

OFFICE OF THE SUPERVISOR

Town of Somers

WESTCHESTER COUNTY, N.Y.

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

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

RICK MORRISSEY
SUPERVISOR



**SOMERS TOWN BOARD
WORK SESSION/REGULAR MEETING
THURSDAY, AUGUST 4, 2016 6:30pm**

www.somersny.com

6:30PM – Executive Session – Legal
7:00PM – Work Session/Regular Meeting

I. PLEDGE OF ALLEGIANCE:

II. ROLL CALL:

III. PUBLIC HEARINGS: 1. Extension of Somers Sewer District #1

PUBLIC COMMENT

IV. APPROVAL OF MINUTES:

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:

**SOMERS TOWN BOARD
WORK SESSION/REGULAR MEETING
THURSDAY, AUGUST 4, 2016 6:30pm**

www.somersny.com

A. PARKS & RECREATION:

1. Authorize rebid of Omni tennis court surface per July 25, 2016 memo from Steven Ralston, Superintendent of Parks & Recreation.
2. Authorize expansion of the playground budget from \$25,000 to \$28,000 to include monies for the appropriate surfacing, signage and safety fencing to enclose the wheel chair swing and bench donated by Girl Scout Troop 1461 per July 25, 2016 memo from Steven Ralston, Superintendent of Parks & Recreation..

B. TOWN BOARD:

1. Application to modify Special Exception Use Permit for Best Plumbing and Supply – 28.15-1-2 & 4 - discussion.
2. Adopt proposed Local Law modifying the parameters of the Neighborhood Shopping (NS) Zoning District of the Town of Somers.

C. FINANCIAL: - No additional business.

D. HIGHWAY:

1. Authorize purchase of Retro Fit from Zwack per July 27, 2016 memo from Thomas E. Chiaverini, Superintendent of Highways.

E. PERSONNEL:

1. Current Vacancies:
Somers Energy Environment Committee
Affordable Housing Board (5 – unexpired 2 year terms ending 7/11/2015)
2. Upcoming Vacancies:

F. PLANNING & ENGINEERING:

G. POLICE: - No additional business.

SOMERS TOWN BOARD
WORK SESSION/REGULAR MEETING
THURSDAY, AUGUST 4, 2016 6:30pm

www.somersny.com

H. CONSENSUS AGENDA:

1. Grant the following garbage and recycling license:
 - a. County Waster Management

2. Accept the following Erosion Control Bond:
 - a. \$500.00 Boniello Stormwater Management and Erosion and Sediment Control – 48.17.1.37

3. Schedule the following public hearings for September 8, 2016:
 - a. Authorize Building Department and Bureau of Fire Prevention to enforce house numbering regulations and to name streets serving 3 houses or more with a named street.
 - b. Updating language in the Town Code – Chapter 74 - for enforcement purposes.

4. Authorize the Supervisor to execute the following:
 - a. 2016/2017 School Tax Warrant.
 - b. Avalon Bay Communities Site Plan – Pool Design Approval letter.

5. Authorize return of the following:
 - a. \$3,534.13 SEQRA Professional Fee – Somers Realty Planned Hamlet Subd. Frederick P. Clark Traffic Review.
 - b. \$ 500.00 Boniello Land and Realty (Wooded Acres Dev.) Erosion Control Bond – 48.13-1-46.
 - c. \$ 500.00 Boniello Land and Realty (Wooded Acres Dev.) Erosion Control Bond – 48.13-1-33.

6. Authorize the Supervisor to execute the State and Municipal Facilities Program Grant Application for \$100,000 for provision of solar panels on the Highway garage annex building effective July 29, 2016.

**SOMERS TOWN BOARD
WORK SESSION/REGULAR MEETING
THURSDAY, AUGUST 4, 2016 6:30pm
www.somersny.com**

2016 CALENDAR

August 4, 2016	7:00pm	Combined Work Session & Regular Meeting
September 1, 2016	7:00pm	Town Board Work Session
September 8, 2016	7:00pm	Town Board Regular Meeting
October 6, 2016	7:00pm	Town Board Work Session
October 13, 2016	7:00pm	Town Board Regular Meeting

8/1/2016 9:30 AM

Z:\Supervisor\bsherry\Barbara\My Documents\agenda\2016 Agenda\August 4 2016 Work Sesion Regular Meeting.docx

At a Special Meeting of the Town Board of the Town of Somers at the Town Hall, 335 Route 202, Somers, New York in the Town of Somers, Westchester County, New York, on the 20th day of July, 2016, at 5:00 p.m.

P R E S E N T :

Hon. Rick Morrissey
Anthony J. Ciriaco
Richard G. Clinchy

-----X

In the Matter of the Extension of the Somers Sewer District #1 in the Town of Somers Westchester County, New York, pursuant to Article 12 of the Town Law.

ORDER CALLING
PUBLIC HEARING

-----X

WHEREAS, a petition, a map and plan have been prepared by KEARNEY REALTY AND DEVELOPMENT GROUP, INC. and others in such manner and in such detail as has heretofore been determined by the Town Board relating to the extension of the Somers Sewer District #1, and

WHEREAS, said petition, map and plan have been prepared by an engineer, duly licensed by the State of New York, showing the boundaries of the proposed extension and a general plan of the water system connection, and

WHEREAS, said petition, map and plan have been duly filed in the office of the Town Clerk of said Town and are available for public inspection during normal business hours, and

WHEREAS, said map shows the transmission mains and appurtenant facilities to be connected to the existing sewer mains, and

WHEREAS, the boundaries of the proposed extension to said district to be known as “The Crossroads at Baldwin Place Extension” are as follows:

SEE SCHEDULE A

WHEREAS, the improvements proposed are as set forth in the petition, and

WHEREAS, the cost of the improvements, including professional fees, will be paid for by the applicant, and

WHEREAS, the maximum amount proposed to be expended for said improvements is Seven Hundred Thousand (\$700,000.00) Dollars, and

NOW, on motion of Supervisor Morrissey, seconded by Councilman Cirioco, it is hereby

ORDERED, that the Town Board of the Town of Somers shall meet and hold a public hearing at the Somers Town Hall, 335 Route 202 in said Town on the 4th day of August, 2016, at 7:00 p.m. in that day to consider said petition, map and report and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required or authorized by law.

The adoption of the foregoing order was duly put to vote, and on a roll call the vote was as follows:

Hon. Rick Morrissey	voting	Aye
Anthony J. Cirioco	voting	Aye
Richard G. Clinchy	voting	Aye
William G. Faulkner	voting	Absent
Thomas A. Garrity, Jr.	voting	Absent

and the order was thereupon declared duly adopted.

