

OFFICE OF THE SUPERVISOR

Phone
277-3637
Fax
(4) 276-0082

Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

RICK MORRISSEY
SUPERVISOR



**SOMERS TOWN BOARD
WORK SESSION
THURSDAY, JUNE 4, 2015 6:30PM**

www.somersny.com

6:30PM – Executive Session

7:00pm – Work Session

A. PLEDGE OF ALLEGIANCE:

PUBLIC COMMENT

B. PARKS & RECREATION:

1. Accept with gratitude \$1,800.00 donation from the Somers Women's Club to provide scholarships for Day Camp participants per May 27, 2015 memo from Steven Ralston, Superintendent of Parks & Recreation.
2. Authorize hiring of Day Camp and Tusker (teen travel) Trax staff beginning June 29, 2015 – August 7, 2015 and continue to hire as needed per May 27, 2015 memo from Steven Ralston, Superintendent of Parks & Recreation.

**SOMERS TOWN BOARD
WORK SESSION
THURSDAY, JUNE 4, 2015 6:30PM**

www.somersny.com

C. TOWN BOARD:

1. Avalon Bay – discussion of Recreation Fees.
2. Hidden Meadows: Set a public hearing to take public input on consideration of the granting of preliminary development concept plan and approval and the classification 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” for July 9, 2015.
3. Set summer meeting schedule per May 27, 2015 memo from Barbara Sherry, Secretary to the Supervisor.

D. FINANCIAL: - No additional business.

E. HIGHWAY: - No additional business.

F. PERSONNEL:

1. Current Vacancies:

Somers Energy Environment Committee
Affordable Housing Board (5 – unexpired 2 year terms ending 7/11/2015)
Zoning Board of Appeals (1 – unexpired term ending 12/31/2017)
Architectural Review Board (3 – 3 year terms ending 3/9/2018)
Parks & Recreation (3 – 3 year terms ending 3/9/2018)

2. Upcoming Vacancies:

3. Acknowledge resignation of Mr. Dennis Acampora, PT Chauffeur for the Nutrition Program.
4. Authorize hiring of Julia Malik, as seasonal clerk in the Court Office for 10 weeks to work no more than 30 hours per week per May 20, 2015 memo from Justices Timone and McDermott beginning June 1, 2015. @12.00 per hr.
5. Acknowledge resignation of William F. Kehoe from the Risk Management and Safety Committee.

G. PLANNING & ENGINEERING: - No additional business.

SOMERS TOWN BOARD
WORK SESSION
THURSDAY, JUNE 4, 2015 6:30PM

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H. POLICE: - No additional business.

I. PROPOSED CONSENSUS AGENDA:

1. Authorize reimbursement from Insurance Reserve in the amount of \$250.00 for the replacement of the front windshields on Highway Truck #9 per May 18, 2015 memo from Tom Chiaverini, Superintendent of Highways.
2. Authorize awarding contract for the Cypress Lane Water Main Replacement to Landscape Unlimited, Inc. in the amount of \$97,500.00 per May 26, 2015 memo from Adam Smith, Superintendent of Water & Sewer.
3. Authorize 30 day waiver for Liquor License for The Somers Pub.
4. Authorize the Town's Attorney to execute a Consent Judgment in the following matter: Anglebrook Golf Club v Town of Somers.
5. Accept the following Erosion Control Bonds:
 - a. \$500.00 Stormwater Management and Erosion and Sediment Control Permit Wooded Acres Devel. Corp. & Gus Boniello – 48.17-1-35
6. Adopt resolution for standard work day reporting for elected and appointed officials for the NYS Retirement System.
7. Authorize increase of maximum hourly rate to \$135.00 for Mechanical Street Sweeper and use the lowest rate whenever possible per May 28, 2015 memo from Tom Chiaverini, Superintendent of Highways.
8. Authorize Supervisor Morrissey and Councilman Richard Clinchy to execute the Collective Bargaining Agreement with the CSEA Local 1000 beginning January 1, 2014 – December 31, 2017.
9. Authorize Refund and Credit in the amount of \$235.59 to Brenda L. Dietrich as per May 6, 2015 letter from Mary Beth Murphy, Executive Director Westchester County Tax Commission.

**SOMERS TOWN BOARD
WORK SESSION
THURSDAY, JUNE 4, 2015 6:30PM**

www.somersny.com

2015 CALENDAR

June 4, 2015	7:00pm	Town Board Work Session
June 11, 2015	7:30pm	Public Hearing: Conservation Easement for Deans Bridge Associates, LLC.” Town Board Regular Meeting

6/1/2015 10:25 AM

Z:\Supervisor\bsherry\Barbara\My Documents\agenda\2015 Agenda\June 4, 2015 Work Session.docx

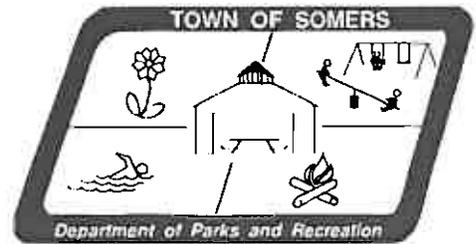
Somers Department of Parks & Recreation

PO Box 46 Somers, New York 10589

OFF: (914)-232-8441

FAX: (914)-232-8548

Steven Ralston
Superintendent



May 27, 2015

To: Town Board

From: Steven Ralston
Superintendent of Parks and Recreation

Re: Request for Approval

Request permission to accept with gratitude a \$1,800.00 donation from the Somers Women's Club to provide scholarships for Day Camp participants.

C: Town Clerk
Park Board
Director of Finance

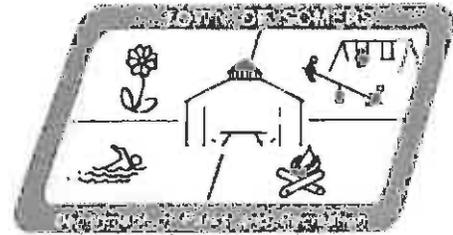
Somers Department of Parks & Recreation

PO Box 46 Somers, New York 10589

OFF: (914)-232-8441

FAX: (914)-232-8548

Steven Ralston
Superintendent



May 27, 2015

To: Town Board

From: Steven Ralston **SR**
Superintendent of Parks and Recreation

Re: Request for Approval

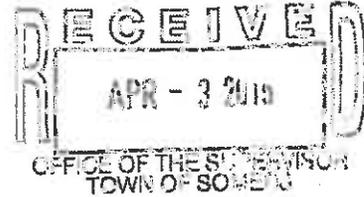
Request permission to hire the attached Day Camp and Tusker (teen travel) Trax staff from June 29 – August 7, 2015 and continue to hire for these programs on an as-needed basis pursuant to County Health counselor-to-camper ratio regulations.

