ



Date: 10/6/2015

To: Somers Town Board

From: Jeff Zimmermann, 2 Alden Way, Lake Purdy

Subject: Input to Stop Sign Proposal at Eastern Way and Buenta Way

I am writing to contribute to the understanding and decision-making regarding the request to improve pedestrian safety at the intersection of Eastern Way and Buenta Way. I agree that improvements should be made.

Pedestrian safety is the primary issue. The final solution should balance safety with the reality of a stable but dense concentration of homes, narrow streets serving both pedestrian and vehicular traffic, and tax payer cost for implementation and ongoing enforcement. A fair solution will demand the recognition of and compliance to well established responsibilities of pedestrians and vehicle operators sharing our streets as spelled out in New York State and local regulations.

After attending the town board work session and reading the Somers Record article published September 10, 2015, I became concerned that some confusion was introduced by bringing in several separate, but related safety issues. Three issues have been brought into the argument.

1. Buenta Way and Eastern Way

Problem: Separation of pedestrian and vehicular traffic on the SW corner is the primary issue. NYS traffic code directs the pedestrian to walk on the left side of the street against oncoming traffic. When a vehicle approaches, the pedestrian is responsible to move as far left as possible to avoid conflict with the vehicle. Shrubs in the shoulder area block the view of oncoming traffic and leave the pedestrian no space to move off of the pavement, or even reach the edge. These same shrubs, along with a white pine, create poor line of site for eastbound drivers approaching the intersection and wishing to turn right onto Buenta Way.

Recommendation: Create a safe shoulder for pedestrian traffic on the SW corner by removing vegetation within 4 to 6 feet of the pavement edge along the West side of Buenta Way.

Support: A proposed stop sign on the SW corner is not a good option. It would create a traffic blockage if more than one vehicle approaches the intersection simultaneously. Asphalt at the proposed stop line is 14 feet wide and will not allow a passing vehicle while the stopped vehicle waits to proceed right or straight. The perception of unsafe speed by a pedestrian is relative to the distance between the vehicle and the pedestrian. At the intersection, 10 mph speeds through the turn may appear excessive now, but with proper pedestrian/vehicle separation would be safe.

2. Fair traffic load balancing and speeding traffic along Buenta Way

Problem: Buenta Way is part of a traffic grid, and is one of two North/South options for residents coming and going from their homes on the southern end of the block. These 10 to 15 homes probably used to favor Entrance Way E. as the main path to/from their neighborhood. Since stop signs were installed on Entrance Way East/Central Way the traffic load is now out of balance. Traffic flow East of Entrance Way has shifted to use Buenta Way instead of Entrance Way E. and now passes through the Buenta/Eastern Way intersection. The new favored outbound pathway has no stop signs versus two stop signs via Entrance Way E. These drivers are likely much less sensitive to pedestrian issues at the intersection or even mid-block on Buenta Way where speeding occurs, far away from where they themselves would normally walk.

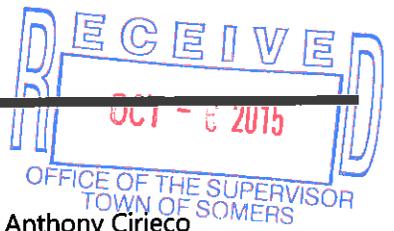
Recommendation: Re-balance traffic flow out of the neighborhood by installing one stop sign on the SE corner of Buenta Way for Northbound traffic. Install a second stop sign at the next out-bound intersection of Eastern Way and Entrance Way E. (which is also a bus stop with pedestrian/traffic issues). The best in-bound load balancing solution would be to eliminate the existing southbound stop sign on Entrance Way E. and Central Way, leaving the other two stop signs intact.

Support: The outbound solution balances traffic by equalizing the required stops on any pathway out of the neighborhood with two new stop signs. An inbound solution removing the southbound sign on Entrance Way E. still allows for good site line for residents leaving their home at that intersection, and neutralizes the appeal to drive on Buenta Way into the neighborhood.

Thank you for your consideration.

EC-000
10/6/15
WP

Barbara Sherry



From: Madeline Zimmermann <mjzimmermann93@gmail.com>
Sent: Tuesday, October 06, 2015 11:59 AM
To: Rick Morrissey; Richard Clinchy; Bill Faulkner; Tom Garrity; Anthony Cirieco
Cc: Barbara Sherry
Subject: Proposed stop signs at Buenta Way-Eastern Way intersection in Purdys

Dear Somers Town Board members,

This week, while visiting my parents after spending some time in Virginia for work and school, I read the article in the September 10th edition of The Somers Record about the proposed stop signs to be constructed at the corner of Eastern Way and Buenta Way in Purdys. The proposed stop signs are one property away from my childhood home, and I have a number of concerns about the premises of their installation. Like the children whose safety is in question, I grew up passing through that intersection daily while walking to the bus stop and riding my bike. I acknowledge that the intersection can be dangerous at times due to the poor line of sight around the corner, virtually nonexistent shoulders, and the occasional lost drivers and visitors speeding through the area. However, in the past two years I have observed a drastic increase in reckless behavior independent of automobiles rather than a drastic increase in reckless automobile behaviors. Because of this, I believe that better managing the landscaping and reducing commonly observed reckless behavior independent of street-legal automobiles would improve the safety of children, pedestrians, and drivers in the area better than the proposed stop signs.

Quite frequently, I observe children playing directly in the suspect intersection. The children "block the box," so to speak, for extended periods of time, neither moving from nor moving along the road. Sometimes it appears that the children are unsupervised, although my mother and I were once harassed by a parent while trying to leave the neighborhood, so they must be supervised at least occasionally. During that particular incident, we stopped our car in front of 6 Eastern Way so that the children could clear the intersection. One parent approached us as if he intended to speak with us but instead stood directly in front of the car, staring menacingly at my mother and I through the windshield for an unusually long period of time, which we both found threatening and deeply unsettling. After that incident, I'm not sure whether I'm more concerned that the children may be playing in an active intersection unsupervised, that the parents seem to be aware of this dangerous behavior and choose not to have their children move to safety, or that some of the parents choose to address the situation by intimidating my own family.

I have also seen children and adults alike speed around the corner on all-terrain vehicles faster than sensible automobile drivers would dare to travel on a road of this width (about one and a half lanes). It is my understanding that these vehicles are not street legal, but it's more troubling to me that approaching drivers and pedestrians don't expect to see an ATV speeding around the corner of a double dead-end street in a residential neighborhood. Personally, I often worry about colliding with an ATV when I need to drive out of the neighborhood or want to ride my bike or go for a walk. I have also observed that the proponents of these stop signs are among the ATV riders. I have trouble believing that the stop signs will be respected if those who enjoy racing through that intersection are also asking for interruptions in traffic flow through that intersection.

Finally, I would like to point out an inaccurate point noted in the article, published in The Somers Record on September 10, 2015 and written by Tom Bartley. The last sentence of the second paragraph states, "In emails and letters, they maintained that poor sightlines and speeding drivers at the intersection of Buenta and Eastern ways have endangered children on foot, on a bicycle or simply waiting for a school bus." This intersection is a block away from the bus stop; children are picked up at the top of the hill. In my years as a Somers student, I

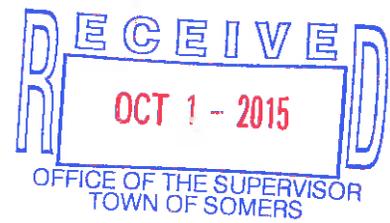
have been picked up at the corners of Entrance Way East and Inter Way, Eastern Way, and Cross Way, but only once in the past 20 years has a full-sized bus come through the intersection in question. I was on the one bus that did, and it subsequently got stuck. It backed up into a tree at the corner of our property trying to get back out. Regular-sized school buses are unable to approach that intersection because it leads to two dead-end streets and there is no room to turn around. This intersection is not near the bus stop.

Based on the dangerous pedestrian behaviors that I have personally observed, I would suggest more efficient management of the intersection rather than placing ineffective stop signs. Significantly trimming or removing the hedges preventing a good line of sight would be helpful as it would allow drivers to see pedestrians walking on the appropriate side of the road, and it would allow pedestrians walking on the appropriate side of the road to step farther out of the way of approaching vehicles regardless of whether the vehicles are traveling at safe speeds or faster. If stop signs are to be placed in that area, I would think one would be more effective for vehicles turning on to Eastern Way from Buenta Way and for vehicles turning on to Entrance Way E. from Eastern Way. Both of those intersections are T-intersections with no stop sign present.

Thank you for your time and attention to the matter. I sincerely hope that a mutually beneficial arrangement will arise from these discussions.

Madeline Zimmermann
Virginia Tech graduate, Class of 2015
2 Alden Way, Purdys
mjzimmermann93@gmail.com

sc - TBCTA
Hwy Super
Police Chief
S. Waffle
10/2/15 bjs



TO: Somers Town Board
FROM: Grace Zimmermann, 2 Alden Way, Lake Purdys
RE: Opposition to stop signs at Eastern/Buena Way
DATE: October 1, 2015

I am writing in opposition and shock at the proposed stop signs at the intersection of Buena and Eastern Way in Lake Purdy. I have passed through that intersection numerous times, daily for the past 26 years and was not aware of any issues requiring such drastic action until it was brought to my attention at a recent Town Board work session. *There are no through streets beyond the intersection of Buena and Eastern Way to the east. Rather, there are 7 homes, a "No Outlet" sign and two dead end streets.* I believe the Town Board needs to carefully reconsider the request in light of the fact that there are numerous inaccuracies in what has been reported and issues which stop signs would create.

INACCURACIES:

- 1) **The statement made at the last work session stating "shrubs have been trimmed but nothing has changed" is inaccurate because it is incomplete.** Some shrubs at this intersection HAVE been trimmed and maintained to allow a proper line of sight. However, the shrubs and trees on the SW corner of this intersection have not been trimmed to a height that would allow for a good line of sight. **I am not even certain they have been trimmed, at all, in the past few years, nor am I certain the homeowner on this corner of Eastern Way has been advised of a problem. I believe the shrubs and foliage in question are actually on Town-owned property.** The shrubs on the opposite corner, SE, have been trimmed twice over the past three years, most recently last month.
- 2) **There is one family with children living at the intersection, not three families, contrary to the statement made at the Town Board work session held in Sept.**
- 3) **Per Somers Police Department, there have been no traffic violations issued at this intersection during the time in question, contrary to what was reported at the last Town Board work session.**
- 4) **There is no bus stop at the intersection of Buena and Eastern Way, as was reported by *The Somers Record* in an article which appeared the week of Sept. 14.** The bus stop is at the corner of Eastern and Entrance Way, East, one block away from the intersection of Eastern and Buena Way.

Here are the issues:

- Two cars cannot pass through the westerly section of Eastern and Buena Way at the same time because the road is too narrow. It is tricky to navigate this intersection by foot or motorized vehicle.
- A vehicle making a left turn from Buena Way onto Eastern Way cannot do so if another vehicle is in the intersection because of the narrow width of Eastern Way at that junction.
- The homeowner on the SW corner would always have his driveway blocked by motorized vehicles for a proposed sign because of the proximity of his driveway to the corner of the road. Same holds true for a stop sign placed on the north side of Eastern Way traveling west.

For more than 70 years, however, residents of all ages have passed through this, and similar intersections in Lake Purdy, as well as in other neighborhoods in Somers, on foot, on bicycle and in vehicles, legal and illegal, cautiously with few mishaps and without stop signs. The operative word is *cautiously*. I, too, am concerned about public safety but placing multiple stop signs at this one intersection seems like an expensive, insular fix, when there seem to be other actions that might address the situation.

I offer the following suggestions.

Since the demographic mix of this neighborhood, as in all neighborhoods, fluctuates through time, it seems more sensible to:

- determine who owns the hedges that are blocking the line of sight at the SW corner of Buenta and Eastern Way and have them trimmed with the understanding that they be maintained a certain height in perpetuity;
- trim the hedges blocking a "Caution Children at Play" sign which is located on the SW side of Eastern Way before Buenta Way (I believe the sign, installed more than 10 years ago, is on town-owned property);
- install one stop sign on the SE corner of Buenta Way,
- remove the stop signs on Entrance Way, East, which purportedly are one cause of increased traffic at Eastern/Buenta Way (This may decrease traffic travelling through the intersection to avoid stop signs).

Lastly, it might be worth reminding citizens throughout Somers of the vehicular and pedestrian laws in town via a flyer, website or emails. The issues surrounding this intersection are present in many neighborhoods in Somers, particularly in a town with no sidewalks, narrow streets and school bus traffic.

Thank you for your attention to this matter. I appreciate your concern for the safety of all in our community.

Barbara Sherry

From: Carolyn Ottly <cottly@optonline.net>
Sent: Monday, August 17, 2015 2:34 PM
To: Rick Morrissey; Richard Clinchy; Bill Faulkner; Tom Garrity; Anthony Cirieco
Subject: Town Board Agenda

Below is an email submitted to the Town Board when the topic of installing another stop sign along Entrance Way was first brought up. I see on the agenda that this topic will be discussed on August 20. Unfortunately, we are out of town and unable to attend the meeting.

Our objections to another stop sign has not changed, only been enhanced, since seeing numerous cars, trucks, golf carts, motorcycles, and ATV's either blow through or only slow down for the current stop signs along Entrance Way. Adding additional stop signs is not a substitute for enforcement and careful driving in our neighborhood, it only leads to a false sense of security (assuming that vehicles will actually stop).