Dated: Somers, New York
July 20, 2016

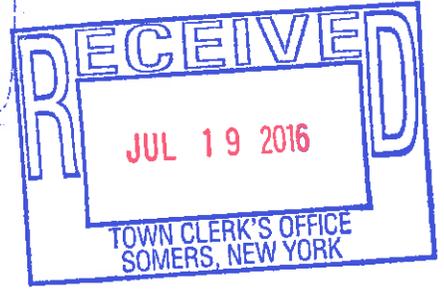
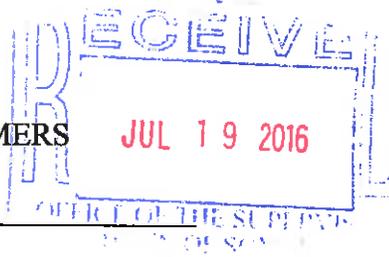
BY ORDER OF THE TOWN BOARD
TOWN OF SOMERS
Patricia Kalba, *Town Clerk*

SEE SCHEDULE A

i.	Tax Parcel Number 4.20-1-3.1	57 US Route 6	Petitioner
ii.	Tax Parcel Number 4.19-2-20	250 Mahopac Ave.	Petitioner
iii.	Tax Parcel Number 4.19-2-19	51 US Route 6	
iv.	Tax Parcel Number 4.20-1-1	55 US Route 6	
v.	Tax Parcel Number 4.20-1-5	63 US Route 6	Petitioner
vi.	Tax Parcel Number 4.20-1-6	71 US Route 6	Petitioner
vii.	Tax Parcel Number 4.20-1-7	75 US Route 6	Petitioner
viii.	Tax Parcel Number 4.20-1-8	Vacant	Petitioner
ix.	Tax Parcel Number 4.20-1-9	77 US Route 6	Petitioner
x.	Tax Parcel Number 4.20-1-10	81 US Route 6	Petitioner
xi.	Tax Parcel Number 4.16-1-1	85 US Route 6	
xii.	Tax Parcel Number 4.16-1-2	87 US Route 6	

R/H
C-1B
TA
7/19/16

TOWN BOARD OF THE TOWN OF SOMERS
COUNTY OF WESTCHESTER



In the Matter of

THE KEARNEY REALTY & DEVELOPMENT GROUP, INC., et al

Petitioners

Verified Petition

For an extension of the Somers Sewer District #1

TO THE SUPERVISOR AND MEMBERS OF THE TOWN BOARD OF THE TOWN OF SOMERS:

The Kearney Realty & Development Group Inc. (hereinafter "KRD") and the owners of the real property referenced below whose verifications are attached hereto and whose properties are identified below by the nomenclature "Petitioner" appearing opposite the identification of the properties owned by them (hereinafter collectively referred to as "Petitioners"), hereby petition the Town Board as follows:

1. Petitioners seek an extension of the Somers Sewer District #1 (hereinafter "SSD1") to enable the properties referenced below to be serviced with municipal sewer service. The taxable real properties proposed to be included within such extension include properties situate in the Town of Somers, County of Westchester and State of New York, which such properties are identified on the Town Assessment Map as:

- | | | | |
|------|------------------------------|------------------|------------|
| i. | Tax Parcel Number 4.20-1-3.1 | 57 US Route 6 | Petitioner |
| ii. | Tax Parcel Number 4.19-2-20 | 250 Mahopac Ave. | Petitioner |
| iii. | Tax Parcel Number 4.19-2-19 | 51 US Route 6 | |
| iv. | Tax Parcel Number 4.20-1-1 | 55 US Route 6 | |
| v. | Tax Parcel Number 4.20-1-5 | 63 US Route 6 | Petitioner |

vi.	Tax Parcel Number 4.20-1-6	71 US Route 6	Petitioner
vii.	Tax Parcel Number 4.20-1-7	75 US Route 6	Petitioner
viii.	Tax Parcel Number 4.20-1-8	Vacant	Petitioner
ix.	Tax Parcel Number 4.20-1-9	77 US Route 6	Petitioner
x.	Tax Parcel Number 4.20-1-10	81 US Route 6	Petitioner
xi.	Tax Parcel Number 4.16-1-1	85 US Route 6	
xii.	Tax Parcel Number 4.16-1-2	87 US Route 6	

Collectively Petitioners are the owners of taxable real property aggregating more than 50% of the assessed valuation of all the taxable real property of the proposed district extension as shown upon the latest completed assessment roll of the Town of Somers.

2. Petitioner KRD is the contract vendee of the property known as 57 US Route 6 and also identified as Somers Tax Parcel 4.20-1-3.1 (hereinafter referred to as “the KRD Project Property”). The current owner of the KRD Project Property has, as indicated above, verified this Petition. Petitioner KRD is also the applicant for approval of a mixed commercial and residential use development to be constructed on the KRD Project Property as described in paragraph 7 below (hereinafter “the Project”). Subject to the receipt of all municipal and regulatory approvals and financing necessary for the construction of the Project and in connection with the proposed extension of SSD1, Petitioner KRD will, at no cost or expense to SSD1 or the Town of Somers, provide the sewer infrastructure elements referenced below which such sewer infrastructure elements would enable future connection of the properties referenced above as depicted in the document attached as Exhibit A hereto, which such document is entitled

“Enlarged Somers Sewer #1 and Peekskill Sanitary Sewer Districts Expansion Map”. Following construction of the infrastructure elements referenced below, individual property owners, at their sole cost and expense, will be able to connect to the infrastructure elements constructed by Petitioner KRD as described below and in the exhibits annexed hereto.

3. Attached hereto and made part hereof as Exhibit B is a map of the proposed boundaries of the SSD1, including the SSD1 Expansion Area, said map entitled “Somers Sewer #1 and Peekskill Sanitary Sewer Districts Expansion Map”.

4. Petitioners propose, pursuant to Article 12 of the Town Law, that the Town Board of the Town of Somers extend SSD1 so that the boundaries of the SSD1 as extended will include the properties shown on Exhibit B. For purposes of this Petition, such extension of the SSD1 shall be referred to as “the SSD1 Expansion Area”.

5. Attached hereto and made part hereof as Exhibits C and D are two engineering drawings showing the preliminary general plan of proposed improvements within the SSD1 Expansion Area entitled “Onsite Utilities Plan, last revised July 11, 2016 (Drawing SP-3.1) and Schematic Offsite Sidewalk and Sewer Plan, last revised July 11, 2016 (Drawing SP-3.2)” as prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., an engineering firm duly licensed by the State of New York. The final design of the proposed improvements is subject to approval by Town of Somers and Westchester County authorities. As set forth on Exhibits C and D, the following sewer infrastructure elements are proposed to be constructed at no cost or expense to SSD1 or the Town of Somers, it being understood that the term “offsite”

shall refer to improvements located within the public right-of-way and off the site of the KRD Project Property and the term “onsite” shall refer to improvements located on the KRD Project Property:

Offsite Improvements:

1. Proposed Sewer Main along north side of US Route 6: approximately 950 linear feet.
2. Proposed sewer forcemain from onsite sewer pump station: approximately 100 feet.
3. Sewer manholes along north side of US Route 6: approximately 6

Onsite Improvements:

1. Sewer Manholes: approximately 5
2. Sewer Main: 1,050 feet
3. Sewer Forcemain: 460 feet
4. One sewer pump station and valve pit.

6. Attached hereto and made part hereof as Exhibit E is an Engineering Report entitled “Wastewater Engineering Report for Crossroads at Baldwin Place, Town of Somers, New York dated July 13, 2016” as prepared by Insite Engineering, Surveying & Landscape Architecture, P. C.

7. The SSD1 Expansion Area includes the KRD Project Property as described above, which such property consists of approximately 10.54 acres which is proposed to be developed in accordance with plans submitted to the Planning Board of the Town of Somers which such plans contemplate the development of the KRD Project Property for a mixed commercial and residential use development with associated site appurtenances, consisting of 12,000 square feet of retail / professional service, 12,000 square feet of professional office, 52 senior affordable

dwelling units, 10 non-age restricted affordable units (6 units at 60% of Westchester County AMI and 4 units at 90% of Westchester County AMI) and 2 market rate units. With the exception of one other parcel which is vacant and for which development plans are unknown, properties in the SSD1 Expansion Area are currently developed with existing uses.