Thank you

C: Park Board
Director of Finance
Town Clerk

April 2, 2015

Supervisor Rick Morrissey
Town of Somers
335 Route 202
Somers, NY 10589



Re: Recreation Fees

Dear Supervisor Morrissey,

At our meeting with you last month, we discussed AvalonBay's plans to build a Town Green and how the creation and maintenance of that Green should offset a portion of the Recreation Fees associated with the development of Avalon Somers. We believe that the size of the offset should relate to the value of the Green. The purpose of this letter is to propose a methodology for valuing the Green, which we are building and maintaining for the benefit of the public. The Planning Board has made it clear that they would like the Green to be public. The Green will be surrounded on all four sides with public parking, so it will be easy for members of the town who don't live in the Planned Hamlet to use the Green. The Planning Board at our last meeting indicated they would like the Green to incorporate a playground. Given the ease of access for the general public and the type of activities that can take place on the Green, it is easy to envision the Green becoming a popular amenity for the entire town. With all of this in mind, we have come up with two ways of valuing the land, both of which lead to similar outcomes. Please see the two valuation methods below:

I. Long term maintenance costs:

One way of valuing the Green would be to consider how much it will cost AvalonBay to maintain the Green. As you know, maintaining a public park in perpetuity is not inexpensive. AvalonBay will spend approximately \$25,000 per year in maintenance (landscaping, lawn maintenance, trash removal, snow removal, etc.). If we apply a capitalization rate to the annual expenditures, we can derive the present value of the future maintenance costs. Applying a capitalization rate of 6.5% to the \$25,000 annual costs yields a present value of \$384,615. Please keep in mind that this calculation only captures the long term cost of owning / maintaining the Green and does not factor in the capital costs involved with building the Green.

II. Acquisition costs:

AvalonBay is paying approximately \$5.1M for the land, which consists of 17.5 developable acres. This translates to a cost of ~\$291,000 per acre. We cannot develop apartments on the Green but will instead provide a space for public recreation. The Green is approximately 1.4 acres, which translates to a value of \$408,000.

Both methods of calculation lead to a value in the vicinity of \$400,000. We believe that a \$400,000 reduction to the Recreation Fee would be appropriate given that we are effectively donating \$400,000 worth of land to the Town.

Thank you very much.

Sincerely,

Todd Nicotra
Senior Development Director

cc -
S. Kelston
J. Papan
For Discussion

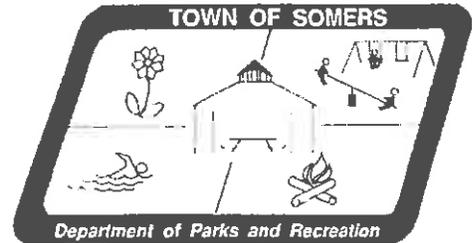
Somers Parks & Recreation Board

PO Box 46 Somers, New York 10589

OFF: (914)-232-8441

FAX: (914)-232-8548

James Papa
Chairman



TO: Town Board
Planning Board

FROM: Jim Papa, Chairman - Parks and Recreation Board

RE: Avalon

DATE: March 2, 2015

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

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

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

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

PLANNING AND ENGINEERING DEPARTMENTS

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

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: May 28, 2015

RE: Project: Hidden Meadow – Town Board Referral
Applicant: The Kearney Realty & Development Group
Location: 16 Route 6 (Section 15.07 Block 1 Lot 6)
Zoning: R80 Residence District
Actions: Granting of Approval of a Preliminary Development Concept Plan and the Reclassification of a Specific Parcel to the Multifamily Residence Baldwin Place District (MFR-BP) Floating Zone Pursuant to Section 170-13 Multifamily Residence MFR District of the Code of the Town of Somers

Background

By original application dated September 27, 2013 and received by the Town Board on September 27, 2013 and by the Planning Board office on September 30, 2013, The Kearney Realty & Development Group has sought to develop a 16.7 acre parcel located on Route 6 that is currently zoned Residence District R-80 with 53 townhouse type dwelling units through application of the Multifamily Residence Baldwin Place MFR-BP Floating district (Section 170-13.A Town Code) that would permit development at the requested density and unit type. Specifically, there will be 45 townhouses on individual fee simple lots, of which 8 will be affordable. In each of those 8 affordable townhomes, there will be a first floor affordable one-bedroom rental unit to be rented out by the owner of the three-bedroom affordable townhouse building above, for an additional 8 affordable units, or total of 16 affordable housing units.

In furtherance of that original application, the Applicant submitted an application for preliminary subdivision approval and site plan approval with accompanying applications for environmental permits for steep slopes, wetland and watercourse protection, and stormwater management and erosion and sediment control.

It was determined by the Town Board that to implement this request, modifications to the 1994 Town of Somers Comprehensive Master Plan and amendments to Section 170-13 Multifamily Residence MFR Districts would be required. As such, after public review and input, expert and its own analysis and environmental determination, the Town Board approved the proposed modification to the 1994 Town of Somers Comprehensive Master Plan and Associated Zoning Text Amendments to Section 170-13 Multifamily Residence MFR Districts by resolution on October 9, 2014.

The Planning Board, acting as lead agency at the request of the Town Board, issued a Negative Declaration on January 28, 2015 for actions which included:

- Application of the MFR-BP floating zone on the subject site by the Town Board
- Subdivision Approval by the Planning Board
- Site Plan Approval by the Planning Board

The findings of that Negative Declaration enable the Town Board to make Findings regarding the application of the MFR-BP district to the subject site and subsequent granting of approval of a preliminary development concept plan and the reclassification of the site to the MFR-BP Multifamily Residence Baldwin Place District Floating Zone.

Next Town Board Action Required

As required by Section 170-13C. Application procedure of the MFR Multifamily Residence District, the Town Board needs to schedule and hold a public hearing on the multifamily residence district zoning application after receipt of recommendations from the Planning Board and Open Space Committee, such input having been received during this process.