Yours truly again,
Carolyn & Peter Ottly

Dear Supervisor Morrissey and Councilmen Clinchy, Faulkner, Garrity, and Cirieco,

According to the Town Board Agenda for April 2, under item I-10, a request has been made to install a stop sign at Entrance Way and Buenta Way in Lake Purdy. Please be advised that Buenta Way only intersects with Lake Way and Eastern Way, so I am confused as to where a stop sign is actually being proposed. I am concerned with the influx of additional stop signs being installed along what appears to be Entrance Way somewhere. My husband and I have lived here for 36 years and there are less than a handful of additional homes that have been built here in that time. Additional traffic can not be the issue, as it was when numerous stop signs were installed years ago along Deans Bridge Road, so I do not agree with any additional stop signs being installed in this area.

If public safety is the concern that is driving this interest, I suggest that enforcing the current V&T laws be used to alleviate concerns. To begin, ending the "country club" culture of adults and unlicensed children driving un-registered golf carts and motorcycles all over this area during the spring, summer and fall would improve the safety of all residents here. A few years ago I brought this concern to Chief Driscoll, he suggested that there was little that the police could do because the problem begins with the parents! He does have a point, but if the current laws were enforced perhaps the entitled views of the parents might change. Enforcing the current new(ish) stop sign at Entrance Way and Central Way would also be advised, as I have regularly observed many cars "rolling" through those stop signs.

I assume that a revised/corrected Agenda will be issued, if not will you please email me where the stop sign has been requested. Thank you.

Yours truly,
Carolyn Ottly

AUGUST 20, 2015 – COMBINED WORK SESSION/REGULAR MEETING

Minutes of a combined work session/regular meeting of the Town Board of the Town of Somers held on Thursday evening August 20, 2015 at 6:30 PM at the Town House, 335 Route 202, Somers, New York.

ROLL CALL:

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

ABSENT:

Also present were Kathleen R. Pacella, Town Clerk, Patricia Kalba, Deputy Town Clerk and Roland A. Baroni, Jr., Town Attorney.

The Supervisor said that it was in order for the Board to enter into an executive session with regard to contracts, personnel, real estate and litigation matters.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Faulkner, the meeting was adjourned to executive session with regard to contracts, personnel, real estate and litigation matters at 6:30 PM to return that evening.

7:05 PM – meeting reconvened

PUBLIC COMMENT:

Ms. Josephine Bastone, 1 Manor Lane, said that she had spoken to the Board several times with regard to the high numbers of power outages in her area. She said that in 2013 NYSEG had done some tree trimming in her area and the issue improved. She said that in 2015 her area of Town had experienced 3 blackouts to date. Ms. Bastone continued that there was a power outage in March and two in July, when it was very hot. She said that she looked through her documentation of the power outages and noted that all of the outages had occurred because of trees. She said that she had several conversations with Kathleen Ables, NYSEG Representative and Ms. Ables spoke to the NYSEG Arborist about pruning in the area. Ms. Bastone said that Ms. Ables explained to her that the tree pruning was done on a cycle and Somers was set for tree pruning every five years. She said that the trees in Somers were pruned in 2013 therefore they will not be done until 2018. She asked the Town Board to contact NYSEG to request that they address the trouble trees in the area. The Supervisor said that he would have a conversation with Ms. Ables and request a survey of the area be done.

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

Approval
of
minutes

The Supervisor said that the first item on the agenda was the approval of the minutes.

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

RESOLVED, that the Town Board does hereby approve the minutes of the April 9, 2015 Public Hearing regarding the DEIS and proposed Local Law to amend Chapter 170 entitled Zoning, Section 170-13C Multifamily residence MFR District of the Code of the Town of Somers for Somers Crossing; the April 9, 2015 Public Hearings regarding the Petition for the Extension of the Expansion of the Windsor Farm water District and the Petition to Extend Somers Sewer District #1; the April 9, 2015 Regular Meeting; the May 7, 2015 Work Session; the May 14, 2015 Public Hearing regarding a proposed Local Law to

AUGUST 20, 2015 – COMBINED WORK SESSION/REGULAR MEETING

consider adding Chapter 135 entitled Property Maintenance to the Code of the Town of Somers; the May 14, 2015 Regular Meeting; the June 4, 2015 Work Session; the June 11, 2015 Public Hearing regarding a Conservation Easement for Deans Bridge Associates, LLC, the June 11, 2015 Regular Meeting; the July 9, 2015 Public Hearing regarding the granting of a preliminary development concept plan approval and the reclassification of the site located at 16 Route 6 (Lot 15.07-1-6) for the proposed Hidden Meadow Development to the Multifamily Residence Baldwin Place District (MFR-BP) Floating Zone from an existing R80 Residence District pursuant to Section 170-13 Multifamily Residence MFR District, the July 9, 2015 Public Hearing regarding a proposed Local Law to add Chapter 83 entitled Community Choice Aggregation (Energy) Program to the Code of the Town of Somers and adopt a Resolution with regard to the Town's participation in the Community Choice Aggregation Program and the July 9, 2015 Work Session/Regular Meeting.

Monthly reports

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

Execute a Consent of Judgement

The next item on the agenda was to authorize the Town Attorney to execute a Consent of Judgement in the matter of Rex Realty of Connecticut Inc. v Town of Somers, Index #23200/10 et al. Councilman Cirioco asked the Supervisor to explain what this matter was and the amount of the settlement. The Supervisor stated that this was a Tax Certiorari whereas Rex Realty felt that they were being over assessed. He said that the Town Assessor and the Town Attorney negotiated a settlement with them. The Town Attorney said that the issue was from 2010 to 2014. He explained that they were two pieces of property at the intersection of Route 35 and Route 100. He said that they were able to settle each of the years in line with the appraisal that they secured from Valuation Plus, Town Appraiser. The Town Attorney said that the settlement was in the reserve that the School District had, therefore it was appropriate for the Town to proceed.

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

RESOLVED, that the Town Board does hereby authorize the Town's Attorney to execute a Consent Judgement in the matter of Rex Realty of Connecticut, Inc. v. Town of Somers – Index #23200/10 et al for properties known as Section: 16.16 . Block: 1 Lot: 19.5 and Section: 38.17 Block: 1 Lot: 3.

Request for stop sign

The Supervisor said that the next item was a request for a stop sign at Buenta and Eastern Way, Purdys. He said that this request was on the Town Board agenda in April. He explained that the intersection was heavily traveled to avoid other stop signs in the area. The Supervisor said that the Board in April asked that the Highway Superintendent and the Police Chief to evaluate the intersection. He said that the recommendation at that time was to cut back the vegetation in the area to improve the sight lines. He said that they were still receiving complaints from the Community with regard to the intersection. The Supervisor said that there was also opposition to a stop sign as well. He said that the Board should set a public hearing for October 8th to receive comments from the residents of Purdys although at this point the Police Chief was recommending a stop sign be installed since cutting back the vegetation was not an improvement. Councilman Cirioco asked about Law Enforcement in that area. That Supervisor said that enforcement had been stepped up in that area.

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

RESOLVED, that the Town Board does hereby schedule public hearing for the placement of stop signs at the Southwest corner of Eastern Way and Buenta Way and the Southeast corner of Eastern Way and Buenta Way for October 8, 2015.

Discussion
with Michael
Blum,
Chairman of
the Somers
Energy
Environment
Committee

The next item on the agenda was a discussion with Michael Blum, Chairman of the Somers Energy Environment Committee. Mr. Blum stated that he had five items that he would like to discuss with the Board that evening. He said that the first was with regard to Solarize NY along with New Castle won the right to bid on and the help to execute Solarize Westchester and Solarize Somers. He explained that this was a program that had been around for about six to seven years and it was based on the number of residents that could meet the requirements of solar panels. Mr. Blum said that the volume of participants would define the price of installation and equipment. He explained that there was an outreach program that went on for three months and this was inclusive of Commercial Properties as well. Discussion ensued with how the program was going to work and the pricing of putting solar panels on your house and businesses was determined.

Mr. Blum said that the next item he wanted to discuss with the Board was Complete Streets. He said that he was hoping that the Board was going to be approving a MOU that evening for the grant that they received. He explained that \$5,000.00 was going back to the Town for the monies that the Town expended for the first phase of work. Mr. Blum said that the grant worked liked most grants, the payments were not made until invoices and in kind hours were submitted.

The Supervisor said that he wanted to stress to the Board that this was a \$10,000.00 matching in kind grant. He said that meant that it was accountable for all volunteer time and other in kind providers. He explained that it may not be a \$10,000.00 cash match from the Town.

Mr. Blum said that as they started phase two with the Engineering Company, which was the Town Board's decision, was going to be more of a feasibility study. He said that what they have was a conceptual study. He said that the MOU was also going to be supplying them with different ways to finance similar as to what they were doing with NYSERDA. Mr. Blum stated that their current anticipation was that 80% of the funding would be covered by the New York State Department of Transportation (DOT). He said that the Town would then have to come up with the other 20% and that could come from grants or other funding sources.

The Supervisor explained that the Complete Streets Project was three parts. He said that the first was the Town Board authorizing payment of \$5,000.00 to do a study and that qualified the Town to apply for Complete Streets. He said that they received the \$10,000.00 match grant where they were going to do further Engineering Studies with more detail. The Supervisor said that at the end of the grant the Town should have something where the Town could start developing sidewalks.

Mr. Blum said that the sidewalks were going to be done in a priority order. He said that first it would be connecting all of the Schools, then to Reis Park and the third phase may be the trails and things of that nature. He said that with the trails they may not need outside financing, a lot was done in Angle Fly with volunteers.

Mr. Blum said that the next item he wanted to discuss with the Board was Micro-grid. He said that they had a kickoff meeting with NYSEG, NYSERDA and a Consultant from Booz-Allen. He said that Supervisor Morrissey, Councilman Clinchy, the Police Department and Fire Department representatives were also present. Mr. Blum said that it was a meeting to understand the entire process going forward. He said like Complete Streets this was just another phase, this phase was focused on requirements for the Micro-grid. He explained how the process would work and the benefits to the Town and he explained where they were in the project.

Mr. Blum said that the next item he wanted to discuss with the Board was with regard to Waste Management and Recycling. He said that they were asked to look at the issue of single use plastic bags. He said that there were about seven Towns in Westchester that had

put together an Ordinance around single use plastic bags and in addition to that Westchester County was looking at a Bill for all of Westchester County. Mr. Blum said that he was going to be sending the Town Board a template for a Resolution, a Question and Answer Sheet and some other things for the Board's consideration. He said that it was a movement that was upcoming and New York City was going to be coming out with their Resolution. The Supervisor asked Mr. Blum to get the information together for the Town Board to look into at their work session next month.

Mr. Blum said that the last thing he wanted to discuss with the Board was with regard to air quality. He said that there was software that was used five years ago to determine the air quality of the Town. He said that at that time they established a benchmark and there was a report that compared Somers with other Towns. Mr. Blum stated that what they recognized was that traffic caused most of the pollution. He said that they were asked to do another study and the Town was being supplied with the software again. He said that the problem was with data collection, they needed actual people to do the collection. Mr. Blum said that the first time this was done they had two interns do the collecting. He said that this tied together with Solarize as well. He explained that if they had another benchmark and then start putting solar panels on commercial buildings and then do another study hopefully they will see some really good results.

The Supervisor said that it was in order for the Board to authorize the execution of the MOU with Hudson River Greenway for the Complete Streets Project.

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

RESOLVED, that the Town Board does hereby authorize the Supervisor to execute the Memorandum of Understanding (MOU) with the Hudson River Greenway for the Complete Streets Project PL 15-0603-W in the amount of \$10,000.00 per letter dated July 16, 2015 from Mark Castiglione, Acting Executive Director.

The Supervisor said that the next item on the agenda was a proposed change to the Accessory Apartment Code. He said that it was brought to their attention that in the Zoning Code that there was a section that talked about the County's participation in reviewing the Town's Accessory Apartments. He said that he believed that the purpose for that was for the Town to get credit for Accessory Apartments being a provision of Affordable Housing. The Supervisor said that the Accessory Apartments being counted as Affordable Housing never came to fruition and this piece of the Town Code still remained. He said after discussing this with the Town Attorney this portion of the Code should be removed because it was not being done.

The Town Attorney explained that because this was an amendment to the Zoning and something was being deleted the Town Board needed a recommendation from the Town Planning Board, a referral to Westchester County Planning Board and the Town Planner needed to prepare a Short Form Environment Assessment Form. He said that at the next meeting hopefully the Board would be able to schedule a public hearing. Discussion with the Town Board ensued with regard to the reasoning for the deletion.

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

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

PERSONNEL:

Execution of
the MOU
with Hudson
River
Greenway
for the
Complete
Streets
Project

Proposed
change to the
Accessory
Apartment
Code

AUGUST 20, 2015 – COMBINED WORK SESSION/REGULAR MEETING

Current Vacancies:

Somers Energy Environmental Committee
Affordable Housing Board (5 – unexpired 2 year terms ending July 11, 2015)
Zoning Board of Appeals (1 – unexpired term ending December 31, 2017)
Architectural Review Board (3 – 3 year terms ending March 9, 2018)

Upcoming Vacancies:

Assessment Board of Review (1 – 5 year term ending September 30, 2020)

Hire R.
Persaud
Senior Acct.
Clerk –
Finance

The Supervisor said that it was in order to announce the hiring of Mr. Robert Persaud as Senior Account Clerk in the Finance Office.