8. As set forth above, no portion of the cost of the proposed infrastructure improvements as preliminarily shown on Exhibits C and D will be borne by SSD1 or the Town of Somers. No amounts are to be expended by the Town of Somers or the SSD1 for construction of proposed improvements necessary to provide sewer service to the properties as set forth in Exhibits C and D and the mixed use development to be constructed on the KRD Project Property. All costs associated with the review, approval, inspection and acceptance of the proposed facilities shall be the responsibility of Petitioner KRD.

9. Upon completion, the infrastructure improvements referenced above and approximately 580 linear feet of the existing sewer main along the south side of US Route 6 shall be turned over to the SSD1 and any private property in which such improvements shall be located shall be made accessible by the deeding of any necessary access easements on the KRD Project Property. Sewer service laterals to each of the proposed buildings on the KRD property will not be turned over to the SSDI.

10. Because the sewage from SSD1 discharges to the Peekskill Wastewater Treatment Plant, SSD1 is part of the Westchester County Peekskill Sanitary Sewer District. As a consequence of the foregoing, expansion of SSD1 as requested by this Petition requires

expansion of the Westchester County Peekskill Sanitary Sewer District. Expansion of the Westchester County Peekskill Sanitary Sewer District is required to be authorized by the Westchester County Board of Legislators upon petition being made therefor by the municipal agency having jurisdiction over SSD1, the Town Board of the Town of Somers. As expansion of the Westchester County Peekskill Sanitary Sewer District is a condition precedent to expansion of SSD1, Petitioners respectfully request that the Town Board petition the Westchester County Board of Legislators for an expansion of the Westchester County Peekskill Sanitary Sewer District to the same extent requested by this Petition, i.e., to include the properties which are the subject matter of this Petition.

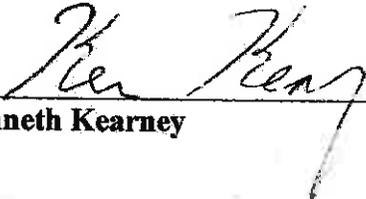
11. Petitioners agree to comply with the rules and regulations of the SSD1 as presently existing or as same may be amended in the future, including all rates and fee schedules.

WHEREFORE, Petitioners respectfully requests that (a) the Town Board of the Town of Somers extend the Somers Sewer District #1 as hereinabove proposed and described, and that a Public Hearing thereon be held according to law; and (b) the Town Board of the Town of Somers Petition the Westchester County Board of Legislators for a corresponding extension of the Westchester County Peekskill Sanitary Sewer District.

VERIFICATION

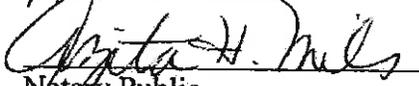
STATE OF NEW YORK)
 : ss.:
COUNTY OF WESTCHESTER)

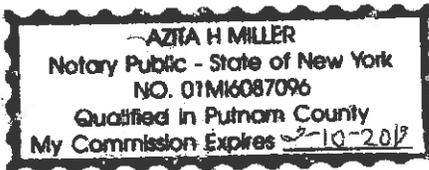
Kenneth Kearney, being duly sworn, deposes and says that he is the president of Petitioner The Kearney Realty & Development Group, Inc., the contract vendee owner of property known as 57 US Route 6 (Somers Tax Parcel 4.20-1-3.1) as identified in the petition being submitted to the Town Board of the Town of Somers seeking an extension of the Somers Sewer District #1; that he has read the foregoing petition and knows the contents thereof; and that as the President and authorized representative of the corporation which undertakes to perform the obligations set forth in such petition pertaining to the extension of the Somers Sewer District #1, he joins in the petition.



Kenneth Kearney

Sworn to before me this
19th day of July, 2016


Notary Public



VERIFICATION

South Carolina
STATE OF NEW YORK)
Beaufort) : ss.:
COUNTY OF WESTCHESTER)

Rick Van Benschoten , being duly sworn, deposes and says that he is the Manager of Petitioner National Golfworx New York Realty, LLC, owner of property known as 57 US Route 6 (Somers Tax Parcel 4.20-1-3.1) as identified in the petition being submitted to the Town Board of the Town of Somers seeking an extension of the Somers Sewer District #1; that he has read the foregoing petition and knows the contents thereof; and that as the Manager and authorized representative of the limited liability company owner of property which is the subject matter of the request set forth in such petition pertaining to the extension of the Somers Sewer District #1, he joins in the petition.



Rick Van Benschoten

Sworn to before me this
17th day of July, 2016



Notary Public

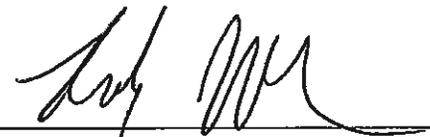


BARBARA E. MORROW
Notary Public
Beaufort County, South Carolina
My Comm. Expires July 7, 2018

VERIFICATION

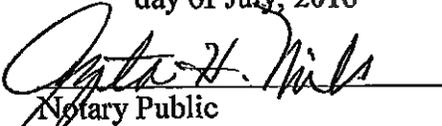
STATE OF NEW YORK)
 : ss.:
COUNTY OF WESTCHESTER)

Ralph Hurd , being duly sworn, deposes and says that he is the Manager of Petitioner Somers Group, LLC, owner of property known as 71 US Route 6 (Somers Tax Parcel 4.20-1-6) as identified in the petition being submitted to the Town Board of the Town of Somers seeking an extension of the Somers Sewer District #1; that he has read the foregoing petition and knows the contents thereof; and that as the Manager and authorized representative of the limited liability company owner of property which is the subject matter of the request set forth in such petition pertaining to the extension of the Somers Sewer District #1, he joins in the petition.

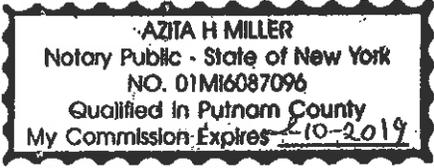


Ralph Hurd

Sworn to before me this
day of July, 2016



Notary Public



VERIFICATION

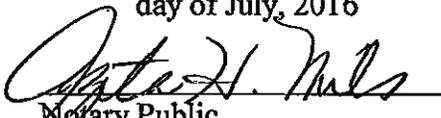
STATE OF NEW YORK)
 : ss.:
COUNTY OF WESTCHESTER)

Kevin Dwyer, being duly sworn, deposes and says that he is one of the owners of property known as 81 US Route 6 (Somers Tax Parcel 4.20-1-10) as identified in the petition being submitted to the Town Board of the Town of Somers seeking an extension of the Somers Sewer District #1; that he has read the foregoing petition and knows the contents thereof; and that as an owner and authorized representative of the property which is the subject matter of the request set forth in such petition pertaining to the extension of the Somers Sewer District #1, he joins in the petition.