Therefore, the Town Board is requested to discuss and then act at its meetings of June 4 and June 11, 2015, respectively, on setting a public hearing for July 9, 2015 for Granting of a Preliminary Development Concept Plan and for the Reclassification of Property located at 16 Route 6, Tax Lot 15.07-1-6 known as the Hidden Meadow development, to the MFR-BP District, such notice to be published by the Town Clerk with notices to be mailed by the applicant to property owners within 1,000 feet of the property boundaries.

Cc: Town Board
Planning Board
Town Clerk
Roland Baroni
Open Space Committee
Joe Barbagallo
Ken Kearney
Rich Williams

Z:\PE\Subdivision files\Hidden Meadow\Application of MFR-BP to Site\Memo to Town Board 05-28-15.docx

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

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

Steven Woolfe
Principal Engineering Technician
swoolfe@somersny.com



Sylvia Dym, AICP
Town Planner
sdym@somersny.com

TOWN BOARD
Town of Somers, Westchester County, New York

RESOLUTION

**GRANTING OF APPROVAL OF A PRELIMINARY DEVELOPMENT CONCEPT
PLAN AND THE RECLASSIFICATION OF A SPECIFIC PARCEL TO THE
MULTIFAMILY RESIDENCE BALDWIN PLACE DISTRICT (MFR-BP)
FLOATING ZONE**

Pursuant to § 170-13 Multifamily Residence MFR Districts of the Code of the Town of
Somers

WHEREAS, the Town Board is considering the approval of a preliminary development concept plan and the reclassification of a specific parcel to the Multifamily Residence Baldwin Place MFR-BP District, a Floating Zone, pursuant to Section 170-13 Multifamily Residence MFR Districts of the Code of the Town of Somers to the property located at 16 Route 6 and identified as tax lot 15.07-1-6 on the tax maps; and

WHEREAS, the Project consists of a multi-family housing development with associated site appurtenances, consisting of (8) buildings containing (53) total units as follows: (37) market rate fee simple town homes, (8) fee simple affordable town homes and (8) affordable apartments, with its own individual entry, will be located within and owned by the owner of the corresponding affordable townhome, also with its own entry; and

WHEREAS, the project includes public water and sewer connections and onsite stormwater management; and

WHEREAS, multifamily residence districts were established in order to provide suitable opportunities within the Town for the development of housing designed to satisfy the needs of households maintained by the young, the elderly and families earning less than 80% of

the county's median income, and to permit a broad array of housing types, dwelling unit sizes and forms of ownership/occupancy; and

WHEREAS, these districts are intended to provide for the construction of multifamily housing on sites determined to be appropriate based upon criteria established in the Town Development Plan and in conformance with the standards recommended therein, which standards are designed to promote the public health, safety and general welfare and to require the development of housing which is responsive to the variety of special size, design, locational and affordability needs of present and future residents of the Town; and

WHEREAS, it is the specific purpose and intent of the Multifamily Residence Baldwin Place MFR-BP District to provide the opportunity for the development of medium-density, multifamily housing in and adjacent to the Baldwin Place business center area on sites within an existing, expanded or new sanitary sewer district, capable of being served with a central water system, and with convenient access to major roads, regional shopping, community facilities and services, and to include affordable housing; and

WHEREAS, all multifamily residence districts are established on a floating-zone basis, subject to approval by the Town Board and in accordance with an approved preliminary development concept plan; and

WHEREAS, the Town Board reviewed and clarified the intent of both the 1994 Comprehensive Master Plan and the MFR-BP District in light of the changes in the Route 6 Baldwin Place corridor over the last 20 years; and

WHEREAS, on September 27, 2013, the Town Board received an application for placement of the MFR-BP district and a concept plan of development relative to that district for the subject site; and

WHEREAS, the Town Board referred the proposed preliminary development concept plan and the reclassification of the Project Site to the Multifamily Residence Baldwin Place District Floating Zone to the Town of Somers Planning Board on October 10, 2013 and the Town of Somers Open Space Committee on November 15, 2013 for review and comment; and

WHEREAS, the Town Board, having made required referrals, held required public hearings, and having determined through review by the Planning Board whom it asked and who accepted the role of Lead Agency under SEQRA that there were no significant environmental impacts resulting from reclassification of the property or from development of the preliminary development concept plan in a Negative Declaration issued, January 28, 2015, reviewed and clarified the intent of both the 1994 Comprehensive Master Plan and

the MFR-BP District in light of the changes in the Route 6 Baldwin Place corridor over the last 20 years and approved such clarifications by resolution on October 9, 2014

WHEREAS, in correspondence dated April 28, 2014 whereby the Planning Board approved proposed modification to the 1994 Town of Somers Comprehensive Master Plan and Associated Zoning Text Amendments to Section 170-13 Multifamily Residence MFR Districts; and

WHEREAS, in addition, as part of the issuance of the Negative Declaration of January 28, 2015 which, among other actions pertained to application of the MFR-BP floating zone on the subject site, the Town of Somers Planning Board provided its recommendation of approval regarding the proposed preliminary development concept plan and the reclassification of the Project Site to the Multifamily Residence Baldwin Place District Floating Zone; and

WHEREAS, in numerous memorandums and correspondence, the Town of Somers Open Space Committee provided its comments on the proposed preliminary development concept plan and the reclassification of the Project Site to the Multifamily Residence Baldwin Place District Floating Zone ending with correspondence of November 14, 2014 which stated its satisfaction with resolution of its issues and further recommendations subsequently incorporated into the plan and such correspondence constituted its recommendation of approval regarding such concept plan and zoning reclassification; and

WHEREAS, a duly advertised public hearing on the preliminary development concept plan and the reclassification of the Project Site to the Multifamily Residence Baldwin Place District Floating Zone was opened by the Town Board on July 9, 2015, at which time public comments were taken and the hearing was closed on _____; and

WHEREAS, the Town Board has carefully considered all of the comments raised by the public and other interested agencies, organizations and officials, including those presented at meetings of the Board as well as those submitted separately in writing; and

NOW, THEREFORE, BE IT

RESOLVED, that the foregoing WHEREAS clauses are incorporated herein by reference and are fully adopted as part of this approval; and

BE IT FURTHER RESOLVED, that the Town Board makes the following findings pursuant to §170-13 of the Town of Somers Zoning Law:

1. Minimum site area. The site meets the minimum site area of 10 acres to receive consideration for designation within the MFR-BP District. The site has an area of 16.8 acres.
2. Underlying Zoning. For consideration for designation within the MFR-BP District, a tract shall have an underlying zoning of R40 Residence District or R80 Residence District. The proposed site is located within the R40 Residence District.
3. Adjacency to Baldwin Place Business Center Area. For consideration for designation within the MFR-BP District, a tract shall have frontage on Route 6 and be located no further than 2,000 linear feet from the intersection of Route 6 and Mahopac Avenue. The proposed site has frontage on Route 6 and is located no more than 2,000 feet from the intersection of Route 6 and Mahopac Avenue.
4. Development Density. The proposed project meets the allowable development density and utilizes the allowable incentive density of one additional market-rate unit for each affordable unit in excess of the required 15% of the base permitted density, but does not exceed the maximum increase of 20% in the number of market-rate units.
5. Coverage. The proposed project complies with the maximum permitted building coverage of 20% and the maximum permitted combined coverage of buildings and paved surfaces of 40%. The project proposes 7.5% of building coverage and 18% of buildings and paved surfaces.
6. Maximum building height. The proposed project complies with the maximum permitted building height of 2.5 stories or 30 feet. The project proposes building heights of 22 feet.
7. Setbacks. The proposed project complies with all required building setbacks. All buildings within an MFR-BP District shall be set back at least 75 feet from any street line and 50 feet from any other lot line, except that the minimum setback from a common property line shared with land in an adjoining single-family residence district shall be at least 100 feet. Where the Planning Board determines that the objectives of such setbacks can be appropriately met with lesser distances, taking into consideration the nature of neighboring land uses, topographic conditions, existing vegetation, or other such similar factors, it may permit reduction in such setback requirements. The proposed setback shall be subject to Planning Board approval as part of its review of the detailed site development plans.
8. Traffic Access. The site has frontage on a major road, US Route 6. The access to the site is adequate to accommodate the anticipated traffic generation resulting from

the multifamily development and it has been determined that Route 6 is capable of accommodating the additional traffic by the project.

9. Water and Sewerage Facilities. The site shall be connected to the Windsor Farms Water District and the Town of Somers Sewer District.
10. Drainage. The stormwater drainage system serving the multifamily development is designed so that the rate of runoff from the site during the one-hundred-year storm will not exceed that which occurred prior to its construction. The calculation of the runoff rate and the design of the drainage system shall be subject of the approval of the Town Engineer.
11. Refuse collection, storage and disposal. The plans for the collection, storage, and disposal of refuse within the multifamily development shall be subject to Planning Board approval as part of its review of the detailed site development plans.
12. Underground utilities. All utilities, including electric, telephone and cable television service, shall be placed underground.
13. Fire Protection. The site plans for the multifamily development provide proper access for firefighting equipment and personnel. The location and number of hydrants shall be determined as adequate by the Bureau of Fire Prevention and approved by the Planning Board as part of its review of the final site development plans.
14. Off-street Parking. The proposed project complies with the number of required off-street parking spaces. The project proposes 118 parking spaces where 112 parking spaces are required.
15. Recreation area and Open Space. The proposed project meets and exceeds the MFR-BP Zoning District requirements for recreation and open space. To comply with the zoning requirements for recreation area, the project would need to provide 8,700 square feet of recreational area. The project is providing 11,400 square feet of recreational area, which includes a gazebo, playground, multi-purpose recreation field, picnic/barbeque area and multi-purpose sport court. In addition, a recreation fee will be paid to the Town of Somers. All portions of the development which are not used for buildings, streets, or designated recreation areas will be maintained as permanent open space.
16. Individual Unit Access. Each individual dwelling unit has its own separate entrance leading directly to the outside.

17. Central Antenna System. Cable television service is available to serve the multifamily development and a central television antenna system will not be required.
18. Minimum Floor Area. All proposed dwelling units meet the required minimum floor area requirements.
19. Exterior lighting shall be provided according to a lighting plan approved by the Planning Board.
20. The proposed project complies with the required number of affordable housing units as defined in §170-13 of the Town of Somers Zoning Law.

BE IT FURTHER RESOLVED, that the Town Board of the Town of Somers, hereby approves the preliminary development concept plan and the reclassification of a Tax Lot 15.07-1-6 to the MFR-BP Multifamily Residence Baldwin Place District Floating Zone.

This Resolution shall have an effective date of _____, 2015.

**BY ORDER OF THE TOWN BOARD
TOWN OF SOMERS**

Kathleen R. Pacella, Town Clerk

Dated: _____

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

*June Agenda
2C-TB
Fun
5/28/15 DJJ*



May 27, 2015

MEMO

TO: Town Board

FROM: Barbara Sherry *Barbara Sherry*
Secretary to the Supervisor

SUBJECT: Summer Meeting Schedule

After polling the Board, I would ask the Board to adopt the following meeting schedule:

July 9, 2015	Combined Work Session/Regular Meeting
August 20, 2015	Combined Work Session/Regular Meeting

Thank you.

Barbara Sherry

From: [redacted]
Sent: Sunday, May 24, 2015 4:46 PM
To: Barbara Taberer
Subject: From Dennis Acampora

Dear Barbara,
This is to inform you of my resignation as an employee at the Somers Senior Program.
Thanks for everything. It was a pleasure working with you. Please confirm that you received this email.

Regards,
Dennis Acampora

*June agenda
SC-TBTC TA
FM
5/21/15
RP*

JUSTICE COURT

Town of Somers

WESTCHESTER COUNTY, N.Y.

TOWN JUSTICES

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



TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589
(914) 277-8225
FAX
(914) 277-3771
RECEIVED
MAY 21 2015
OFFICE OF THE SUPERVISOR
TOWN OF SOMERS

May 20, 2015

MEMO TO: Rick Morrissey
Supervisor

FROM: Hon. Denis J. Timone *[Signature]*
Hon. Michael J. McDermott

RE: Summer Intern

The Somers Justice Court would be interested in employing a summer intern. The intern will be paid \$12.00 an hour and work approximately 30 hours a week for 10 weeks. The intern will be paid from the Courts budget. This is particularly important since Diana Dopman will not be available this summer to fill in as needed during the entire summer.

The intern is Julia Malik and has interned in the Somers Justice Court previously.

effective June 1, 2015.