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

RESOLVED, that the Town Board does hereby announce the hiring of Robert Persaud as Senior Account Clerk, at an annual salary of \$42,760.00. Group IV Step 3 of the CSEA Agreement, in the Finance Office effective July 20, 2015 per memo dated July 21, 2015 from Barbara J. Sherry, Secretary to the Supervisor.

Appoint C.
Hanley to
Risk
Management
Committee

The Supervisor said that it was in order to appoint Mr. Christopher Hanley to the Risk Management Committee.

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

RESOLVED, that the Town Board does hereby appoint Christopher S. Hanley to the Risk Management Committee to serve at the pleasure of the Town Board.

Retirement
of PO J.
FitzGerald

The Supervisor said that it was in order to acknowledge the retirement of Police Officer John R. FitzGerald. Councilman Clinchy said that he was a great Police Officer and wished him well in his retirement.

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

RESOLVED, that the Town Board does hereby acknowledge with regret the retirement of Police Officer John R. FitzGerald after 30 years of service to the Town effective August 31, 2015 per letter dated July 23, 2015 from Officer FitzGerald.

Out of title
pay for two
of the
Library
Employees

The Supervisor said that he wanted to add an item number 6 to Personnel on the agenda. He said that the Board received a request from the President of the Library Board of Trustees with regard to out of title pay for two of the Library Employees in the absence of a Library Director. He said that the Library had operated seamlessly with the transition because of the Employees help.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Clinchy, it was,

RESOLVED, that the Town Board does hereby authorize Out of Title Pay in the amount of \$1,000.00 for both Vicki DiSanto and Valerie Herman for out of title work in the absence of a Library Director from March 9, 2015 through June 1, 2015, per memo dated August 20, 2015 from Barbara Sherry, Secretary to the Supervisor.

Vote: AYES Morrissey, Clinchy, Cirienco, Garrity
ABSTAIN Faulkner

Councilman Faulkner abstained

Consensus agenda

The next item was the consensus agenda. The Supervisor said with regard to item number 5a, that matter was going to be removed from the agenda at that time, pending further documentation. He explained that the Town did not have documentation with regard to ownership at that time.

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

Replacement of Bond

1. RESOLVED, that the Town Board does hereby authorize the replacement of the \$47,000.00 Bond #BLQA502244 issued by Hanover Insurance Company for Insite Towers LLC for New Cingular Wireless PCS, LLC for property located at 121 Route 100 (Amato) per memo dated August 5, 2015 from Steven Woelfle, Principal Engineering Technician.

Renewal of liquor license

2. RESOLVED, that the Town Board does hereby acknowledge the announcement of renewal of liquor license for 11's Restaurant located at 85 Route 6, Baldwin Place, NY 10505 per memo dated August 6, 2015 from Kathleen R. Pacella, Town Clerk.

Painting of Mt. Zion Church

3. RESOLVED, that the Town Board does hereby award the painting of Mt. Zion Church to Paul's Painting Company in the amount of \$10,250.00 per memo dated July 28, 2015 from the Historic Properties Board.

Accept Erosion Control Bonds

4. RESOLVED, that the Town Board does hereby accept the following Erosion Control Bonds per memos from Wendy Getting, Senior Office Assistant:
 - a. \$500.00 – Barr Erosion Control Bond – 48.05-1-14.
 - b. \$500.00 – Weisenburger – Stormwater Management & Erosion & Sediment Control Permit – 16.10-1-44 & 45.

5a. REMOVED

Execute the NYSOFA Certification

- 5b. RESOLVED, that the Town of Somers does hereby authorize the Supervisor to execute the NYSOFA Certification attesting that funding will be used solely to support salary/benefits for Nutrition Staff per memo dated August 13, 2015 from Barbara Taberer, Program Director.

Execute the 2015/2016 School Tax Warrant

- 5c. RESOLVED, that the Town Board does hereby authorize the Supervisor to execute the 2015/2016 School Tax Warrant.

Execute the Annual Service Agreement with Kinsley Power Systems

- 5d. RESOLVED, that the Town Board does hereby authorize the Supervisor to execute the Annual Service Agreement with Kinsley Power Systems in the amount of \$2,668.00 for the three power generators and transfer switches at the Travis Road Primary and Secondary Pump Stations and the Windsor Road Sewer Pump Station per memo dated August 13, 2015 from Adam Smith, Superintendent of Water & Sewer.

Release Street Opening Bond

6. RESOLVED, that the Town Board does hereby authorize the release of the Street Opening Bond in the amount of \$320.00 to North County Development Corp. for property located at 53 Mahopac Avenue per memo dated July 14, 2015 from Thomas E. Chiaverini, Superintendent of Highways.

AUGUST 20, 2015 – COMBINED WORK SESSION/REGULAR MEETING

Authorization to prepare new two (2) year service contracts for HVAC, Plumbing and Electrical services

7. RESOLVED, that the Town Board does hereby give authorization to prepare new two (2) year service contracts for HVAC services to CF Air Conditioning and Heating, Inc., Emergency and Non-Emergency electrical services to A-Amp Electric Corp., and Plumbing services to Bee and Jay Plumbing with no more than a 2% increase per year per memo dated August 12, 2015 from Efreem Citarella, Building Inspector.

Return Erosion Control Bond

8. RESOLVED, that the Town Board does hereby authorize the return of an Erosion Control Bond in the amount of \$200.00 to Kapur – Stormwater Management & Erosion & Sediment Control Permit – 26.20-2-24 per memo dated July 27, 2015 from Steven Woelfle, Principal Engineering Technician.

The Supervisor said that there was a public workshop with the New York State Department of Transportation to review preliminary plans to install a new traffic signal and left turn lane on Route 139 to be held at Somers High School, Tuesday, August 25th at 7:30 PM. He said that all were encouraged to attend that meeting.

The Supervisor said that on September 1st there was going to be a Blood Drive held at the Town House from 2:30 PM to 8:30 PM. He said that Somers had always been very generous with their donations of blood. He urged all that were able to come out a participate

Councilman Faulkner said that one of the exciting things that was going on in Somers was the Class of 2015 was headed off to College and he wished them all the best of luck.

Councilman Faulkner said that last Sunday on behalf of the Supervisor he had the privilege of delivering four Proclamations to four outstanding Eagle Scouts in Somers. He thanked the four Scouts for their outstanding dedication and service to the Community.

Claims for the payment of all Town Bills in the amount of \$727,048.85 were presented and allowed for payment as shown on the Abstract of Audited Claims on file in the office of the Town Clerk.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Faulkner, the meeting was adjourned at 8:25 PM to an executive session for the purpose of personnel not to return that evening.

Town Clerk

SEPTEMBER 3, 2015 – WORK SESSION

Minutes of a work session of the Town Board of the Town of Somers held on Thursday evening September 3, 2015 at 6:15 PM at the Town House, 335 Route 202, Somers, New York.

ROLL CALL:

PRESENT:	Supervisor	Rick Morrissey
	Councilman	Thomas A. Garrity, Jr.
	Councilman	Anthony J. Ciriaco
ABSENT:	Councilman	Richard G. Clinchy
	Councilman	William G. Faulkner

Also present were Kathleen R. Pacella, Town Clerk, Patricia Kalba, Deputy Town Clerk and Roland A. Baroni, Jr., Town Attorney.

The Supervisor said that it was in order for the Board to enter into an executive session with regard to personnel matters and contracts.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Garrity, the meeting was adjourned to an executive session at 6:15 PM with regard to personnel matter and contracts to return that evening.

7:05 PM – meeting reconvened

Councilman Clinchy and Councilman Faulkner were present at 7:05 PM.

This being a work session no actions were taken.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Clinchy, the meeting was adjourned at 9:05 PM.

Town Clerk

SEPTEMBER 10, 2015 – REGULAR MEETING

Minutes of a regular meeting of the Town Board of the Town of Somers held on Thursday evening September 10, 2015 at 6:30 PM at the Nutrition Site at Van Tassell Memorial Park, 98 Primrose Street, Somers New York.

ROLL CALL:

PRESENT: Supervisor Rick Morrissey
Councilman Richard G. Clinchy
Councilman Anthony J. Cirieco
Councilman William G. Faulkner

ABSENT: Councilman Thomas A. Garrity, Jr.

Also present was Barbara J. Sherry, Confidential Secretary to the Supervisor.

The Supervisor said that it was in order for the Board to enter into an executive session with regard to personnel.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Clinchy, the meeting was adjourned to an executive session with regard to personnel at 6:30 PM to return that evening.

7:05 PM – meeting reconvened

PUBLIC COMMENT:

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

Monthly reports

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

PERSONNEL:

Current Vacancies:

Somers Energy Environmental Committee
Affordable Housing Board (2 – unexpired 2 year terms ending July 11, 2015)
Zoning Board of Appeals (1 – unexpired term ending December 31, 2017)
Architectural Review Board (3 – 3 year terms ending March 9, 2018)

Upcoming Vacancies:

Assessment Board of Review (1 – 5 year term ending September 30, 2020)

Consensus Agenda

The Supervisor said that the next item on the agenda was the consensus agenda. Councilman Clinchy said with regard to item number 1, he would like the resident's opinion if the new time was something that was more or less convenient for them. The Board had a brief discussion with regard to item number 3 and how they how like to proceed. Councilman Clinchy said that the Energy Environment Committee might be able to find a way to recognize the Businesses who had made a conversion in some way to something that was more environmentally friendly. The Supervisor said with regard to item number 7, a request for road names for the Planned Hamlet Phase 3, the Developer had suggested some names but they were opened to suggestions. He said that if it was possible this road name should be reflective of an outstanding citizen as they did for Clayton Boulevard. Councilman Faulkner suggested Lynn Adams Way. Councilman Clinchy suggested the name Reynolds be used. The Supervisor said that they needed to

SEPTEMBER 10, 2015 – REGULAR MEETING

add an item number 11 to the consensus agenda. He said that it was an authorization for the Supervisor to execute Settlement Agreement and General Release in the matter Rankel verses the Town of Somers.

The Supervisor said that there was a resident that was present that wanted to make a public comment. He said that at that time he would like to reopen public comment.

Mr. Anil Jambotkar, 1 Orchard Court, said that he had a question with regard to the Algonquin Pipeline. He explained where his home was located and explained that he looked on the Algonquin website and a diagram was shown with a red line that went across his part of the Town. He said that there was nothing that stated where exactly the pipeline was being proposed. Mr. Jambotkar asked where he would be able to find the information. The Supervisor told Mr. Jambotkar where he could locate the information on the internet and said that SPECTRA had all of that information at the meeting they had at the Community Center the week before. He invited him to contact his office for assistance with the internet links and address.

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

The Supervisor said that it was in order for the Board to continue the consensus agenda.

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

Parks and Recreation Office Hours

1. RESOLVED, that the Town Board does hereby authorize the change of office hours to 8:00 am – 3:30 pm on a trial basis of six months per memo dated July 27, 2015 from James Papa, Parks & Recreation Board Chairman.

Schedule Public Hearing for proposal to modify the Conservation Easement for the Angle Fly Preserve

2. RESOLVED, that the Town Board does hereby authorize the scheduling of a Public Hearing on October 8, 2015 on a proposal to modify the Conservation Easement for the Angle Fly Preserve dated May 15, 2006.

Support of developing a consumer and business education program regarding recycling and restricting the use of plastic bags and polystyrene containers

3. WHEREAS, plastic bags and polystyrene containers often are discarded into the environment and end up polluting our waterways, clogging sewers, endangering marine life and causing unsightly litter that last hundreds of years and are a potential source of harmful chemicals when they do break down;

THEREFORE BE IT RESOLVED, that the Town of Somers is in support of developing a consumer and business education program regarding recycling and restricting the use of plastic bags and polystyrene containers.

Accept Erosion Control Bonds

4. RESOLVED, that the Town Board does hereby accept the following Erosion Control Bonds per memos from Wendy Getting, Senior Office Assistant:
 - a. \$500.00 – Palumbo – Wetland & Stormwater Management & Erosion & Sediment Control Permit – 38.13-2-12.
 - b. \$500.00 – Boniello/Wooded Acres Stormwater Management & Erosion & Sediment Control & Steep Slope Permit – 48.17-1-31.

Bid for 2016 materials for the Highway Dept.

5. RESOLVED, that the Town Board does hereby authorize Thomas E. Chiaverini, Superintendent of Highways to go to bid for 2016 materials for the Highway Department per memo dated August 20, 2015.

Accept Performance Bond

6. RESOLVED, that the Town Board does hereby accept the Performance Bond in the amount of \$97,500.00 posted by Landscape Unlimited, Inc. for

SEPTEMBER 10, 2015 – REGULAR MEETING

the Cypress Lane Water Replacement Project pending Town Attorney Approval.

Refer road names for the Planned Hamlet Phase 3

7. RESOLVED, that the Town Board does hereby refer road names for the Planned Hamlet Phase 3 to the Town Historian and Bureau of Fire Prevention for review and comment per letter dated August 26, 2015 from Linda B. Whitehead.

Execute the Zadjelovich Stormwater Control Facility Maintenance and Access Agreement

8. RESOLVED, that the Town Board does hereby authorize the Supervisor to execute the Zadjelovich Stormwater Control Facility Maintenance and Access Agreement.