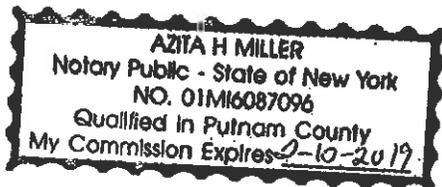


Kevin Dwyer

Sworn to before me this
day of July, 2016



Notary Public



VERIFICATION

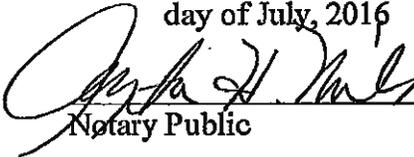
STATE OF NEW YORK)
 : ss.:
COUNTY OF WESTCHESTER)

Vincent Naclerio, being duly sworn, deposes and says that he is one of the owners of property known as 75 US Route 6 (Somers Tax Parcel 4.20-1-7) as identified in the petition being submitted to the Town Board of the Town of Somers seeking an extension of the Somers Sewer District #1; that he has read the foregoing petition and knows the contents thereof; and that as an owner and authorized representative of the property which is the subject matter of the request set forth in such petition pertaining to the extension of the Somers Sewer District #1, he joins in the petition.

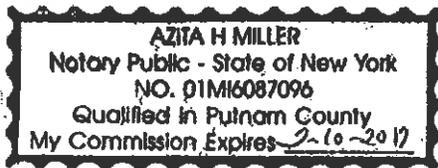


Vincent Naclerio

Sworn to before me this
day of July, 2016



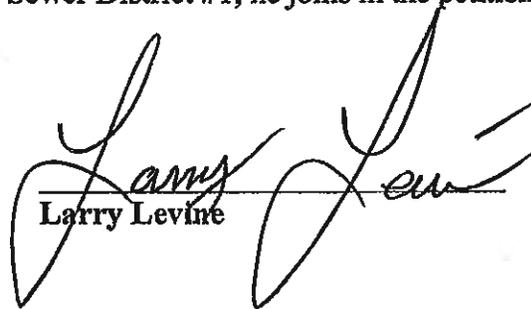
Notary Public



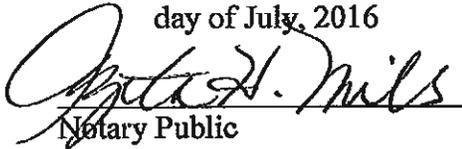
VERIFICATION

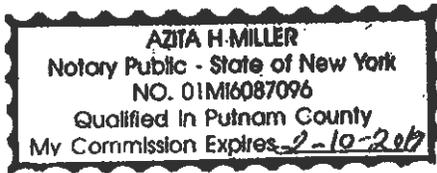
STATE OF NEW YORK)
 : ss.:
COUNTY OF WESTCHESTER)

Larry Levine, being duly sworn, deposes and says that he is the President of Petitioner Road Runner Realty Corp., owner of property known as 250 Mahopac Avenue (Somers Tax Parcel 4.19-2-20) as identified in the petition being submitted to the Town Board of the Town of Somers seeking an extension of the Somers Sewer District #1; that he has read the foregoing petition and knows the contents thereof; and that as the President and authorized representative of the corporate owner of property which is the subject matter of the request set forth in such petition pertaining to the extension of the Somers Sewer District #1, he joins in the petition.


Larry Levine

Sworn to before me this
day of July, 2016


Notary Public



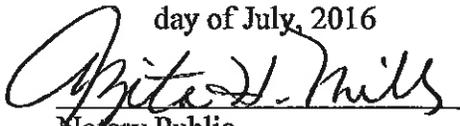
VERIFICATION

STATE OF NEW YORK)
 : ss.:
COUNTY OF WESTCHESTER)

Paul Lacuone, being duly sworn, deposes and says that he is the Manager of Petitioner PR Lacuone, LLC, owner of property known as 63 US Route 6 (Somers Tax Parcel 4.20-1-5) as identified in the petition being submitted to the Town Board of the Town of Somers seeking an extension of the Somers Sewer District #1; that he has read the foregoing petition and knows the contents thereof; and that as the Manager and authorized representative of the limited liability company owner of property which is the subject matter of the request set forth in such petition pertaining to the extension of the Somers Sewer District #1, he joins in the petition.


Paul Lacuone

Sworn to before me this
day of July, 2016


Notary Public

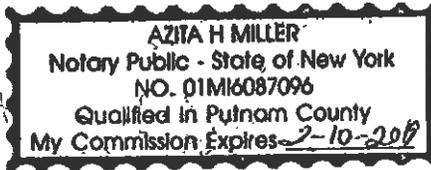
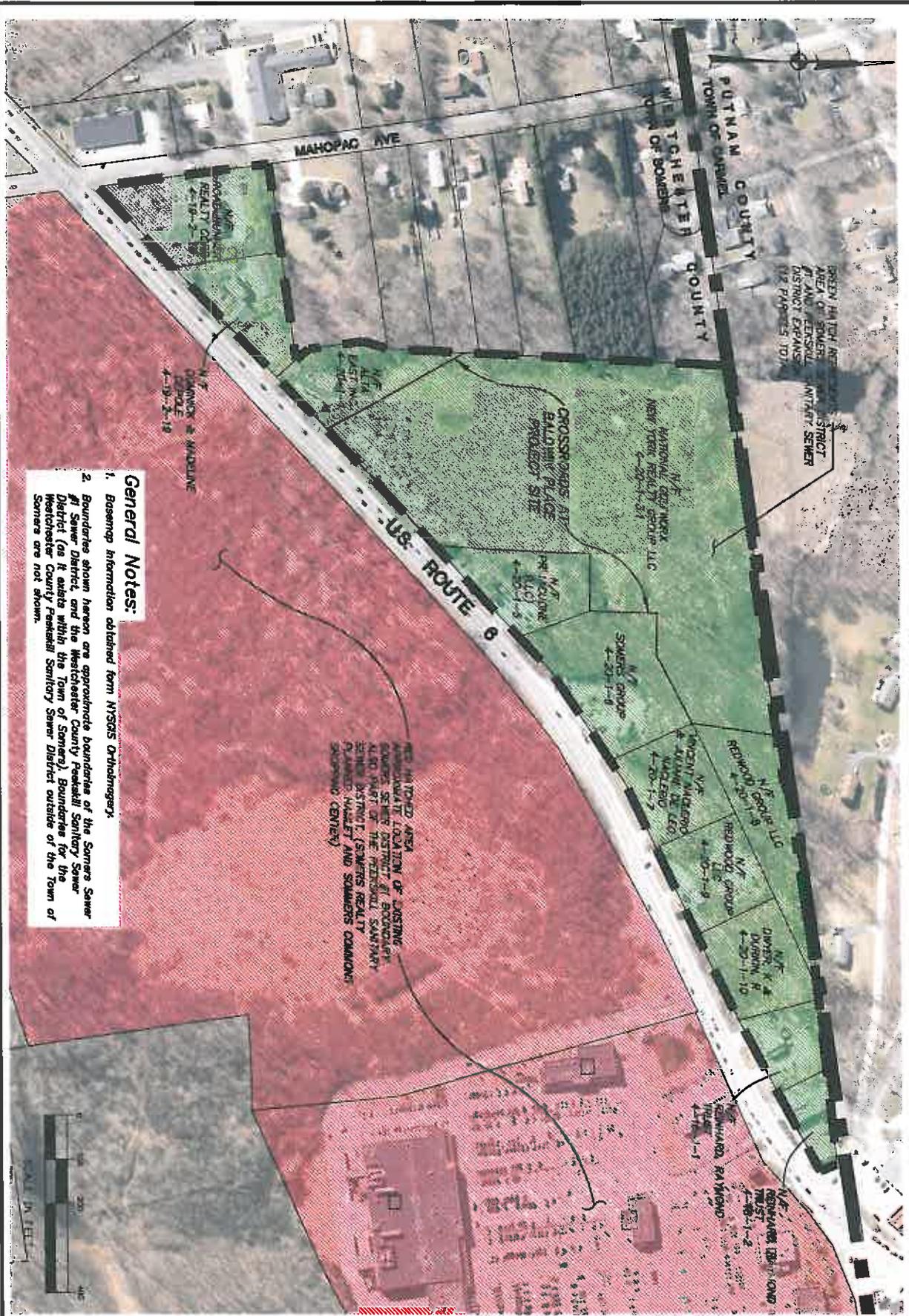


EXHIBIT A



- General Notes:**
1. Base map information obtained from NYSGIS Orthoregistry.
 2. Boundaries shown herein are approximate boundaries of the Somers Sewer #1 Sewer District and the Westchester County Peekskill Sanitary Sewer District (as it exists within the Town of Somers). Boundaries for the Westchester County Peekskill Sanitary Sewer District outside of the Town of Somers are not shown.