Barbara Sherry

From: [redacted]
Sent: Monday, May 18, 2015 4:32 PM
To: Barbara Sherry
Cc: Tom Garrity; Robert Spadaccia
Subject: Risk Management and Safety Committee

It is with a great deal of regret that I'm forwarding my resignation as Chairman of the Risk Management and Safety Committee. It has been a pleasure working with Councilman Tom Garrity and Consultant Bob Spadaccia. Their backgrounds, knowledge and interest in the Town of Somers are vital to the Committee.

It provides much personal satisfaction that since our formation by the Town Board 16 years ago, I feel that we have more than met their mandate to review and address potential problem areas that impact the town from a life, safety, employee work environment and potential public liability exposure perspective.

Bill Kehoe

Sent from my iPad

see agenda

0-TO TL 1A
Finance TA 5/28/15 Highway Department

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

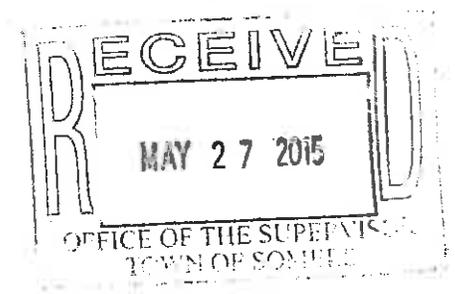
Town of Somers

WESTCHESTER COUNTY, N.Y.

250 RT. 100
P.O. BOX 281

THOMAS E. CHIAVERINI
Superintendent of Highways

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



MEMO TO: SUPERVISOR
TOWN BOARD

FROM: THOMAS E. CHIAVERINI
SUPT. OF HIGHWAYS

DATE: MAY 18, 2015

RE: INSURANCE RESERVE FUND

Please be advised that at this time I am requesting reimbursement from the Insurance Reserve Fund in to amount of \$250.00 for the replacement of the front windshields on Highway Truck #9.

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

Yours truly,

Thomas E. Chiaverini
Supt. of Highways

Cc: Town Clerk
Finance Dept.

Tri-State Auto Glass

P.O. Box 224
 Middlebury, CT 06762
 Phone 203-578-6119 • Fax 203-591-8845
 License # GLZ.0000018-AG2

WORK ORDER INVOICE 010132

NAME <i>JOHN / SOMERS</i>						DATE OF ORDER <i>5-14-15</i>
ADDRESS <i>101 E 100 SOMERS</i>						RES. PHONE
INSURANCE CO. / AGENT						BUS. PHONE
ADDRESS						POLICY NO.
DELIVERY DIRECTIONS <i>2006 Ford F550</i>						YEAR, MAKE, MODEL
SOLD BY	CASH	CHECK	C.O.D.	CHARGE	ON ACCT.	<input type="checkbox"/> FURNISH & INSTALL <input type="checkbox"/> FURNISH ONLY <input type="checkbox"/> WILL CALL <input type="checkbox"/> DELIVER

QTY.	SIZE	DESCRIPTION	AMOUNT
		<i>Replace front windshield DW1505 by</i>	<i>250-</i>

DESCRIPTION OF WORK
TRUCK #9
VIN = 1FDAF57P86EC33067

STATEMENT OF AUTHORIZATION AND SATISFACTION Replacement or repair has been made to my satisfaction and I hereby authorize the above insurance company to pay direct in full to the above listed firm for said installation. If for any reason the insurance company does not pay for these repairs or replacements, the below signed agrees to pay for said repairs or replacement.	TOTAL MATERIAL	
	TOTAL LABOR	
	TAX	
	SUB-TOTAL	
	<input type="checkbox"/> DEPOSIT <input type="checkbox"/> DEDUCTIBLE	TOTAL

SIGNATURE *X* RECEIVED BY DATE

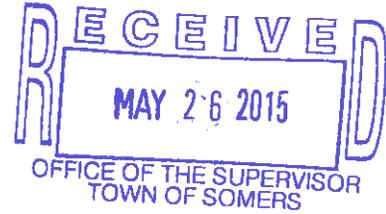
Adam Smith
Superintendent of Water & Sewer
asmith@somersny.com

Water & Sewer Department

Town of Somers

WESTCHESTER COUNTY, N.Y.

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



Date: May 26, 2015
To: Somers Town Board
From: Adam Smith 
Superintendent of Water & Sewer
RE: Cypress Lane Water Main Replacement

Attached please find the Cypress Lane Water Main Replacement Bid Tabulation from Woodard & Curran (W&C). Two bids were received, and upon review, Landscape Unlimited, Inc. was the lowest bidder and had a complete bid package. I concur with W&C recommendation and request the Town Board award the contract to Landscape Unlimited, Inc.

cc: Town Clerk
Director of Finance
Town Attorney

MEMORANDUM



TO: Adam Smith, Town of Somers
FROM: Steven Robbins, P.E. LEED AP
DATE: May 14, 2015
RE: Bid Tabulation and Reference Check
 Cypress Lane Water Main Replacement

Woodard & Curran prepared bid documents, including drawings and specifications for the Cypress Lane Water Main Replacement. The bid period was from April 13, 2015 through May 6, 2015. Two bids were received, and upon review, Landscape Unlimited, Inc. was the lowest bidder and had a complete bid package. Based on their bid process and references, we recommend award to Landscape Unlimited, Inc.

A tabulation of both bids is presented in the table below.

Item	Description	Units	Estimated Quantity	Bidder		Baker Digging, Inc.	
				Landscape Unlimited, Inc.		Unit Cost	Total Cost
1	Mobilization and Demobilization	L.S.	1	\$5,300.00	\$5,300.00	\$8,500.00	\$8,500.00
2	6" DR-25 PVC Water Main	L.F.	440	\$50.00	\$22,000.00	\$60.00	\$26,400.00
3	Gate Valves and Boxes	EA	4	\$1,500.00	\$6,000.00	\$7,700.00	\$16,700.00
4	PVC Water Pipe Fittings	EA	23	\$200.00	\$4,600.00	\$90.00	\$2,070.00
5	Hydrant Assemblies	EA	1	\$5,000.00	\$5,000.00	\$2,750.00	\$7,250.00
6a	Water Service Fittings – Corporation Stops	EA	6	\$425.00	\$2,550.00	\$140.00	\$840.00
6b	Water Service Fittings – Curb Stops	EA	6	\$425.00	\$2,550.00	\$140.00	\$840.00
7	Water Service Tubing	L.F.	199	\$50.00	\$9,950.00	\$55.00	\$10,800.00
8	Excavation and Backfill	C.Y.	326	\$50.00	\$16,300.00	\$60.00	\$19,560.00
9	Pavement Restoration	Tons	90	\$175.00	\$15,750.00	\$300.00	\$27,000.00
10	Miscellaneous Additional Work at Direction of Owner	L.S.	1	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
BID TOTAL					\$97,500.00		\$127,460.00
Bid Documents & Requirements (YES/NO)							
Bid Signed				YES		YES	
Furnished Bid Bond or Check				YES		YES	
Furnished References				YES		YES	
Amendment #1 Signed				YES		YES	