Reappoint B. Singer & E. Devey to Affordable Housing Board

9. RESOLVED, that the Town Board does hereby reappoint Barry Singer to a two (2) year term on the Affordable Housing Board ending July 11, 2017.

RESOLVED, that the Town Board does hereby reappoint Ellen Devey to a two (2) year term on the Affordable Housing Board ending July 11, 2017.

Budget Modification

10. RESOLVED, that the Town Board does hereby authorize a budget modification per memo dated September 4m 2015 from Rick Morrissey, Supervisor:

RESOLVED, that the Town Board does hereby authorize a budget modification in the amount of \$4,000.00 per memo dated August 26, 2015 from Thomas E. Chiaverini, Superintendent of Highways:

FROM:	5132.401 – Highway Garage Fuel	\$4,000.00
TO:	5132.405 – Maintenance & Repairs	\$4,000.00

Execute the Settlement Agreement and General Release

11. RESOLVED, that the Town board does hereby authorize the Supervisor to execute the Settlement Agreement and General Release in the matter entitled RANKEL VS. TOWN OF SOMERS (Civil Action No. 11 Civ. 6617.)

The Supervisor said that Celebrate Somers was being held Saturday September 12th from 10:00 AM to 4:00 PM. He said that the Celebration had grown exponentially over the years. He urged all to come out and enjoy all of the activities. The Supervisor said that the road through the Somers Town Shopping Center would be closed during those hours and vendors would be setup.

The Supervisor said that tomorrow was September 11th and everyone should share a moment of silence at 8:46 AM and say a prayer of remembrance for the lives lost on that day.

Claims for the payment of all Town Bills in the amount of \$516,327.02 were presented and allowed for payment as shown on the Abstract of Audited Claims on file in the office of the Town Clerk.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Ciricco, the meeting was adjourned at 7:30 PM.

Supervisor

J. O'Connell & Associates, Inc.

GRANTS CONSULTANTS

10646 Main Street

Clarence, New York 14031

(716) 759-8580

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

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

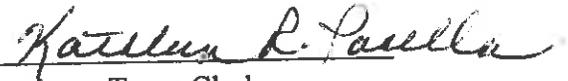


RESOLUTION

RESOLVED, that the Town Board does hereby refer road names for the Planned Hamlet Phase 3 to the Town Historian and Bureau of Fire Prevention for review and comment per letter dated August 26, 2015 from Linda B. Whitehead.

I hereby certify that the foregoing copy of resolution was unanimously adopted by the Town Board of the Town of Somers at a Regular Meeting held on September 10, 2015.

Dated: September 10, 2015


Town Clerk

Cc: Supervisor
Director of Finance
Town Historian
Bureau of Fire Prevention

TOWN HISTORIAN

Telephone
(914) 862-2014
Fax
(914) 276-0082

Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

DORIS JANE SMITH



MEMO TO: Syrette Dym, Town Planner

FROM: Doris Jane Smith, Town Historian

RE: Somers Realty Planned Hamlet Phase 3 – Road Names

DATE: September 17, 2015

As suggested, the list of former Town Supervisors was reviewed and my recommendation is to use Reynolds Road, instead of Stephentown Road for the 4th road name in the Somers Realty Planned Hamlet Phase 3.

BUREAU OF FIRE PREVENTION

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589

EFREM CITARELLA
CHIEF



MEMO TO: Syrette Dym, Town Planner

FROM: Bureau of Fire Prevention

RE: Somers Realty Planned Hamlet Phase 3 – Road Names

DATE: September 17, 2015

The list of former Town Supervisors was reviewed as suggested and it is the recommendation of the Somers Bureau of Fire Prevention to name the 4th road in the Somers Realty Planned Hamlet Phase 3, Reynolds Road instead of Stephentown Road.

From: Syrette Dym
Sent: Monday, September 28, 2015 4:09 PM
To: Barbara Sherry
Cc: Rick Morrissey
Subject: Somers Pointe Country Club

Barbara – For Somers Pointe Country Club, the following are actions that need to happen at the Town Board meeting of October 8, 2015. I will prepare paper work for that meeting for review by the Town Board.

I will be away from October 7 to October 15, so I will not be at that meeting. I will go over everything prior to leaving.

TB Meeting Oct. 8 – Actions to be Taken by Town Board

- (1) Presentation by Applicant if desired by Town Board
- (2) TB declares intent to be lead agency;
- (3) TB refers lead agency designation to Planning Board and other interested agencies for comment on lead agency.
- (4) TB also refers to Planning Board for substantive comments on zoning text amendment.
- (5) TB sets date for zoning text amendment public hearing for **November 12**.

Syrette Dym, AICP
Director of Planning
Town of Somers
335 Route 202
Somers, NY 10589

914-277-5366 (phone)
914-277-4093 (fax)
sdym@somersny.com
www.somersny.com

*Dot Agenda
2-113
TH - 10-11-15
9/21/15 T.S*

PLANNING AND ENGINEERING DEPARTMENTS

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com



Syrette Dym, AICP
Town Planner
sdym@somersny.com

SEP 21 2015

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

*Plans on file in the
Supervisor's office*

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.

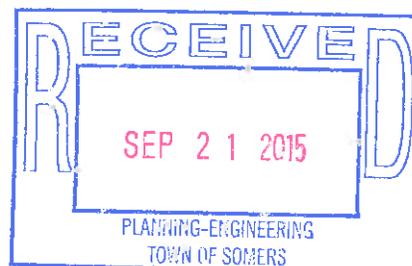
Referral is made under the provisions of the following regulations:

- 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

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,

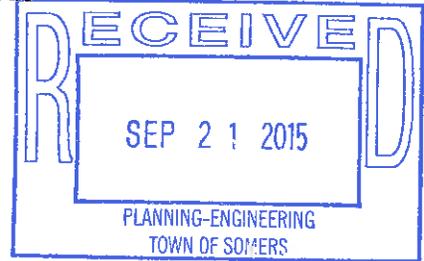
Christine Leas

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

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).

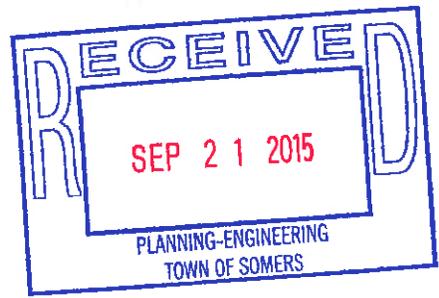
Enclosed please find 14 copies of each of the Site Plan Application, along with the same number of courtesy copies of the Petition for Zoning Text Amendment and EAF.

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



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

----- X
Petition of

SOMERS POINTE COUNTY CLUB

PETITION

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

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

approximately 2,780 have been built.

14. Heritage Hills currently has a Main Activities Center that features a swimming pool, two paddle tennis courts, and three full size tennis courts. There are also currently four satellite recreation areas, each containing a swimming pool, tennis court, and cabana. Access to each of these facilities is restricted to residents of Heritage Hills.

15. It is understood that the Town has been working to complete an update to the 1994 Comprehensive Master Plan. The Town's website as of September 2015 shows that the Draft Comprehensive Master Plan Update indicates that "as subdivision activity has accelerated in the past 25 years, the possibility of someone today assembling a site large enough to support a DRD is extremely unlikely." TOWN OF SOMERS DRAFT COMPREHENSIVE MASTER PLAN UPDATE at VI.B-14 (2005). "From the Town's perspective, development of the remaining large tracts as new communities would detract from the balanced development envisioned by this Town Plan Update." *Id.*

16. There is an increased need for outdoor recreational facilities not only for the existing residents of communities like Heritage Hills, but residents of Somers more broadly. This proposed zoning amendment would allow the Somers Pointe to contribute to meeting that need.

CONCLUSION

17. The adoption of the proposed zoning amendment to the Zoning Code would serve to generate a positive tax base for the Town and increase recreational space for the general public.

WHEREFORE, Somers Pointe Country Club respectfully requests that, after due deliberation, the Town Board of the Town of Somers amend the Zoning Code and grant the requested zoning amendment as described herein.

Dated: New York, New York
September 21, 2015

SIVE PAGET & RIESEL, P.C.

By:



Mark A. Chertok

Christine Leas

Attorneys for Somers Pointe Country Club

460 Park Avenue, 10th Floor

New York, New York 10022

(212) 421-2150

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.~~

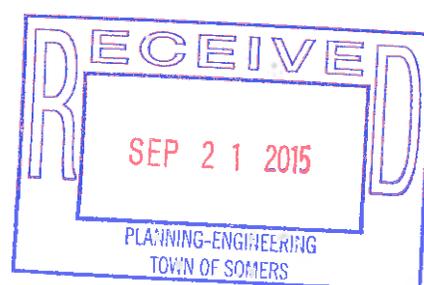
~~(8)-(9) Water supply, sewerage and other utility systems servicing the designed residential development.~~

~~(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 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

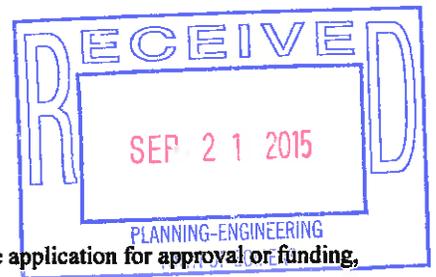
170.12 Designed Residential Development

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
-

during the course of constructing and marketing the designed residential development. These facilities must conform to setback requirements of this section.

**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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s):	
NYC Watershed Boundary _____	

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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; _____ 48 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: _____

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: _____

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

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 (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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:	7 a.m. to 6 p.m.	• Monday - Friday:	10 a.m. to 8 p.m.
• Saturday:	7 a.m. to 6 p.m.	• Saturday:	10 a.m. to 8 p.m.
• Sunday:	none	• Sunday:	10 a.m. to 8 p.m.
• Holidays:	none	• Holidays:	10 a.m. to 8 p.m.

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

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

t. Will 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 covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	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>	2.68	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: _____

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: _____

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<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. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Mahopac Ave, Smith Ln, multiple Town parks/preserves</u> ii. 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> iii. Distance between project and resource: _____ <u>minimum 0.75 miles.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

F. Additional Information

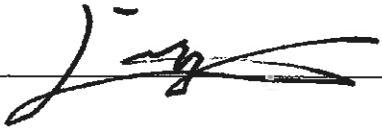
Attach any additional information which may be needed to clarify your project.

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 _____

PRINT FORM

SOMERS POINTE PARKING COUNTS

Date: July 4th

Golf Club

Opening time _____

Closing time _____

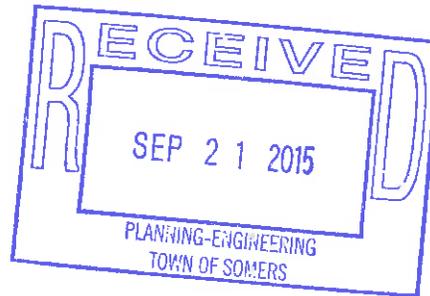
Restaurant

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	46
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	28
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	64
1:00 PM	64
1:30 PM	64
2:00 PM	66
2:30 PM	70
3:00 PM	60

Time	# of cars parked
3:30 PM	54
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: July 2

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	34
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 1ST

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	46
1:30 PM	41
2:00 PM	38
2:30 PM	38
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	38
6:30 PM	38
7:00 PM	36
7:30 PM	31
8:00 PM	16
8:30 PM	14
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	8
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	20

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	6
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 28th

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	32
9:30 AM	32
10:00 AM	41
10:30 AM	41
11:00 AM	41
11:30 AM	38
12:00 PM	36
12:30 PM	36
1:00 PM	29
1:30 PM	20
2:00 PM	19
2:30 PM	18
3:00 PM	14

Time	# of cars parked
3:30 PM	19
4:00 PM	26
4:30 PM	28
5:00 PM	32
5:30 PM	38
6:00 PM	41
6:30 PM	46
7:00 PM	52
7:30 PM	28
8:00 PM	19
8:30 PM	16
9:00 PM	4
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	0
6:30 AM	4
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	37
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 26th

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	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	41
1:30 PM	41
2:00 PM	36
2:30 PM	41
3:00 PM	36

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	34
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 25th

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	18
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	5
9:30 PM	4
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 24th

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	31
1:00 PM	34
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	44
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	17
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 23rd

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	8
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	58
2:00 PM	50
2:30 PM	46
3:00 PM	46

Time	# of cars parked
3:30 PM	41
4:00 PM	41
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	20
9:00 PM	17
9:30 PM	17
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 20th

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	6
6:30 AM	7
7:00 AM	10
7:30 AM	12
8:00 AM	17
8:30 AM	24
9:00 AM	36
9:30 AM	37
10:00 AM	41
10:30 AM	46
11:00 AM	52
11:30 AM	52
12:00 PM	54
12:30 PM	41
1:00 PM	36
1:30 PM	36
2:00 PM	34
2:30 PM	37
3:00 PM	30

Time	# of cars parked
3:30 PM	19
4:00 PM	19
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	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 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	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 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	36
12:30 PM	36
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	19
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	5
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	31
6:00 PM	34
6:30 PM	38
7:00 PM	40
7:30 PM	35
8:00 PM	35
8:30 PM	15
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	8
8:00 AM	8
8:30 AM	12
9:00 AM	12
9:30 AM	16
10:00 AM	19
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	31
2:00 PM	31
2:30 PM	30
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	57
12:30 PM	54
1:00 PM	42
1:30 PM	56
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	1
7:00 AM	1
7:30 AM	5
8:00 AM	10
8:30 AM	10
9:00 AM	13
9:30 AM	15
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	46
2:00 PM	41
2:30 PM	24
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	19
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	44
5:00 PM	39
5:30 PM	41
6:00 PM	36
6:30 PM	39
7:00 PM	26
7:30 PM	21
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	8
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	19
2:00 PM	23
2:30 PM	20
3:00 PM	20

Time	# of cars parked
3:30 PM	18
4:00 PM	16
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 10th

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	31
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	29
1:30 PM	28
2:00 PM	28
2:30 PM	20
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	24
6:30 PM	24
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 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	1
6:30 AM	3
7:00 AM	5
7:30 AM	8
8:00 AM	12
8:30 AM	14
9:00 AM	20
9:30 AM	26
10:00 AM	31
10:30 AM	32
11:00 AM	30
11:30 AM	36
12:00 PM	36
12:30 PM	40
1:00 PM	44
1:30 PM	51
2:00 PM	54
2:30 PM	51
3:00 PM	50

Time	# of cars parked
3:30 PM	46
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	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 6th

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	46
12:30 PM	39
1:00 PM	44
1:30 PM	44
2:00 PM	38
2:30 PM	37
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 5th

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	23
10:00 AM	24
10:30 AM	24
11:00 AM	24
11:30 AM	34
12:00 PM	36
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	24
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:

Oct 8
agenda
EC-TB
TC
TA
10/11/15 bp

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Town of Somers Town Board will conduct a public hearing on November 12, 2015 at 7:00 p.m. at the Somers Town House, 335 Route 202, Somers, New York regarding the granting of an amendment to the Town of Somers Zoning Code Designed Residential (DRD) District Section 170.12C to allow for tennis courts and swimming pools to remain as permitted principal uses within the Designed Residential Development District, but to be for use by the general public, rather than being primarily for use by the residents of the Designed Residential Development District and that such amendment will permit the Somers Pointe Country Club (Section 6.16 Block 20 Lot 1.21) to develop such uses for use by the general public.