PROJECT:
CROSSROADS AT BALDWIN PLACE
 US ROUTE 6, TOWN OF SOMERS, WESTCHESTER COUNTY, NEW YORK

DRAWING:
**ENLARGED SOMERS SEWER #1 AND PEEKSKILL
 SANITARY SEWER DISTRICTS EXPANSION MAP**

PREPARED BY:

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

3 Garrett Place • Carmel, New York 10512
 Phone (845) 225-9880 • Fax (845) 225-9717
 www.insite-eng.com

DATE: 7-11-16
SCALE: 1" = 200'
PROJECT NO.: 15335.100
EXHIBIT: A

EXHIBIT B



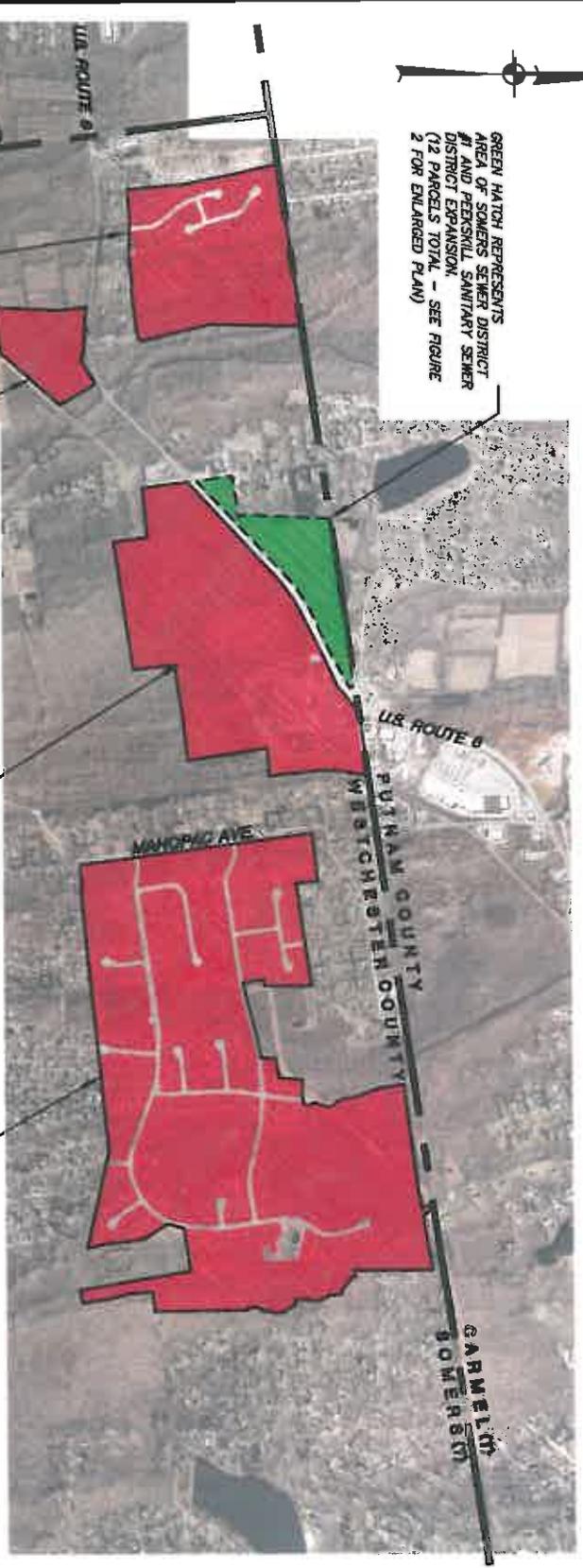
GREEN HATCH REPRESENTS
AREA OF SOMERS SEWER DISTRICT
#1 AND PEEKSKILL SANITARY SEWER
DISTRICT EXPANSION.
(12 PARCELS TOTAL - SEE FIGURE
2 FOR ENLARGED PLAN)

APPROXIMATE LOCATION OF EXISTING
SOMERS SEWER DISTRICT #1 BOUNDARY
ALSO PART OF THE PEEKSKILL SANITARY
SEWER DISTRICT (RED HATCH). (WINDSOR FARMS
SUBDIVISION)

APPROXIMATE LOCATION OF EXISTING
SOMERS SEWER DISTRICT #1 BOUNDARY
ALSO PART OF THE PEEKSKILL SANITARY
SEWER DISTRICT (RED HATCH). (HIDDEN
MEADOW AT SOMERS)

APPROXIMATE LOCATION OF EXISTING
SOMERS SEWER DISTRICT #1 BOUNDARY
ALSO PART OF THE PEEKSKILL SANITARY
SEWER DISTRICT (RED HATCH). (SOMERS
REALTY PLANNED HAMLET AND SOMERS
COMMONS SHOPPING CENTER)

APPROXIMATE LOCATION OF EXISTING
SOMERS SEWER DISTRICT #1 BOUNDARY
ALSO PART OF THE PEEKSKILL SANITARY
SEWER DISTRICT (RED HATCH). (THE PRESERVES)



General Notes:

1. Base map information obtained from NYS&S Orthography.
2. Boundaries shown hereon are approximate boundaries of the Somers Sewer #1 Sewer District, and the Westchester County Peekskill Sanitary Sewer District (as it exists within the Town of Somers). Boundaries for the Westchester County Peekskill Sanitary Sewer District outside of the Town of Somers are not shown.