Glen F. Kubista & Associates

242 BROADWAY · PO Box 670
PORT EWEN, NEW YORK 12466

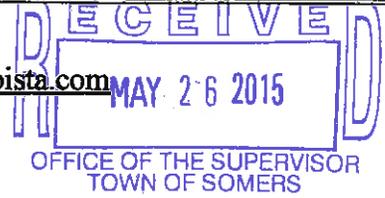
PHONE: (845) 338-8062

FAX: (845) 338-6057

*June
Agenda
EC - TBTC TA
5/26/15
DP*

kubista@aol.com

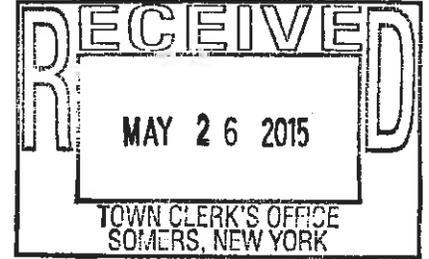
www.gkubista.com



May 20, 2015

Clerk, Town of Somers
335 Route 202
Somers, New York 10589

RE: **THE PUB AT SOMERS INC**
THE SOMERS PUB
152 RT 202
LINCOLNDALE NY 10589



Dear Sir/Madam

This office represents the above subject applicant with their license application for the premises so captioned.

As required by the ABC Law Section 110 (b) I, on their behalf, am notifying you of their intent to file an application, for a liquor license, with the New York State Liquor Authority.

Pending a waiver from your municipality, a 30 hold, before said application can be filed, is mandated by the State Liquor Authority. If a waiver to this hold is an option please refer to the attached "sample waiver" and provide same on your letterhead.

Please feel free to contact this office should you have any questions regarding this notice.

Very truly yours,

Glen F. Kubista Heg
Glen F. Kubista

CERTIFIED MAIL RETURN RECEIPT 7009 2820 0002 3601 9166

SAMPLE WAIVER

Kerri O'Brien - CEO
New York State Liquor Authority
80 South Swan Street Suite 900
Albany, New York 12210

**RE: THE PUB AT SOMERS INC
THE SOMERS PUB
152 RT 202
LINCOLNDALE NY 10589**

Dear Ms. O'Brien

The Town of Somers acknowledges that a Liquor License Application is being filed by the above captioned for the location so specified.

In this instance the Town of Somers its rights to the 30 day hold and consents to the processing and issuance of the aforesaid license.

Please feel free to contact this office should you have any questions regarding this letter.

This letter can be signed by the Town Clerk, Supervisor, Mayor or any other authorized official

This letter should be typed to the Liquor Authority BUT sent to my office by mail or Faxed to 338-6057 so that same can be included with the License Application Package.

OFFICE USE ONLY		
<input type="radio"/> Original	<input checked="" type="radio"/> Amended	Date <u>05-19-2015</u>

State of New York
 Executive Department
 Division of Alcoholic Beverage Control
 State Liquor Authority

Standardized NOTICE FORM for Providing 30-Day Advanced Notice to a Local Municipality or Community Board

(Page 1 of 2 of Form)

1. Date Notice was Sent: (mm/dd/yyyy)

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License

- New Application Renewal Alteration Corporate Change

This 30-Day Advance Notice is Being Provided to the Clerk of the following Local Municipality or Community Board

3. Name of Municipality or Community Board:

Applicant/Licensee Information

4. License Serial Number, if not a New Application: Expiration Date, if not a New Application:

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village: ,NY Zip Code:

9. Business Telephone Number of Applicant/Licensee:

10. Business Fax Number of Applicant/Licensee:

11. Business E-mail of Applicant/Licensee:

**For New applicants, provide description below using all information known to date.
 For Alteration applicants, attach complete description and diagram of proposed alteration(s).
 For Current Licensees, set forth approved Method of Operation only.
 Do Not Use This Form to Change Your Method of Operation.**

12. Type(s) of Alcohol sold or to be sold: ("X" One) Beer Only Wine & Beer Only Liquor, Wine & Beer

13. Extent of Food Service: ("X" One) Restaurant (Sale of food primarily; Full food menu; Kitchen run by chef) Tavern/Cocktail Lounge/Adult Venue/Bar (Alcohol sales primarily; Meets legal minimum food availability requirements)

14. Type of Establishment: ("X" all that apply)

Recorded Music Live Music Disc Jockey Juke Box Karaoke Bar Stage Shows

Patron Dancing (small scale) Cabaret, Night Club (Large Scale Dance Club) Catering Facility

Capacity of 600 or more patrons Topless Entertainment Restaurant Hotel

Recreational Facility (Sports Facility/Vessel) Club (e.g. Golf Club/Fraternal Org.) Bed & Breakfast

Seasonal Establishment

15. Licensed Outdoor Area: ("X" all that apply)

None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure

Sidewalk Cafe Other (specify):

STEPHENS, BARONI, REILLY & LEWIS, LLP

ATTORNEYS AND COUNSELORS AT LAW

ROLAND A. BARONI, JR.
STEPHEN R. LEWIS

COUNSEL

GERALD D. REILLY
JOSEPH P. ERIOLE

NORTHCOURT BUILDING
175 MAIN STREET
WHITE PLAINS, NY 10601

(914) 781-0300

(914) 683-5185

NORTHERN WESTCHESTER OFFICE
OLD POST ROAD PROFESSIONAL BUILDING
CROSS RIVER, NEW YORK 10518

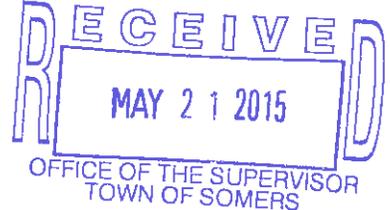
SERVICE NOT ACCEPTED
BY FAX OR E-MAIL

FAX (914) 781-0995

FAX (914) 683-1323

E-MAIL: sbri@sbrllaw.com May 18, 2015

*June agenda
EC-TBCTA Fin
5/22/15 1240*



CONFIDENTIAL

To: Supervisor Rick Morrissey & Town Board

From: Roland A. Baroni, Jr.