All persons having an interest in the proposed Designed Residential Development (DRD) District Zoning Text Amendment are invited to attend the public hearing and will be afforded an opportunity to be heard. A copy of the proposed Zoning Text Amendment to the DRD District will be available and may be examined in the Office of the Town Clerk during regular business hours.

By Order of the Town Board
of the Town of Somers

Kathleen R. Pacella
Town Clerk

Dated:

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 29, 2015

RE: Project: Somers Pointe Country Club Amended Site Plan and Zoning Text Amendment
Applicant: Somers Pointe Country Club, LLC
Location: 1000 West Hills Drive (Section 6.17 Block 20 Lot 1.21)
Zoning: DRD Designed Residential Development Overlay District
Actions: Site Plan Application to Planning Board- Request for Construction of a Swimming Pool, Cabana and Two Tennis Courts; Zoning Text Amendment to DRD District to Town Board

Application Request:

By original; application dated April 22, 2015 Somers Pointe Country Club, LLC submitted an application to construct a swimming pool and cabana and two tennis courts, with associated parking. The application was for Site Plan Approval, Stormwater Management and Erosion and Sediment Control Permit and Steep Slope Protection Permit.

After review of the submission and associated documents, discussion by the Planning Board and town staff, and additional submissions by the applicant, it was determined that the request was not a permitted use in the DRD District as currently written.

Therefore, by letters of September 21, 2015 from Christine Leas of Sive Paget & Riesel P.C., attorney for the applicant, submitting a Petition for Zoning Text Amendment and of September 21, 2015 from John Petroccione, P.E., engineer for the applicant, submitting a proposed site plan associated with the requested text amendment, the application has been updated for review by the Town. The original applications for Site Plan Approval, Stormwater Management and Erosion and Sediment Control Permit and Steep Slope Protection Permit approvals are still valid. A revised Full EAF Part 1 dated September 18, 2015, covering the requested zoning text amendment and site plan approval, has been submitted as part of this resubmission.

The Petition for Zoning Text Amendment seeks to amend Section 170.12C of the Designed Residential Development (DRD) District such that some uses, namely swimming pools and tennis courts, need not be restricted to use primarily by residents of a designed residential development. Golf courses, riding stables and general recreational and athletic facilities within a designed residential development would still be limited to use primarily by residents of such developments.

Actions To Be Taken By Town Board and Planning Board

The following is the general sequence of actions that will need to be taken by both the Town Board and Planning Board to process the applicant's request for the zoning text amendment and site plan approval.

Town Board Meeting of October 8, 2015 –

- (1) Presentation by Applicant, if requested by Town Board; discussion of Petition for Zoning Text Amendment
- (2) Town Board declares intent to be lead agency;
- (3) Town Board refers lead agency designation to Planning Board and other interested agencies for comment
- (4) Town Board also refers Petition to Somers Planning Board and Westchester County Planning Board for substantive comments on requested change
- (5) Town Board sets date for zoning text amendment public hearing for **November 12, 2015**. (Public Notice to be placed)

Planning Board Meeting of October 14, 2015 –

- (1) Planning Board comments on zoning text change;
- (2) Planning Board discuss and determine whether Town Board should act as lead agency as part of a coordinated SEQR review with one Negative Declaration issued for both Zoning Text Amendment and Site Plan Approval
- (3) Planning Board proceeds with site plan review if chooses to do so pending approval of zoning text amendment

Town Board Meeting November 12, 2015

- (1) Hold Text Amendment Public Hearing; determine keeping public hearing open or close. Wait for site plan review and SEQR comments by Planning Board. Receive substantive comments, if any, from others.

needs to be done at 10/8/15 TB mtg!!

Town Board Meeting Date(s) TBD –

- (1) Town Board invites Planning Board to work session to discuss potential environmental impacts and make determination of significance. At appropriate regular meeting, Town Board issues a Negative Declaration.
- (2) Town Board votes on proposed zoning text amendment

Planning Board Meeting Date(s) TBD –

- (1) Planning Board issues Site Plan approval and resolution, once zoning text amendment is approved

Zoning Text Amendment

The applicant's request to amend Section 170.12C has arisen from issues raised regarding the proposed pool and tennis court uses being permitted uses subject to the DRD requirement that now reads: "(5) Golf courses, swimming pools, tennis courts, riding stables and general recreational and athletic facilities intended primarily for use of the residents of the designed residential development". Somers Pointe Country Club is and always has been a private club within the Heritage Hills development. Heritage Hills provides a variety of pools and tennis courts for its own residents. As demonstrated in the memorandum of June 3, 2015 from the Planning Director to the Planning Board,, it was not clear that the club could successfully market the pool and tennis courts only "primarily for use by residents of the designed residential development" given the already existing facilities available to those residents. The proposed text amendment is, therefore, a solution to that issue that permits the limited number of memberships to be made available (up to 106), to include members not "primarily" residents of Heritage Hills.

Full EAF

A Full EAF Part 1, dated September 18, 2015, was submitted as part of the zoning and resubmitted site plan approval package.

While most items seem to be correct, several site related acreages do not appear to be consistent and need explanation or clarification. Under D.1.b.b on page 3, total acreage of the site to be physically disturbed is indicated as 1.95 acres of a total site size of 68 acres. First, the applicant should clarify what the 68 acres includes. Then, on page 6, item D.2.e.i. indicates that 1.3 acres of impervious surface will be created out of the 68 acre site, or that .65 acres of that to be disturbed will not result in impervious surfaces.

Page 9 item E.1.b shows a table of current acreage and acreage after project to completion. It indicates an increase in impervious surface of 1.06 acres, less than the 1.3 acres indicated above. This discrepancy needs to be explained.

In addition, the categories of land use before and after construction equal 6.49 acres, a number which does correspond to any other site size indicated. Please explain what these 6.49 acres corresponds to.

Cc: Town Board
Joe Barbagallo/Rob Wasp
Roland Baroni
Mark Chertok
Christine Leas
John Petroccione
Steven Koo
Spruce Wang

TOWN BOARD

Town of Somers

WESTCHESTER COUNTY, N.Y.

Supervisor
RICK MORRISSEY

Town Council
ANTHONY J. CIRIECO
RICHARD CLINCHY
WILLIAM FAULKNER
THOMAS A. GARRITY

Town Clerk
KATHLEEN R. PACELLA

SOMERS TOWN HOUSE
385 ROUTE 202
SOMERS, NY 10589
(914) 277-3637
(914) 277-3323
FAX (914) 276-0082



October 8, 2015

Interested Agencies

Re: Somers Pointe Country Club -- (TM 6.17-20-1.21); 1000 West Hills Drive,
Somers, NY 10589

The proposed action seeks to amend the Town of Somers Zoning Code to allow for tennis courts and swimming pools to remain as permitted principal use 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 text amendment, Somers Pointe Country Club seeks to construct a new swimming pool (\pm 50ft. X 30 ft.) and new accessory cabana building (\pm 70 ft. X 50 ft.) adjacent to the existing golf clubhouse; two new tennis courts; and new associated parking. The proposed pool and tennis courts would be made available by membership to the general public but be limited in number of memberships offered.

At its meeting of October 8, 2015, the Town of Somers Town Board voted to declare its intent to be Lead Agency for the Proposed Action under SEQR based on its review of a Full EAF --Part 1 dated September 18, 2015.

The Proposed Action is an Unlisted Action pursuant to Chapter 92 of the *Code of the Town of Somers*. The Town Board will conduct a coordinated environmental review. The attached Notice of Intent to Be Lead Agency and attached Full EAF are being distributed to interested agencies for their information.

Rick Morrissey
Town Supervisor

Attach. -- Notice of Intent to Be Lead Agency
SEQR Distribution List
Full Environmental Assessment Form -- Part 1

Cc: Interested Agencies
See Attached List

4

NOTICE OF SEQR ACTIONS – Proposed Zoning Text Amendment to Designed Residential Development (DRD) District and Site Plan Approval for a Swimming Pool, Cabana Building, Two Tennis Courts and Associated Parking for Existing Somers Pointe Country Club

Notice of Intent to Act as Lead Agency

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

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

The Town Board of the Town of Somers, Westchester County, declares its intent to act as lead agency for a Proposed Zoning Text Amendment to the Designed Residential Development (DRD) District that would allow for a swimming pool and accessory cabana building and tennis courts with associated parking as part of an associated Site Plan Approval process.

The Somers Town Board at its meeting of October 8, 2015 declared its intent to establish itself as Lead Agency with regard to this Proposed Action under the procedures and requirements of SEQRA and Chapter 92 of the Somers Town Code as part of a coordinated review.

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

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

TITLE OF ACTION: Zoning Text Amendment to Designed Residential Development (DRD) District and Site Plan Approval for Pool, Cabana, Tennis Courts and Parking for Somers Pointe Country Club

DESCRIPTION OF ACTION: The proposed action seeks to amend the Town of Somers Zoning Code to allow for tennis courts and swimming pools to remain as permitted principal use 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 text amendment, Somers Pointe Country Club seeks to construct a new swimming pool (±50ft. X 30 ft.) and new accessory cabana building (± 70 ft. X 50 ft.) adjacent to the existing golf clubhouse; two new tennis courts; and new associated parking. The proposed pool and tennis courts would be made available by membership to the general public but be limited in number of memberships offered.

LOCATION: 1000 West Hills Drive, Somers NY, Westchester County ((TM 6.17-20-1.21)

SUPPLEMENTAL INFORMATION: A Long Form (EAF) Part 1 has been prepared for the Proposed Action. This form is being distributed to all Involved and Interested Agencies (see list below), and this information is also available for review in the Planning and Engineering office at the Town House and on the Town's web site.

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

Telephone: 914-277-5366

Date of this Notice: October 8, 2015

SEQR DISTRIBUTION LIST – See Attached

**SEQR DISTRIBUTION LIST – Proposed Zoning Text amendment to Designed Residential (DRD)
District and Site Plan Approval for Swimming Pool, Cabana Buildings, Two Tennis Courts and
Associated Parking for Existing Somers Pointe Country Club**

Interested Agencies

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

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

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

Westchester County Planning Board
432 Michaelian Office Building
White Plains, New York 10601
Attn: Edward Buroughs

Town of Somers Town Clerk
Somers Town House
335 Route 202
Somers, New York 10589
Attn.: Kathy Pacella, Town Clerk

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

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

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

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

Town of Somers Parks & Recreation Board
Somers Town House
335 Route 202
Somers, New York 10589
Town of Somers Police Department
Somers Town House
335 Route 202
Somers, NY 10589

Other- Lead Agency Representatives

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

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

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

Other- Project Sponsor Representatives

Sive Paget & Riesel P.C.
460 Park Avenue
New York, NY 10022
Attn: Christine Leas/Mark Chertok

John Petroccione, P.E.
129 Neptune Drive
Monroe, NY 10950

Spruce Wang
Steven Koo
41-99 Main Street
Suite 203
Flushing, NY 11355

Telephone
(914) 277-4394

FAX
(914) 277-3788

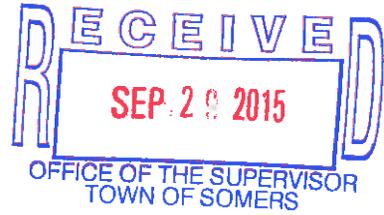
EMAIL
finance@somersny.com

ROBERT KEHOE
DIRECTOR OF FINANCE

FINANCE OFFICE

TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

*Oct 8, 2015
Agenda
EC-TB TC TA
9/29/15 10:16 AM
bp*



To: Town Board

From: Robert Kehoe, Director of Finance 

Date: September 28, 2015

Re: Senior Account Clerk Position in Finance

Carolyn Brush, who has a Finance Degree from the University of Delaware, has agreed to transfer from the Planning and Engineering Department to the Finance Department as a Part – Time Senior Account Clerk effective October 5, 2015. Carolyn replaces Joye Mintzes who is leaving on Friday October 2.