PROJECT: **CROSSROADS AT BALDWIN PLACE**
US ROUTE 4, TOWN OF SOMERS, WESTCHESTER COUNTY, NEW YORK

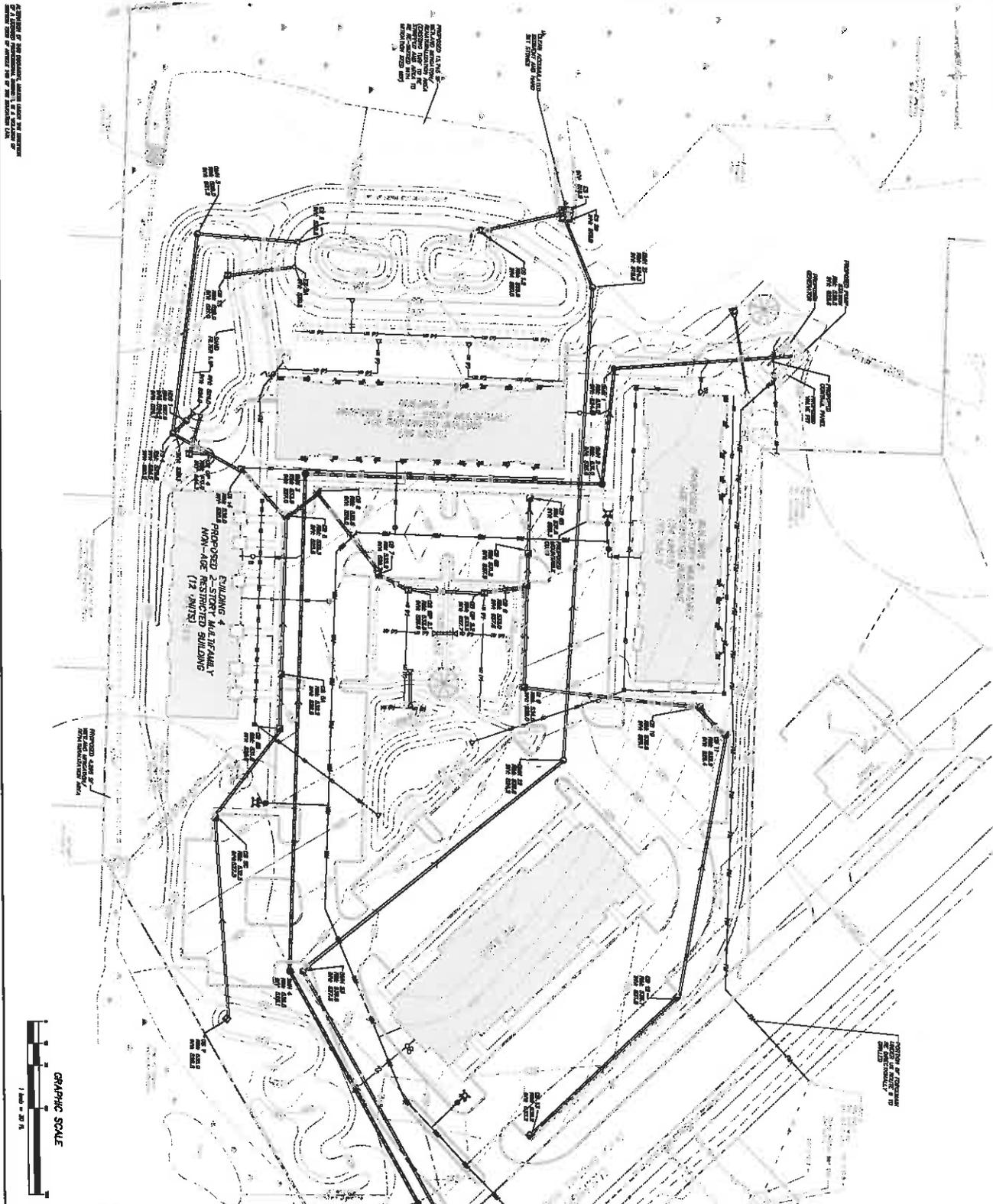
DRAWING: **SOMERS SEWER #1 AND PEEKSKILL SANITARY SEWER DISTRICTS EXPANSION MAP.**

PREPARED BY:

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-8890 • Fax (845) 225-8717
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DATE: 7-11-2016
SCALE: 1"=1,200'
PROJECT NO.: 15335.100
EXHIBIT: B

EXHIBIT C



482E DRAWING SP-1 FOR GENERAL NOTES

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	5-28-18	SP	SP
2	ISSUED FOR PERMITS	5-28-18	SP	SP
3	ISSUED FOR PERMITS	5-28-18	SP	SP
4	ISSUED FOR PERMITS	5-28-18	SP	SP

PROJECT: CROSSROADS AT BALDWIN PLACE
OWNER: DUNSTON LUMBER CO.
DESIGNER: DUNSTON LUMBER CO. ENGINEERING & ARCHITECTURE, P.C.
 1000 W. BALDWIN PLACE, SUITE 100, BALDWIN PARK, CA 91706
 (909) 861-1111

GRAPHIC SCALE: 1" = 20' 0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.

LEGEND:

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	EXISTING DRIVEWAY
---	PROPOSED DRIVEWAY
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
---	EXISTING CURB
---	PROPOSED CURB
---	EXISTING UTILITY
---	PROPOSED UTILITY
---	EXISTING FENCE
---	PROPOSED FENCE
---	EXISTING WALL
---	PROPOSED WALL
---	EXISTING ROOF
---	PROPOSED ROOF
---	EXISTING FLOOR
---	PROPOSED FLOOR
---	EXISTING CEILING
---	PROPOSED CEILING
---	EXISTING DOOR
---	PROPOSED DOOR
---	EXISTING WINDOW
---	PROPOSED WINDOW
---	EXISTING PORCH
---	PROPOSED PORCH
---	EXISTING PATIO
---	PROPOSED PATIO
---	EXISTING DECK
---	PROPOSED DECK
---	EXISTING STAIR
---	PROPOSED STAIR
---	EXISTING RAMP
---	PROPOSED RAMP
---	EXISTING ELEVATOR
---	PROPOSED ELEVATOR
---	EXISTING ESCAPE ROUTE
---	PROPOSED ESCAPE ROUTE
---	EXISTING FIRE ALARM
---	PROPOSED FIRE ALARM
---	EXISTING SMOKE DETECTOR
---	PROPOSED SMOKE DETECTOR
---	EXISTING SPRINKLER
---	PROPOSED SPRINKLER
---	EXISTING EXHAUST FAN
---	PROPOSED EXHAUST FAN
---	EXISTING MECHANICAL EQUIPMENT
---	PROPOSED MECHANICAL EQUIPMENT
---	EXISTING ELECTRICAL EQUIPMENT
---	PROPOSED ELECTRICAL EQUIPMENT
---	EXISTING TELEPHONE EQUIPMENT
---	PROPOSED TELEPHONE EQUIPMENT
---	EXISTING CABLE TV EQUIPMENT
---	PROPOSED CABLE TV EQUIPMENT
---	EXISTING SATELLITE DISH
---	PROPOSED SATELLITE DISH
---	EXISTING AIR CONDITIONING
---	PROPOSED AIR CONDITIONING
---	EXISTING HEATING
---	PROPOSED HEATING
---	EXISTING WATER HEATER
---	PROPOSED WATER HEATER
---	EXISTING SEWER
---	PROPOSED SEWER
---	EXISTING WATER
---	PROPOSED WATER
---	EXISTING GAS
---	PROPOSED GAS
---	EXISTING OIL
---	PROPOSED OIL
---	EXISTING SOLID WASTE
---	PROPOSED SOLID WASTE
---	EXISTING RECYCLING
---	PROPOSED RECYCLING
---	EXISTING COMPOST
---	PROPOSED COMPOST
---	EXISTING OTHER
---	PROPOSED OTHER

EXHIBIT D

EXHIBIT E



WASTEWATER ENGINEERING REPORT

For

**Crossroads at Baldwin Place
Town of Somers, New York**

July 13, 2016

Prepared By
Insite Engineering, Surveying & Landscape Architecture, P.C.
3 Garrett Place
Carmel, New York 10512

1.0 INTRODUCTION

The Crossroads at Baldwin Place is proposing to redevelop the existing golf driving range at 57 US Route 6 into a mixed use development. The total property is 11.1 acres with 10.54 acres in the Town of Somers and 0.53 acres in the Town of Carmel. Located in the Town of Somers NS Zone the property is identified as Town of Somers Tax Map # 4.20-1-3.1 and Town of Carmel Tax Map #86.14-1-6. No development is proposed within the Town of Carmel.