Re: **Tax Certiorari Settlement**

Subject to your authorization, Teresa Stegner and I have concluded settlement of the subject case on the basis as outlined:

1. Anglebrook Golf Club

<u>Assessment Year</u>	<u>Assessed Valuation Reduced From</u>	<u>Assessed Valuation Reduced To</u>	<u>Amount of Reduction</u>
2010	\$1,361,600.	\$765,460.	\$596,150.
2011	\$1,361,600.	\$791,875.	\$569,725.
2012	\$1,361,600.	\$806,000.	\$555,600.
2013	\$1,363,600.	\$841,800.	\$519,800.
2014	\$ 981,000.	\$791,340.	\$189,660.

Please consider authorization as follows:

“Authorize the Town’s Attorneys to execute a Consent Judgment in the following matter: Anglebrook Golf Club vs. Town of Somers - Index #10-25106 et al.”

Roland A. Baroni, Jr.

RABjr/wf

cc: Kathleen Pacella, Town Clerk
Teresa Stegner, Assessor

PLANNING AND ENGINEERING DEPARTMENTS

Town of Somers
WESTCHESTER COUNTY, N.Y.

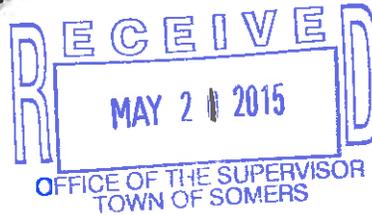
SOMERS TOWN HOUSE
385 ROUTE 202
SOMERS, NY 10589
WWW.SOMERSNY.COM

*June Agenda
EC-TB TC
TH
5/21/15 by*

Telephone (914) 277-5366
Fax (914) 277-4098
Steven Wociflic
Principal Engineering Technician
swociflic@somersny.com



Syrette Dym, AICP
Town Planner
sdym@somersny.com



Date: April 9, 2015
To: Director of Finance T10(914)
From: Wendy Getting *WJG*
Senior Office Assistant
RE: **Erosion Control Bond**
Stormwater Management and Erosion and Sediment Control Permit
Wooded Acres Development Corp (owner) and Gus T. Boniello
(applicant)
TM: 48.17-1-35

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

Standard Work Day and Reporting Resolution

BE IT RESOLVED, that the Town of Somers, Location Code 30038 hereby establishes the following as standard work days for elected and appointed officials and will report the following days worked to the New York State and Local Employees' Retirement System based on record of activities maintained and submitted by these officials to the Clerk of this body:

Title	Name	Standard Work Day (Hrs/Day)	Term Begins/Ends	Participants in Employers' Time Keeping System (Y/N)	Days/Months (based on Record of Activities)	Tier 1 (Check only if member is in Tier 1)	Not Submitted (Check box if no record of activities completed or timekeeping system)
Elected Officials							
Town Clerk	Kathleen R. Pacella	6	1/1/12-12/31/15	N	26.67		
Town Board	Thomas A. Garrity, Jr	6	1/1/12-12/31/15	N	11.67		
Town Board	Anthony J Cirieco	6	1/1/14-12/31/17	N	5.25		
Town Board	William G. Faulkner	6	1/1/14-12/31/17	N	4.03		
Highway Superintendent	Thomas E. Chiaverini	6	1/1/12-12/31/15	N	29.50		
Tax Receiver	Joan Ribaud	6	1/1/14-12/31/17	N	31.50		
Judge	Michael J. McDermott	6	1/1/12-12/31/15	N	17.00		
Appointed Officials							
Assessor	Teresa Stegner	7	10/1/13-9/30/19	Y			
Parks & Rec Board Chair	James Papa	7	1/3/14-12/31/14	N	1.26		
Director of Finance	Robert Kehoe	7	1/1/13-12/31/14	Y			
Deputy Town Clerk	Patricia Kalba	7	1/1/14-12/31/14	Y			
Deputy Highway Superintendent	Louis Noto	7	1/1/14-12/31/14	Y			
Deputy Receiver of Taxes	Michele A. McKearney	7	1/1/14-12/31/14	Y			

On this 13 day of June, 2014

Signature: Kathleen R. Pacella Date enacted: June 12, 2014

I, Kathleen R. Pacella, Clerk of the governing board of the Town of Somers, of the State of New York, do hereby certify that I have compared the foregoing with the original resolution passed by such board, at a legally convened meeting held on 12th day of June, 2014, on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

IN WITNESS WHEREOF, I have hereunto
Set my hand and the seal
Of the Town of Somers.

I further certify that the full board, consisting of 5 members, that and 5 of such members were present at such meeting as that 5 of such members voted in favor of the above resolution.

(SEAL)



Office of the New York State Comptroller
 New York State and Local Retirement System
 Employees' Retirement System
 Police and Fire Retirement System
 110 State Street, Albany, New York 12244-0001

Standard Work Day Resolution for Employees*

RS 2418

(Rev. 7/11)

BE IT RESOLVED, that the _____, Location code _____, hereby establishes the following as standard work days for its employees and will report days worked to the New York State and Local Employees' Retirement System based on the time keeping system or the record of activities maintained and submitted by these members to the clerk of this body:

Title	Standard Work Day (Hrs/day)

On this _____ day of _____, 20____

 (Signature of clerk) Date enacted: _____

I, _____, clerk of the governing board of the _____
 (Name of Employer)

of the State of New York, do hereby certify that I have compared the foregoing with the original resolution passed by such board, at a legally convened meeting held on the _____ day of _____, 20____ on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

I further certify that the full board, consists of _____ members, and that _____ of such members were present at such meeting and that _____ of such members voted in favor of the above resolution.

IN WITNESS WHEREOF, I have hereunto
 Set my hand and the seal of the

 (Name of Employer)



(seal)

*To be used for all employees. Please list Elected and Appointed Officials on the form (RS2417-A) Standard Workday and Reporting Resolution for Elected and Appointed Officials.