I am requesting the Board to approve changing Carolyn's hourly rate to \$24.43 to match what Joye was paid.

CC: Town Clerk

Oct 8, 2015
Agenda - BTC TA
EC - TB 7M

PLANNING AND ENGINEERING DEPARTMENTS

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

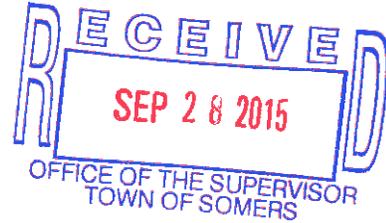
Town of Somers
WESTCHESTER COUNTY, N.Y.

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 *SD*
Steve Woelfle, Principal Engineering Technician *SW*

DATE: September 28, 2015

RE: New Hire for Intermediate Clerk Position – Part Time – Planning and Engineering Department

Carolyn A. Brush was hired by the Planning and Engineering Department to fill the part time (17 hours/week) Intermediate Clerk position at \$15/hour starting the week of July 12.

As a result of a vacancy in the Finance Department, Carolyn will be moving to take that position starting October 2, 2015.

Vanessa Agudelo, who has been acting as a part time intern working with the Director of Planning since the beginning of summer 2015, has been offered the position and has agreed to take it.

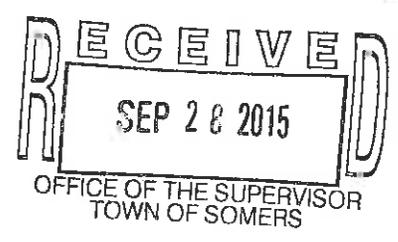
Therefore, we would like the Town Board to appoint her to the part time (17 hours/week) Intermediate Clerk position at \$15/hour starting October 2, 2015.

Her resume is attached.

Attach.
Z:\PE\miscellaneous\clerk position letter to Town Board\Vanessa Agudelo - Intermediate Clerk Position.docx

sc- 10/1/15
TBJC
TH
05/8/2015

Fyzool Baraichi
85 Topland Rd
Mahopac, NY 10541



September 22, 2015

Town of Somers
335 Route 202
Somers, New York 10589

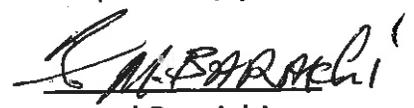
To whom it may Concern,

Please be advised that after 21.5 years of service at the Town of Somers Highway Department I wish to notify the Town that I will be retiring. My last day of employment at the Highway Department will be November 27, 2015.

I would like to take this opportunity to thank the Town of Somers and Mr. Thomas Chiaverini, Superintendent of Highways for many years of success as an Automotive Mechanic Helper.

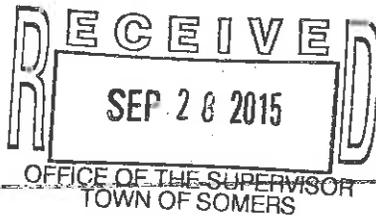
If you should have any questions please feel free to contact me

Respectfully yours


Fyzool Baraichi

Cc: Thomas Chiaverini
Supt. of Highways

TOM CHIAVERINI
TOWN OF SOMERS



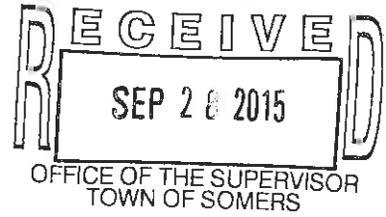
9/24/15

THIS LETTER IS TO NOTIFY YOU
OFFICIALLY THAT I ROBERT KRAMER
AM RETIRING ON NOV 27, 2015

THANK YOU
ROBERT KRAMER

Robert J. Kramer

4 Granite Springs Road
Granite Springs, New York
10527



Tom Chiaverini
Highway Superintendent
Somers Highway Department
Somers, New York
10589
September 25, 2015

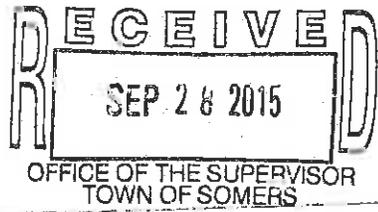
Dear Tom,

Please accept my resignation from the highway department effective November 28, 2015 for the purposes of retirement. It has been a privilege working with you and for the town of Somers for the past thirty years.

Sincerely,

Frank Lieto

A handwritten signature in cursive script that reads "Frank Lieto".



TOM CHIAVERINI
SUPT. OF HIGHWAY

THIS IS MY NOTICE OF MY
RETIREMENT. MY LAST DAY OF
WORK WILL BE NOVEMBER 27 2015

THANKS
Collin Kirberg

Oct 8 Agenda
EC - TB
TC
TA
10/1/15 by

PLANNING AND ENGINEERING DEPARTMENTS

Town of Somers

WESTCHESTER COUNTY, N.Y.

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

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com



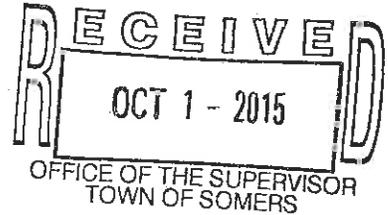
Syrette Dym, AICP
Town Planner
sdym@somersny.com

Date: October 1, 2015

To: Town Board
Planning Board
Open Space Committee

From: Engineering Department

Re: The following is submitted for your review and comment:



Project Name: Greenbriar-Somers Corp.
Section 6, Lots 35 and 36
Wetland/Steep Slope/SMESC/Tree Application
Plan: See Cover Letter
Dated: October 1, 2015
Prepared by: Bibbo Associates L.L.P

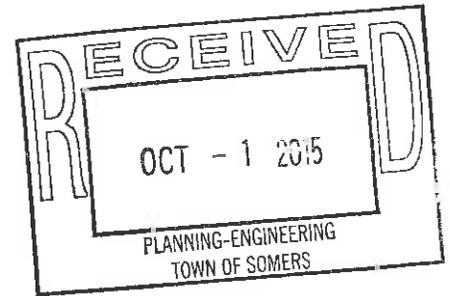
Referral is made under the provisions of the following regulations:

- 1. Informal Discussion: _____
- 2. Final Subdivision Approval: _____
- 3. Preliminary Subdivision: _____
- 4. Site Plan: _____
- 5. Wetland Activity Permit: _____ 6.11-1-77 & 78
Administrative _____
Planning Board _____ X
- 6. Steep Slope Permit: _____ 6.14-1-77 & 78
Administrative _____
Planning Board _____ X
- 7. Other _____ Tree and SMESC Application

October 1, 2015

Somers Planning & Engineering Dept.
335 Route 202
Somers, NY 10589-3226

Attn: Mr. Steven Woelfle, Principal Engineering Technician

Re: Green Briar Subdivision
Sec. 6, Lots No. 35 & 36

Dear Mr. Woelfle:

Enclosed in the above matter are 14 prints/copies of the following items:

- 1) Wetland Application and application fee by check for \$417.80
- 2) Stormwater Management and Erosion and Sediment Control Application and application fee by check for \$100.00
- 3) Steep Slope Protection Application and application fee by check for \$225.00
- 4) Tree Removal Application and application fee by check for \$50.00
- 5) Application Acknowledgment form
- 6) Affidavit by Corporation Owner form
- 7) Application Processing Restrictive Law form
- 8) Short EAF
- 9) List of Property Owners within 100 feet of Lot Nos. 35 & 36
- 10) Site Plan Drawings #1-8, dated 8-17-15
- 11) 10 copies - SWPPP report

Lots No. 35 & 36 are part of 34 lots in Section 6 created in 1987 and shown on filed plat no. 22944. Except for Lots # 35 & 36, the majority of Section 6 lots were developed in the mid 1990's. Thereafter an amendment was made to the NYSDEC Freshwater Wetland Maps to add wetland F-31 associated with the Green Briar Brook as regulated wetland. The greater part of Lots #35 & 36 are located within the 100-foot adjacent area. A plan for 2 attached townhomes was prepared and reviewed with the NYSDEC in 2005. The DEC determined that the disturbance associated with the development of both lots was excessive and recommended that the project scope be reduced. Accordingly, the plan for development

Site Design ♦ Environmental

Mill Pond Offices · 293 Route 100, Suite 203 · Somers, NY 10589
Phone: 914-277-5805 · Fax: 914-277-8210 · E-Mail: bibbo@optonline.net

has been revised to eliminate a townhome and merge the two lots for the construction of 1 townhome. A wetland application and individual residential stormwater permit application are being forwarded to the NYS Department of Environmental Conservation and NYC Department of Environmental Protection respectively. The area of disturbance to develop the lot is 0.28 acres. Although the SWPPP for the project does not then require provision of post-construction stormwater management practices, infiltration devices will be installed to mitigate runoff generated from the house roof surface.

We would appreciate your scheduling the project for review at the next available meeting of the Planning Board.

Very truly yours,



Joseph J. Buschynski, P.E.

JJB/mme
Enclosures

cc: M. Shapiro
File

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

APPLICATION FEE:

Alteration of Wetlands: \$200 minimum fee plus \$100 per 5,000 S.F. of regulated area or proposed portions thereof to be disturbed.

Annual Maintenance Permit Renewal Fee: Administrative Permit: \$25.00, Planning Board Permit: \$75.00

2-4-36 Green LLC and
OWNER: Greenbriar Somers Corp. Tel.#: 845-371-2100
Mailing Address: 75 N. Middletown Rd., Nanuet, NY 10954
APPLICANT: Greenbriar Somers Corp. Tel.#: 845-371-2100
Mailing Address: 75 N. Middletown Rd., Nanuet, NY 10954
State authority: Owner - Lot #35 If other than owner, authorization must be submitted in writing.

PREMISES: Sheet: 611 Block: 1 Lot: 77 + 78
Situating on the left side of Driftwood Drive (Street), 250 feet from the intersection of Green Briar Drive (Street)

DESCRIPTION OF WORK AND PURPOSE: Construct 1 residence on Lot Nos. 75+36 of Green Briar Sec. 6 located in 100 ft. wetland control area

SIZE OF ACTIVITY AREA:

Is work proposed in Wetland: or Wetland Control Area:

Is there an existing house located on the site: No

Is pond, lake or detention basin proposed to be cleaned: vel. dissipation structure to be cleaned

Functions provided by Wetland: Groundwater recharge, wildlife habitat

Wetland Expert delineating Wetland: Peter Torgersen

ESTIMATED QUANTITY OF EXCAVATION: C.Y. 20 CUT, 55 FILL

ESTIMATED TOTAL VALUE OF WORK: \$ 800,000

PROPOSED STARTING DATE: 4/16 PROPOSED COMPLETION DATE: 4/17

PLANS PREPARED BY: Gibbo Assoc. DATED: _____

Plans must be submitted with application.

LIST OF APPLICABLE COUNTY, STATE, OR FEDERAL PERMITS:

NYSDDEC - Wetlands Permit
NYCDEP - TRSP

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

NAME	ADDRESS	BLOCK	LOTS
<u>See attached list</u>			

APPLICANT'S SIGNATURE: [Signature] DATE: 9/24/15
OWNER'S SIGNATURE: [Signature] DATE: 9/24/15

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

Office Use Only

Administrative Permit: _____

Planning Board Permit: _____

TOWN OF SOMERS
WESTCHESTER COUNTY, NEW YORK
APPLICATION FOR ENVIRONMENTAL PERMIT
CHAPTER 93 "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL"

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

APPLICATION FEE: \$100 for disturbances of five thousand (5,000) square feet and/or for the placement or removal of 50 cubic yards of soil, plus \$500 for each additional acre of disturbance.

OWNER: Greenbriar - Somers Corp. and
2-4-36 Green LLC Tel.#: 845-371-2100
Mailing Address: 75 N. Middletown Rd., Nanuet, NY 10954
APPLICANT: Greenbriar - Somers Corp. Tel. #: 845-371-2100
Mailing Address: 75 N. Middletown Rd., Nanuet, NY 10954
State authority: If other than owner, authorization must be submitted in writing Owner - Lot #35

PREMISES: Sheet: 6.11 Block: 1 Lot: 77+78

DESCRIPTION OF WORK AND PURPOSE: Construct residence on
Lot Nos. 35+36 of Greenbriar Sec. 6

SIZE OF ACTIVITY AREA: 0.28 acres/feet by _____ feet
(include all construction activity area)

VOLUME OF EXCAVATED MATERIAL: 20 c.y. cut, 55 c.y. fill
(leave blank if not known)

IN CONJUNCTION WITH:

Wetland Permit: Steep Slopes Permit: Tree Preservation Permit:
Site Plan: _____ Subdivision: _____

PROPOSED STARTING DATE: 4/16 PROPOSED COMPLETION DATE: 4/17

PLANS PREPARED BY: Bibbo Assocs., LLP DATED: _____

Plans and copy of Stormwater Pollution Prevention Plan must be submitted with application.