The proposed redevelopment program consists of:

1. A 2 ½ story, 24,000 square foot building consisting of 12,000 square feet of retail/professional service and 12,000 square feet of professional office.
2. 52 Senior Affordable Housing rental apartments located in two, 2 ½ story buildings.
3. 12 non-age restricted rental apartments located in one, 2 ½ story building.

Fifty-eight of the sixty-four proposed residential units will meet either the Town of Somers or Westchester County affirmatively furthering fair and affordable housing (AFFH) requirements.

The project is located in the Amawalk-Shenorock Water District, and is proposed to be included in the Somers Sewer District 1, and the Westchester County Peekskill Sanitary Sewer District. Onsite sewer infrastructure is proposed to consist of SDR 35 gravity sewer main, sewer force main, four sewer service connections and a pump station. In addition to the onsite sewer infrastructure it is proposed to construct 950 linear feet of sewer main along US Route 6. The wastewater design flows and the design of the onsite and offsite sewer improvements include the flows from properties on the north side of US Route 6 between Mahopac Ave and the county line.

2.0 PROJECT DESIGN FLOWS AND ANTICIPATED FLOWS TO BE INCLUDED IN THE DISTRICT

Design maximum daily wastewater flows for the proposed project, Crossroads at Baldwin Place, are based on the hydraulic loading rates given in the New York State Department of Environmental Conservation (NYSDEC) publication *Design Standards for Intermediate Sized Wastewater Treatment Works – 2014* (DEC 2014). The design maximum daily wastewater flow is a conservative design flow on which the sewer infrastructure will be designed. This value does not represent the average daily flow which is expected to be substantially less.

The design maximum daily wastewater flows for the properties between Mahopac Ave and the county line are based upon flow data provided by the Town of Somers Water Department with a factor of safety applied. The data was provided in the form of water meter readings for the subject properties. It is assumed that water usage rates are equivalent to wastewater flow rates.

The following table calculates the hydraulic loading rates and the design flow rates (gallons per day or gpd) for the proposed project.

Table 1: Crossroads at Baldwin Place Project Design Maximum Daily Flow Rate

Proposed Use	Hydraulic	Design Maximum Daily Flow
	Loading Rate	(gpd)
48 – One Bedroom Apartments	110 gpd/dwelling	5,280
16 –Two Bedroom Town Homes	220 gpd/dwelling	3,520
24,000 Square feet of Commercial Space (retail, professional service, professional office)	.08 gpd/sf	1,920
Total		10,720

The anticipated design average daily flows for the project are expected to be significantly less than the design maximum daily design flow. The design maximum daily flows represent conservative flows to ensure that the proposed sewer infrastructure is designed with an ample factor of safety. The anticipated average daily flows are based on occupancy rates and measured data for water use. Statistical data (obtained from *Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers*, June 2006) for the average number of occupants in rental units (based on number of bedrooms) was used to calculate the expected number of residents anticipated for the project as shown in the table below. Data from the American Water Works Association (AWWA) shows that the average in home water use is 69 gpd per person. This number is reduced to 45 gpd per person when water saving fixtures are used, which is the case for this project.

Table 2: Design Average Daily Flow

Proposed Use	Occupancy Rate	Total Anticipated Residents	Water Use Per Resident (gpd)	Water Use (gpd)
48 – One Bedroom Apartments	1.99 people/unit	96	45	4,320
16 –Two Bedroom Townhomes	1.88 people/unit	30	45	1,350
Commercial Use ¹	N/A	N/A	N/A	1,920
Total Anticipated Water Use (gpd)				7,590

¹ For the Commercial use the Design Maximum Daily Flow was conservatively used in the Design Average Daily Flow calculation as final tenants are not yet know.

As demonstrated above, through the use of water saving fixtures as required by current building code, a design maximum flow of 10,720 gpd is proposed for the project, while the design average daily flows are anticipated to be substantially less 7,590 gpd.

The project is proposing to construct offsite improvements to allow for the connection of offsite properties into the sewer system. The improvements consist of installing gravity sewer main along US Route 6 and will include the appropriate design flows from the 9 properties along US Route 6 between Mahopac Avenue and the county line. For the properties west of the project site, a gravity sewer main will be run along US Route 6 which will connect into the onsite gravity sewer main. For the property directly to the east of the project site, provisions for a sewer service line will be made allowing a direct connection into the onsite system. For the remaining properties east of the project site a gravity sewer line will be run along US Route 6, and then directionally drilled under US Route 6 where it will connect with the gravity sewer main constructed as part of Somers Realty Phase 2 project (currently servicing Somers Commons Shopping Center).

Table 3: Offsite Design Maximum Daily Flow Rates

Address	Tax Map ID #	Use	Average Daily Flow (gpd)*	Factor of Safety	Design Maximum Daily Flow**
51 US Route 6	4.19-2-19	Farmer Stand / Nursery	530**	1.5	800
55 US Route 6	4-20-1-1	Gas Station / Dunkin Donuts	309		500
63 US Route 6	4-20-1-5	Vacant Restaurant	1,023		1,500
71 US Route 6	4-20-1-6	Deli	560		800
75 US Route 6	4-20-1-7	Vacant house / vacant commercial	288		400
77 US Route 6	4-20-1-9, 4-20-1-10, 4-20-1-8	Existing Commercial Building	269		400
85 US Route 6	4-16-1-1	Bar / Restaurant	864		1,300
86 US Route 6	4-16-1-2	Gas Station / Convenience Store	628		900
250 Mahopac Ave	4-9-2-20	Commercial Building	793		1,200
Total					

* Average daily flow obtained from actual water use data provided by the Town of Somers Water Department. See Appendix A for calculation. The largest quarterly average daily flow was conservatively selected for calculating the design maximum daily flow.

** Design maximum daily flows have been rounded to the nearest 100 GPD.

Although the anticipated flows (design average daily flow) for the project are lower than the design maximum daily flows, the design maximum daily flows are used for the design of the system. This provides an additional factor of safety in the proposed design.

3.0 PROPOSED CONNECTION TO SOMERS SEWER DISTRICT #1 AND THE WESTCHESTER COUNTY PEEKSKILL SANITARY SEWER DISTRICT

Existing 6 inch and 8 inch ductile iron pipe (DIP) forcemains run along US Route 6 across the street from the site. These sewer forcemains originate in The Preserves development, and run along US Route 6 ultimately discharging into a sewer pump station recently completed as part of the Somers Realty Planned Hamlet (Somers Realty Pump Station). From the Somers Realty Pump Station the existing 6 inch and 8 inch DIP forcemains run west along US Route 6 to a manhole located at the intersection of Hill and Lee Boulevards in the Town of Yorktown. Sewage then flows by gravity into the Peekskill Wastewater Treatment Plant. The sewer forcemains in front of the project site are owned by the Town of Somers and are part of Somers Sewer District #1.

There are also two gravity sewer lines that enter the Somers Realty Pump Station. One line comes from the Somers Realty Planned Hamlet, and the other comes from the Somers Commons Shopping Center.

Since the sewage from Somers Sewage District #1 discharges to the Peekskill Wastewater Treatment Plant, Somers Sewer District #1 is also part of the Westchester County Peekskill Sanitary Sewer District. The Crossroads at Baldwin Place is proposing to connect to the Somers Realty Pump Station. Expansion of Somers Sewer District #1 by the Town of Somers Town Board and the Peekskill Sanitary Sewer District, by the Westchester County Board of Legislators, will be required.