See Instructions for Completing Form on Back

Highway Department

Town of Somers

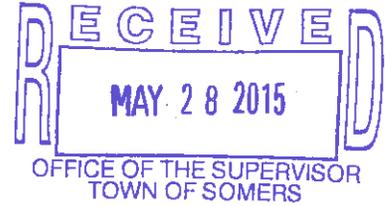
WESTCHESTER COUNTY, N.Y.

250 RT. 100
P.O. BOX 281

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

THOMAS E. CHIAVERINI
Superintendent of Highways

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



*June 2nd
sc -
all
5/29/15
DP*

MEMO TO: SUPERVISOR
TOWN BOARD

FROM: THOMAS E. CHIAVERINI
SUPT. OF HIGHWAYS

DATE: MAY 28, 2015

RE: RE-BID MECHANICAL STREET SWEEPER

Attached is a letter from 3D Industrial Maintenance Sweeper Contractor stating that there was a clerical error, therefore we had to Re-bid the road sweeping. Also attached are the new Bid results. I recommend that we increase the maximum hourly rate to \$135.00 and we will continue to use the lowest rate whenever possible.

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

Yours Truly

Thomas E. Chiaverini
Supt. of Highways



**THREE D
INDUSTRIAL
MAINTENANCE
CORP.**

ROCKLAND OFFICE
PHONE: (845) 429-1884
FAX: (845) 429-0143

DUTCHESS OFFICE
PHONE: (845) 896-2099
FAX: (845) 896-2801

MAIN OFFICE
3 BROWNS LANE HAWTHORNE, NY 10532 PHONE: (914) 592-3090 FAX: (914) 592-2379

Town of Somers
250 Route 100
Somers, NY 10589
Attn: Thomas Chiaverini

Due to a clerical error on the submittal of the Road Sweeping Bid, Three D Industrial Maintenance Corp., is requesting to be withdrawn from providing such services to the Town of Somers, NY.

Three D Industrial Maintenance Corp., appreciates your understanding and attention to this matter.

The Sweepers will work through the end of the day on April 7, 2015.

Sincerely,

John Dubbioso, President

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



MEMO TO: JOHN - 3D INDUSTRIAL

FROM: THOMAS E. CHIAVERINI

DATE: APRIL 8, 2015

RE: EQUIPMENT RENTAL RATES - 2015 - REBID

PLEASE SUBMIT PRICES FOR THE FOLLOW EQUIPMENT ON A PER HOUR BASIS:

MECHANICAL STREET SWEEPER

\$98.00

SEND YOUR BID IN A SEALED ENVELOPE MARKED 2015 EQUIPMENT BID

PLEASE NOTE - FUEL WILL BE SUPPLIED BY CONTRACTOR

Easystreet Cleaning, Inc.

212 Van Wagner Road
Poughkeepsie, NY 12603

Proposal

Proposal Date: 5/6/2015

Proposal #: 20146

845-452-0151

Miranda214@verizon.net

Bill To:

Town of Somers
250 Route 100
Somers, New York 105890

Project:

Description	Est. Hours/Qty.	Rate	Total
Sweeping all town roadways and requested parking areas. *Price per truck, per hour. Travel time is not included (\$100 per hour per truck, 2 hours daily)		135.00	135.00
		0.00	0.00
Please provide proof of tax-exempt status prior to commencement of work for invoicing purposes.		Total	\$135.00

Approved Signature: _____

Since 1910



Local 1000 AFSCME, AFL-CIO

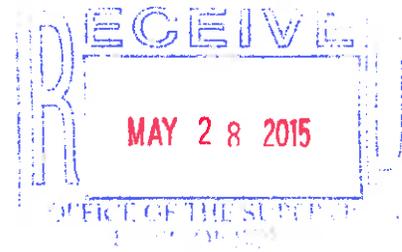
SOUTHERN REGION OFFICE
568 State Route 52, Beacon, New York 12508
Office: 845 831-1000 • Fax: 845 831-1117

New York's LEADING Union

May 28, 2015

Sent Via Fax (914) 276-0082 and Certified US Mail RRR
7013 2630 0001 7412 4443

Mr. Rick Morrissey, Supervisor
Town of Somers
Town House
335 Route 202
Somers, New York 10589



Re: CSEA Contract Ratification

Dear Supervisor ~~Morrissey~~, *Rick*

Please be advised the members of the Civil Service Employees Association Inc., Local 1000, Town of Somers Unit # 8230, approved the terms and conditions contained in the Stipulation of Agreement dated May 15, 2015 along with the Addendum dated May 27, 2015, for a successor Collective Bargaining Agreement. Thanks goes to you, Richard Clinchy and your staff for the successful conclusion to a long drawn out negotiations. Please advise the results of the Town Board's actions on this matter.

Sincerely

A handwritten signature in black ink, appearing to read 'Fred Smit'.

Fred Smit

Labor Relations Specialist

cc: Gary Cannonier, Region Director
Greg Maroni, Unit President



June Asada
20-18 TC TR
5/22/152
RFB

Westchester
gov.com



Robert P. Astorino
County Executive

Westchester County Tax Commission

Mary Beth Murphy, Esq.
Executive Director

Wednesday, May 06, 2015

Town Council (Tax levying Body)
C/O The Honorable Rick Morrissey, Supervisor
335 Route 202
Somers, NY 10589

Board of Education, Somers Central School District
C/O Dr. Raymond Blanch, Superintendent
250 Route 202
Somers, NY 10589

Teresa Stegner, IAO
Assessor
Town of Somers
335 Route 202
Somers, NY 10589

RE: Application for Refund and Credit (27.13-1-57 / Dietrich)

Dear Sirs and Madams:

Enclosed are applications for refund and credit (RP-556) that this office received for the parcel referenced above. Involved are the 2014 and 2015 County / Town tax years and the 2014/2015 school tax year. I have determined that a clerical error occurred.

It is therefore my recommendation that the application be approved pursuant to RPTL §550.2(a).

If this application is approved by the tax levying body, a correction to the tax roll should be made accordingly.

Enclosures.

Sincerely,

Mary Beth Murphy
Executive Director

Westchester County Tax Commission, Office of the Executive Director
110 Dr. Martin Luther King Jr., Blvd. FAX: (914) 995-4333
Room L-221 Telephone: (914) 995-4325
White Plains, New York 10601 E-mail: Mbm7@westchestergov.com

Website: <http://www.westchestergov.com/taxcommission>