LIST OF APPLICABLE COUNTY, STATE, OR FEDERAL PERMITS:
NYSDDEC - Wetlands Permit
NYCOEP - IRSP

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

NAME ADDRESS BLOCK/LOT
See Attached List

APPLICANT'S SIGNATURE: [Signature] DATE: 9/24/15
OWNER'S SIGNATURE: [Signature] DATE: 9/24/15

*APPLICATION MUST BE ACCOMPANIED WITH A COMPLETED ENVIRONMENTAL
ASSESSMENT FORM, A VICINITY MAP, A DEVELOPMENT PLAN, EROSION AND SEDIMENT
CONTROL PLAN, AND THE PROPOSED PHASING OF DEVELOPMENT OF THE SITE.

Office Use Only

Administrative Permit: _____

Planning Board Permit: _____

TOWN OF SOMERS
WESTCHESTER COUNTY, NEW YORK
APPLICATION FOR ENVIRONMENTAL PERMIT
CHAPTER 148 "STEEP SLOPE PROTECTION"

APPLICATION FEE:

Alteration of Steep Slopes: \$150.00 minimum fee plus \$75.00 per 10,000 S.F. of regulated area or proposed portions thereof to be disturbed.

2-4-36 Green LLC and

OWNER: Greenbriar-Somers Corp. Tel. #: 845-371-2100

Mailing Address: 75 N. Middletown Rd., Nanuet, NY 10954

APPLICANT: Greenbriar-Somers Corp. Tel. #: 845-371-2100

Mailing Address: 75 N. Middletown Rd., Nanuet, NY 10954

State authority: Owner - Lot 35 If other than owner, authorization must be submitted in writing.

Premises: Sheet: 6.11 Block: 1 Lot: 77+78

Situated on the left side of Driftwood Drive (Street) 250 feet from the intersection of Green Briar Drive (Street)

Description of Work and Purpose: Construct 1 residence on Lot Nos. 35+36 of Green Briar Sec. 6

Estimated Quantity of Excavation: _____ C.Y. 20 CUT 55 FILL

Size of Activity Area: 0.28 acres

Total Value of Work: \$800,000

Slope Category: 15%<25% 25%<35% or >35%: _____

Soil Types: Paxton fine sandy loam

Proposed Starting Date: 4/16 Proposed Completion Date: 4/17

Plans Prepared by: Bibbo Assecs. Dated: _____

Plans must be submitted with application.

List of Applicable County, State, or Federal Permits:

NYSDDEC - Wetlands Permit
NYCDEP - IRSP

List of Property Owners of Record of Lands and Claimants of Water Rights within 100 feet of Subject Property.

NAME	ADDRESS	BLOCK	LOTS
<u>See Attached List</u>			

Applicant's Signature: [Signature] Date: 9-24-15
Owner's Signature: [Signature] Date: 9-24-15

*APPLICATION MUST BE ACCOMPANIED WITH A COMPLETED ENVIRONMENTAL ASSESSMENT FORM, COMPLETE PLANS FOR LOT IMPROVEMENTS, AND LOCATION AND SIZE OF SLOPE CATEGORIES.

..... Office Use Only
Administrative Permit: _____
Planning Board Permit: _____

5/9/2012

TREE REMOVAL PERMIT APPLICATION
SECTION 156, TREE PRESERVATION

SUBMIT TO: Town of Somers, Engineering Department
335 Route 202, Somers, New York 10589

DATE: 9-24-15

1. APPLICATION FEE:

Tree Removal - \$50.00 for the first five (5) trees to be removed, \$15.00 for each additional tree to be removed.

2. IDENTIFICATION OF APPLICANT:

2-4-36 Green LLC and

OWNER: Greenbriar-Somers Corp. Tel.#: 845-371-2100

Mailing Address: 75 N. Middletown Rd., Nanuet, N.Y. 10954

APPLICANT: (if other than Owner)

Greenbriar-Somers Corp. Tel.#: 845-371-2100

Mailing Address: 75 N. Middletown Rd., Nanuet, N.Y. 10954

Professional preparing site plan: Bibbo Associates, LLP

State authority: Owner-Lot#35 If other than owner, authorization must be submitted in writing.

3. IDENTIFICATION OF SUBJECT PROPERTY

Address: 35 + 36 Driftwood Dr.

PREMISES: Sheet: 6.11 Block: 1 Lot: 77 + 78

4. NUMBER OF TREES TO BE REMOVED (12-INCHES OR GREATER)

Zoning District: R10 (R40) R80 R120 Other (Circle)

2 Quantity of trees to be removed (Must be tagged/identified to evaluate permit requirements)

5. PURPOSE FOR TREE REMOVAL

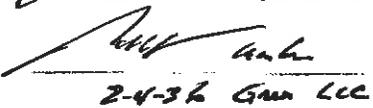
To allow construction of a residence on the combined area of Lot Nos. 35 + 36

6. SKETCH OR SITE PLAN *

* A site plan shall be provided if the tree removal activity involves clearing and must be certified by an arborist, landscape architect or professional forester.

The Town Engineer or other duly authorized representative shall inspect the property to assure satisfactory completion of the requirements of the approved tree removal permit, and, upon such completion, the approving authority shall require documentation from such official stating that all required conditions of the tree removal permit have been satisfactorily completed. If, upon inspection, it is found that any of the required conditions have not been addressed in accordance with the approved permit and/or plans, the applicant shall be responsible for addressing all conditions of approval pursuant to the original conditions of approval. Failure of the Town Engineer or other duly authorized representative to carry out inspections of required improvements during the tree removal shall not in any way relieve the applicant or the bonding company of their responsibilities. The Town Engineer, his designee, and the Town Environmental Enforcement Officer shall have access to all parts of the work area at all times during tree removal.

APPLICANT'S SIGNATURE:  DATE: 9-24-15

OWNER'S SIGNATURE:  2-4-36 Gun LLC DATE: 9-24-15

By submitting this application I understand, allow and agree to a Town inspector making a site visit to the exterior of my property.



APPLICANT ACKNOWLEDGEMENT

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

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

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

Signature of Applicant: *[Handwritten Signature]* *Paula P. ... Somers Corp* Date: 9-24-15

Signature of Property Owner: *[Handwritten Signature]* Date: 9-24-15
(if different from applicant) *2-4-36 LLC*

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK)

ss:

COUNTY OF Rockland)

Arthur B. Shapiro, being duly sworn, deposes and says that he resides at 34 Sans Pini, Suffern in the County of Rockland, State of New York that he is the Pres. of _____

(Title)

Columbi-Som Corp.

(Name of Corporation) /

which is the owner in fee of all property shown on plat entitled _____, application for approval of which is herein made. That said Columbi-Som Corp.

(Name of Corporation)

acquired title to the said premises by deed from _____ recorded in the Office of the Clerk of the County of Westchester on _____ in Liber _____ of Conveyances at Page _____

That the statements contained herein are true to the best of deponent's knowledge and belief, and are made for the purpose of obtaining the approval of the submitted application by the Planning Board of the Town of Somers.

(Signed) [Signature]

Sworn to before me this 24 day of September, 2015.

Patricia E. French

(Notary Public)
PATRICIA E. FRENCH
Notary Public, State of New York
No. 01FR5041486
Qualified in Rockland County
Commission Expires 04/03/2019

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

CERTIFICATION

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

Section 6.11 Block 1 Lot 77+78

Property Address 35+36 Driftwood Drive

Permit Applying For Stormwater Mgmt. + Erosion Control, Wetland, Steep Slopes Permits, Tree Removal Permit

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

Signed *Columbus-Somers Corp*
2426 Binn LLC
(Owner of Record)

Signed *Milton B. Sharp*
Milton B. Sharp
(Applicant for Permit)

MILTON B SHARP
(Print Name)

MILTON B. SHARP
(Print Name)

Date 9-24-15

Date 9-24-15

CONFIRMATIONS

Zoning Enforcement Officer Date: _____

Director of Finance for Fees Date: _____

Engineering Department Date: _____

Receiver of Taxes Date: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Green Briar Section 6 Lots No. 35+36</i>			
Project Location (describe, and attach a location map): <i>Driftwood Drive</i>			
Brief Description of Proposed Action: <i>Combine lot nos. 35+36 in Section 6 of Green Briar Subdivision (F.M. #22944, filed 9-30-87) into a single 0.32 acre lot and develop the lot with one residence.</i>			
Name of Applicant or Sponsor: <i>Greenbriar-Somers Corp.</i>		Telephone: <i>845-371-2100</i>	
		E-Mail: <i>mbs@ourrocklandoffice.com</i>	
Address: <i>75 N. Middletown Road</i>			
City/PO: <i>Nanuet</i>		State: <i>NY</i>	Zip Code: <i>10954</i>
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: <i>NYSDEC - Wetlands Permit</i> <i>NYCDEP - Individual Residential Stormwater Permit</i>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u><i>0.32</i></u> acres	
b. Total acreage to be physically disturbed?		<u><i>0.28</i></u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u><i>0.32</i></u> acres	
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 checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

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

Applicant/sponsor name: Greenbriar-Somers Corp. Date: 8/17/15
 Signature: Joseph B. Burleyrski (Engr. for Applic.)

Greenbriar-Somers Corp.
 100 ft. radius
 Sec. 6.11, Blk. 1, Lots 77 78

Property ID	Property Address	Last Name	First Name	Company/Other Owner Info	Mailing Address	City	State	Zip Code
6.11-1-73	60 Driftwood	Riccardi	Denise M.		60 Driftwood Dr.	Somers	NY	10589
6.11-1-74	61 Driftwood	Magnotta	Frank V. & Jacquelyn		61 Driftwood	Somers	NY	10589
6.11-1-75	62 Driftwood	Delaparra	Sergio & Rosa Margarita		62 Driftwood	Somers	NY	10589
6.11-1-76	Driftwood (road bed)			Greenbriar-Somers Corp.	75 N. Middletown Rd.	Nanuet	NY	10954
6.11-1-77	35 Driftwood			Greenbriar-Somers Corp.	75 N. Middletown Rd.	Nanuet	NY	10954
6.11-1-78	36 Driftwood			2-4-36 Green, LLC	75 N. Middletown Rd.	Nanuet	NY	10954
6.11-1-79	37 Driftwood	Pulsone	Maria V.		37 Driftwood Dr.	Somers	NY	10589
6.11-1-80	38 Driftwood	O'Connor	Patrick L. & Nancy		38 Driftwood Dr.	Somers	NY	10589
6.11-1-91	Greenbriar Dr.	Greenbriar Homeowners Assoc.		c/o Heritage Management Services	P.O. Box 265	Somers	NY	10589

8/18/2015

ROBERT G. SCORRANO

Aug 20 / 12 10
for 12/15 by
sc 7/1/22/15
best 10
630
confirmed

SUMMARY

Highly accomplished sales and trading professional with 14+ years of proven experience in contributing unparalleled strategic planning, P&L, sales profit, and risk analysis acumen to leading fortune 500 companies. Exceptional leader and project manager skilled at developing and executing effective strategies to enhance performance, streamline operations, and drive profitable growth. Consummate multitasker and self-starter with broad-based market knowledge and advanced understanding of technical and fundamental analyses, and power plant operations. Proficient communicator and public speaker with an established ability to build and foster top-performing teams, teach and learn new products, and meet or exceed objectives.

AREAS OF EXPERTISE

Retirement Planning - Estate Planning - Small Business - Annuity Sales - Trading - Sales - Energy Industry - Power Plant Operations - Risk Analysis - Strategic Planning - Employee Development - P&L Revenue Growth - Market Assessment - Asset Management - Business Development - Training Programs

PROFESSIONAL EXPERIENCE

NEW YORK LIFE INSURANCE COMPANY - White Plains, NY 2013 to Present
Fortune 100 company helping protect families, businesses and safeguarding retirement.

Agent

Licensed to sell insurance through New York Life Insurance Company and may be licensed with various other independent unaffiliated insurance companies in the states of NY, NJ & CT. I offer a variety of products and services that can help you meet a number of insurance and financial needs, including, but not limited to college funding, retirement, managing costs for extended periods of care and lifetime income strategies.

DONNYBROOK CAPITAL - Port Chester, NY 2011 to 2013

Energy Trader

Conduct energy trading for power (PJM), natural gas, and WTI crude oil futures contracts. Utilize knowledge of fundamental and technical analyses to enhance trading decisions. Canvass market for trading opportunities. Analyze technical charts in natural gas and crude oil markets, reviewing historical prices levels and product specifics to inform trading decisions. Maintain up-to-date awareness of relevant news events and effects on market trading.

NRG ENERGY, INC. - Princeton, NJ 2006 to 2011

Fortune 300 company with diverse power generating facilities and a capacity of 25K+ megawatts capable of supporting 20M+ homes.

NORTH EAST CASH TRADER (2007 TO 2011)

Traded within PJM electricity market, seeking Real-Time to monthly arbitrage opportunities. Identified growth areas within PJM, NY, and Cinergy via new products while adding liquidity and pricing capabilities. Managed term traders' positions when handed down into cash markets. Provided accurate market intelligence to term traders while executing opportunities across multiple power regions. Supervised daily trading operations for North East Real-Time Trading Desk. Mentored Real-Time traders while developing and improving their trading skills. Offered assistance to asset managers for Day Ahead bidding and scheduling of NRG asset portfolio. Maintained current knowledge of market rules, bidding strategies, and procedures to optimize asset management. Conducted meetings with fellow traders to present detailed assessment of current market conditions.

- Generated \$3.5M+ (2007 to 2011).
- Performed 2 settlement transactions (Virtual) within PJM and NY power pools to hedge overall trading portfolio while adding incremental P&L.

SENIOR REAL-TIME TRADER (2006 TO 2007)

Monitored physical energy flow between NY, PJM, and NEPOOL power pools. Supported ongoing initiatives within power marketing and business development. Assisted with training of hourly Real-Time hires. Served as sole decision maker for NRG's power plant and regularly interacted with system operator. Consulted with asset managers on current schedules and made adjustments as needed. Compiled extensive report with unit conditions and market assessment distributed to all power plant personnel and traders.

- Optimized NRG's NY, PJM, and NEPOOL assets within Day Ahead and Hour Ahead market while following market rules, regulations, and risk management procedures.
- Scheduled and enhanced dispatch sequence of energy assets within NYISO, PJM, and NEPOOL on continual basis to maximize profit potential and ensure system reliability.
- Added trade support to cash traders.

(Continued...)

ROBERT G. SCORRANO

(315) 333-1000

48111

SIRK PRODUCTIONS – New York, NY

2003 to 2006

Producer of award-winning original feature films and critically-acclaimed television programs.

HEAD OF BUSINESS DEVELOPMENT

Directed multidisciplinary sales team focused on identification, development, implementation, and execution of new business opportunities. Contacted advertising agencies to generate business and set up meetings and presentations. Coordinated with sales team to develop client-specific game plans and write sales pitches. Distributed self-written information packet to prospective clients after successful phone calls. Reviewed budgets and put team in place to address project needs.

HEAD OF BUSINESS DEVELOPMENT (CONT.)

- Doubled sales revenues and operating income in first 6 months of employment.
- Developed business-wide strategic plan to accelerate growth for sales and marketing team.

ALLEGHENY ENERGY SUPPLY – New York, NY

2001 to 2003

Owner and operator of electric generation facilities delivering service to Pennsylvania, West Virginia, Maryland, and Virginia.

REAL-TIME HOURLY TRADER

Managed 11K MW of generation within PJM's control area. Examined next-day and real-time position reports and matched against supply positions/obligations. Provided market liquidity at appropriate power trading and procurement points to support asset management. Served as economic-based asset hedging team leader.

- Contributed earnings of \$35M (2001 through 2002).
- Instituted hedging strategies with generation desk to maximize asset utilization and profit.

PG&E NATIONAL ENERGY GROUP – Bethesda, MD

1999 to 2001

Company that develops, builds, owns, and operates electric generating and natural gas pipeline facilities.

SENIOR REAL-TIME TRADER

Managed surplus energy agreements for PMPA. Functioned as team leader responsible for implementing training programs for new Real-Time personnel.

- Exceeded \$5M in gross margin (2000).
- Contributed to operating profit of \$2M in first full trading year (1999).
- Developed nationally-recognized Real-Time Trading Desk.

SEMPRA ENERGY TRADING – Stamford, CT

1998 to 1999

Energy trading company that markets and trades physical and financial energy products.

CONTRACT ADMINISTRATOR

Oversaw all back-office counter-party confirms and monitored traders' positions. Maintained direct line of communication with energy traders upon monthly options expiration/execution. Ensured that trader confirmations matched with counter-parties. Ran daily reports and completed nightly checkouts.

EDUCATION & CERTIFICATION

Bachelor of Arts in Communications – Hofstra University

PJM System Operator Certification

AWARD

PG&E Team Award for Superior Performance in Group Environment

Barbara Sherry

From: Barbara Sherry
Sent: Tuesday, September 29, 2015 8:05 AM
To: 'Eric Morrissey'
Cc: Kathie Pacella; 'Anthony Cirieco'; '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 [mailto:eric.morrissey@somersny.com]
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

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



August 25, 2015

Mr. Eric Morrissey
17 Lee Road
Somers NY 10589

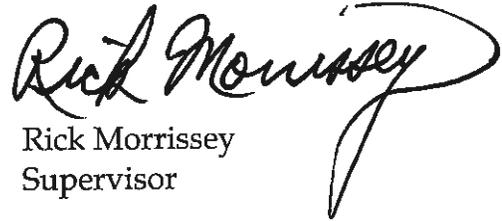
Dear Mr. Morrissey,

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.

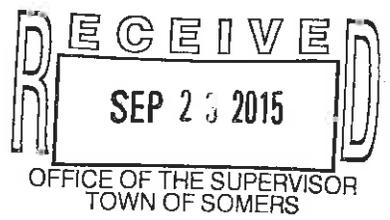
Very truly yours,


Rick Morrissey
Supervisor

RM/bj
C: Town Board

F/Z/SUPERVISOR/BOARD.MISC.

Dot 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

Dot Agenda
ec - TBTC TA
9/29/15 bjp

RECEIVED
SEP 29 2015
OFFICE OF THE SUPERVISOR
SOMERS

RECEIVED
SEP 29 2015
TOWN CLERK'S OFFICE
SOMERS, NEW YORK

September 29, 2015

Kathleen R. Pacella, Town Clerk
Town of Somers
335 Route 202
Somers, New York 10589

Dear Ms. Pacella:

Please accept my notice of retirement on October 15, 2015.

I have enjoyed working with you and the town for the almost past 13 years and know that I am going to miss everyone there.

However, it is time for me to leave and enjoy my retirement.

Sincerely,

Irene Ceriale

Irene Ceriale

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



*Det. [unclear]
EC all
10/7/15 BP*

Revised Oct 7, 2015
September 25, 2015

AGENDA

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.
7520.44 – Tomahawk Chapel Restoration	7520.43 – Reis House Restoration	\$400.00	To provide funds for unexpected expenses.

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

Oct 8
Agenda
2C - BTCTA
D of 7m
10/21/15
BP

REQUEST FOR TRANSFER OF FUNDS

FROM:

FUND	ACCOUNT CODE	ACCOUNT NAME	AMOUNT
	<u>7520.44</u>	<u>Tomahawk Chapel - Restoration</u>	<u>\$ 400.00</u>

TO:

FUND	ACCOUNT CODE	ACCOUNT NAME	AMOUNT
	<u>7520.43</u>	<u>Reis House - Restoration</u>	<u>\$ 400.00</u>

EXPLANATION:

to cover cost of grading and seeding
that was unexpectedly needed at
the Wright-Reis Homestead

Authorized Signature: _____

Date: _____

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

PLANNING AND ENGINEERING DEPARTMENTS

Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
385 ROUTE 209
SOMERS, NY 10589
www.somersny.com

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

Steven Woolfie
Principal Engineering Technician
swoelfie@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
TNI: 48.13-1-49

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

PLANNING AND ENGINEERING DEPARTMENTS

Telephone
(914) 277-5266
Fax
(914) 277-4098

Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
385 ROUTE 202
SOMERS, NY 10586
www.somersny.com

Steven Woolfe
Principal Engineering Technician
swoolfe@somersny.com



Syrette Dym, AICP
Town Planner
sdym@somersny.com

Date: October 1, 2015
To: Director of Finance T10(914)
From: Wendy Getting *WJG*
Senior Office Assistant
RE: Erosion Control Bond
Portas Steep Slope, Stormwater Management and Erosion and
Sediment Control and Tree Preservation Permit
TM: 16.09-2-10

Attached is a check in the amount of \$500.00 posted by Luisa Portas, 3266 Baker Street, Mohegan Lake, NY 10547 in payment of an Erosion Control Bond.

Att.
cc: Town Board
Town Clerk

Oct 8 Agenda
EC-TB, TC TA
D of Fin 9/29/15 by

PLANNING AND ENGINEERING DEPARTMENTS

Town of Somers
WESTCHESTER COUNTY, N.Y.

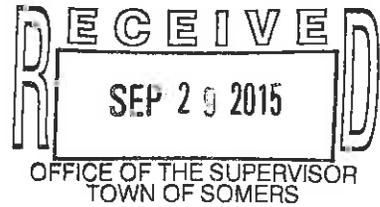
SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589
www.somersny.com

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com



Syrette Dym, AICP
Town Planner
sdym@somersny.com



Date: September 29, 2015
To: Town Board
From: Steven Woelfle *SW*
Principal Engineering Technician
RE: **Turner Stormwater Management and Erosion and Sediment Control**
Permit #ASMESC2013-17
TM: 5.18-1-68
Release of Erosion Control Bond
Received Check June 3, 2013

This office conducted a site inspection of the subject property and found the site generally stable. Therefore, this Office has no objection to the return of the Erosion Control Bond in the amount of \$200.00. Please return to:

James Turner
3 Tannahill Court
Baldwin Place, NY 10505

SW/wg
cc: Town Clerk
Director of Finance
James Turner

Barbara Sherry

From: Kathie Pacella
Sent: Tuesday, September 29, 2015 12:29 PM
To: Barbara Sherry
Subject: American Archives Month

Barbara,

I just got a notice that October is American Archives Month. We usually do a Resolution to this effect. Could you please put on the Agenda for next week's Regular Meeting. Thanks. Kathie

Kathleen R. Pacella

Town Clerk

335 Route 202

Somers, NY 10589

P. 914-277-3323

F. 914-277-3960

kpacella@somersny.com

Highway Department

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

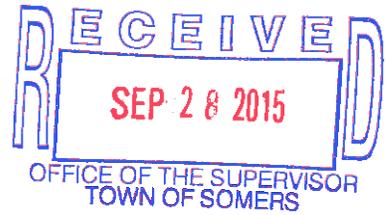
Town of Somers

250 RT. 100
P.O. BOX 281

WESTCHESTER COUNTY, N.Y.

THOMAS E. CHIAVERINI
Superintendent of Highways

LOUIS N. NOTO, JR.
Deputy Supt. of Highways



*Det 8 Agenda
EC-TBTC-TA
DH 7m
9/28/15 bjp*

MEMO TO: SUPERVISOR
TOWN BOARD

FROM: THOMAS E. CHIAVERINI
SUPT OF HIGHWAYS

RE: RELEASE OF THE STREET OPENING BOND

DATE: SEPTEMBER 23, 2015

After final inspection of street opening located on Lake Shore Drive Lincolndale
I recommend release of bond in the amount of \$750.00 to Frebar Construction Corp
PO Box C 7 Maple Ave, Lincolndale, NY 10540


THOMAS E. CHIAVERINI
SUPT. OF HIGHWAYS

cc: Director of Finance
Town Clerk

FREBAR CONSTRUCTION CORP

PH. 914-248-5444
P.O. BOX C 7 MAPLE AVE
LINCOLNDALE, NY 10540

14707

50-7095/2219

PAY
TO THE
ORDER OF

Lucy J. Somers

DATE 6-1-09

Seven Hundred Fifty Dollars ^{00/100}

\$ 750.00

DOLLARS  Check Features
PCPSV Bank

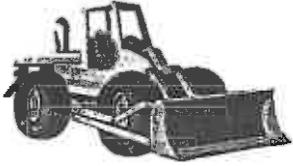


FOR _____

[Signature]

MP

TOWN OF SOMERS
HIGHWAY DEPARTMENT
TOWN HIGHWAY WORK PERMIT # S 01-09



Date: 6-1-09

Thomas E. Chiaverini
Superintendent of Highways

Louis Noto
Deputy Superintendent of Highways

Job Address Lake Shore Drive, Lincolndale

Section 5.19 Block 3 Lot 1

Owner's Name Lake Lincolndale Homeowners Association Contractor Name Frebar Const.

Address Box 1 Address Box C, 7 Maple Ave.

City/Town Village Lincolndale City/Town/Village Lincolndale

State & Zip NY 10540 State & Zip N.Y. 10540

Phone _____ Phone 914-248-5444

Emergency Number _____ Emergency Number _____

Issued By [Signature] Date 6/1/09

Bond Release Process

Final Inspection By [Signature] Date 9/24/15

Record Release By _____ Date _____

Bond Released On _____
(Date)

44
**TOWN OF SOMERS
APPLICATION FOR WORK ON TOWN HIGHWAY**

To the Town Superintendent of Highways Sec. 5.19 Blk. 3 Lot 1
Somers, New York 10589

Bond Calculation

Driveway _____ each at \$500 bond each = _____
Street Opening (asphalt area) 150 square feet @ \$5.00 per square foot = 750 —
Shoulder _____ square feet @ \$1.00 per square foot = _____
Total Bond = \$750.00

Application fee received by Catherine D'Sisto Date 6/1/09

Application is hereby made for permission under the "Highway Permits" ordinance of the Town of Somers adopted September 19, 1991 by L.L. No. 5-1991 to enter upon, construct in or under or to place in or upon a town highway or a sidewalk within the said Town of Somers, as follows:

1. Applicant FREBAU CONSTRUCTION CORP
2. Address Box C, 7 Maple Ave
City Lincolndale State NY Zip 10540
Contact FRED P. SHAW Phone 914-248-5444
3. Town Highway - Location LAKE SHORE DRIVEWAY, Lincolndale
4. Work to be Commenced 6/2/09 Completed 6/10/09
5. Purpose of Application septic repair
6. Environmental Determination YES _____ NO
7. Environmental Permits YES _____ NO N/A _____

In consideration of the granting of the permit applied for, I agree to conform to all terms and conditions herein imposed, forming a part of such permit and to the provisions of the "Street Opening Ordinance" and to any special regulations or requirements that may be made from time by the Town Superintendent of Highways.

[Signature] _____ Date 6-1-09
Applicant
Approved by [Signature] _____ Date 6/1/09
Highway Superintendent Date