Data obtained from Westchester County at the time the Peekskill Sanitary Sewer District was last expanded indicated the average daily flow for the Peekskill Wastewater Treatment Plant (WWTP) was approximately 6.7 mgd (million gallons per day). The plant is designed to accommodate up to 10 mgd. The additional flow from the proposed project and surrounding properties is 0.0185 MGD (based on design maximum daily flow), and 0.015 MGD (based on design average daily flow) which will create a total average daily flow of approximately 6.7 mgd. Therefore there is sufficient capacity in the Peekskill WWTP to accommodate the proposed project.

4.0 PROPOSED SYSTEM COMPONENTS

An onsite gravity sewage collection and conveyance system consisting of 8 inch diameter PVC SDR 35 sewer mains and precast concrete manholes will be installed. The sewage collection and conveyance system will flow by gravity to an onsite pump station. A duplex pump station is proposed to be installed and will connect to the Somers Realty Pump Station. A backup generator will be provided to power the pumps in the event of power failure.

Based on elevations of US Route 6 and the Somers Realty Pump Station, the properties located to the west of the project site, and the adjacent property to the east, will need to flow into the Crossroads at Baldwin Place sewage Collection System. The remaining properties to the east will flow via gravity into the 8" gravity sewer line currently servicing Somers Commons.

Sewer service connections from each onsite proposed building will be conveyed by individual 6" diameter PVC SDR 35 sewer service connections. The service connections will be installed with a minimum slope of 1/4" per foot meeting the requirements of DEC 2014. Each sewer service connection will connect to an 8" PVC SDR 35 gravity sewer main. As part of the offsite gravity sewer main, the laterals for neighboring properties will be installed and capped for future connection.

All PVC SDR 35 pipe will contain rubber push on gaskets at the pipe connections. Sewer manholes will be installed at all bends for access and maintenance. All sewer manholes will have exterior asphalt coating and contain water tight connections at all pipe connections. Cleanouts will be provided on each sewer service connection just outside of the townhomes. All sewer mains will be pressure tested, and all manholes vacuum tested in accordance with the *Recommended Standards for Wastewater Treatment Works*.

5.0 PUMP STATION DESIGN

The pump station will be sized to convey at a minimum the peak hourly flow from the subject project and offsite contributing properties. The peak hourly flow is calculated using a peaking factor that is based on the population of the contributing area. The Crossroads at Baldwin Place Pump Station will be designed to accommodate the following properties and maximum daily design flows:

1. Crossroads at Baldwin Place – 10,720 gpd
2. 250 Mahopac Avenue – 1,200 gpd
3. 51 US Route 6 – 800 gpd
4. 55 US Route 6 – 500 gpd
5. 63 US Route 6 – 1,500 gpd
6. Total Flow = 14,720 gpd

Recommended Standards for Wastewater Facilities - 2004 was used to determine a peaking factor of four.

Peak Hourly Flow

$$14,720 \text{ gpd} \div (24 \text{ hr/day}) \div (60 \text{ min/hr}) = 10 \text{ gallons per minute (gpm)}$$

$$\text{Peak Hourly Flow} = 10 \text{ gpm} \times 4 = 40 \text{ gpm}$$

The pumps will need to achieve this flow rate while pumping against the static and friction heads in the system. The static head the pumps will need to overcome will be from the liquid level in the pump station wet well to the high point in the proposed forcemain. A grinder pump will be used in the subject pump station. The grinder pump also allows a smaller diameter forcemain, which will help to achieve a minimum scour velocity of 2.0 ft/s in the forcemain from the pump station to the Somers Realty Pump Station.

The Final Wastewater Engineering Report will contain the necessary pump design. It is envisioned Flygt pumps will be used to remain consistent with the other pumps being used in Somers Sewer District #1.

5.1 Pumps and Pump Controls

Duplex submersible grinder pumps will convey the sewage flow contributing to the Crossroads at Baldwin Place Pump Station. The pumps will be housed in a six-foot diameter wet well. The submersible pumps will be controlled via a liquid level probe in the wet well that will turn the pumps on or off depending on the water level within the wet well. The pump controller will also alternate the lead/lag designation of the pumps. Additionally, a backup float system will be provided to operate the pumps independent of the probe controls in the event of a probe control system failure.

5.2 Pump Controls

A submersible level control system is proposed for each of the pump stations. This system is composed of a multi-sensored liquid detection probe to control and monitor the operation of the duplex pump station and provide lead-lag automatic alternation, high and low level alarms (Visual and Audible).

Both submersible grinder pumps will shut off at the "both pumps off" set point. When the level in the wet well rises to the second set point, "lead pump on", a signal will be sent to the control panel to turn the lead pump on. The "lead pump on" set point will be 1 foot above the "both pumps off" set point. If the liquid level in the wet well continues to rise to the "lag pump on" set point, the control panel will, in addition to the lead pump, turn on the lag pump. An additional 6" rise of the liquid level within the wet well, to the "High Level Alarm" set point, will result in an alarm condition being transmitted to operating personnel via an auto-dialer.

In the event that the primary control system fails to operate the pumps, and the wet well level rises above the high-level alarm set point, a back-up float pump control system will override the primary pump controller and take over control of the pumps. Upon the liquid level reaching 6 inches above the "high level alarm", the back-up float will turn on both the lead and lag (after a 45 second delay) pumps. Upon the liquid level reaching 6 inches below the low alarm, a backup float will simultaneously turn both pumps off. The station will continue to operate in this mode until the alarm condition is corrected and the primary pump control system has been placed back into operation.

5.3 Wet Well

The pump station wet well design is based on the average daily flow reaching the pump station. The pump dose volume for each pump station is set to provide less than 30-minute detention time, at the average daily flow as recommended by *Recommended Standards for Wastewater Facilities*. The maximum pump dose volume is determined by multiplying the average daily flow by 30 minutes.

Guidrails for the lifting and lowering of the proposed submersible grinder pumps will be provided. A portable hoist socket has been provided at the top of the wet well. This socket will be

compatible with a portable hoist currently used by the Somers Sewer Department in order to lift and lower the submersible pumps or trash basket.

5.4 Valve Pit

A precast concrete valve pit will be provided for each pump station to house gate valves, check valves, plug valves and a bypass piping system. The valve pit will also house discharge pressure gauges on the forcemain. The valve pit will be provided with a floor drain to the wet well for removal of accumulated water. A check valve will be provided on the drain line.

5.5 Check Valves

Check valves will be provided on both pump discharge headers. The proposed check valves will be swing type with a weight and lever. The check valves will have a pressure rating of 150 psi.

5.6 Control Panel

The controls for the pump station will be post mounted inside the pump station fence. Controls will include power panels, a transfer switch for auxiliary power, pump control panel, and an autodialer. The controls will be housed in a weather proof NEMA enclosure. Access to the pump pit area will be provided via a 10-foot wide gate.

5.7 Auto-dialer and Alarm Communication

In order to transmit pump station alarm conditions, an autodialer with telephone will be provided. Alarm conditions will include pump station "Wet Well High Level" alarm, "Wet Well Low Level" alarm, "Power Failure" alarm and "Pump Failure" alarm. The auto-dialer will be capable of transmitting the four alarms separately. The power and pump failure systems will also have contacts connected to the autodialer. Alarm conditions will be transmitted to operations personnel.

5.8 Forcemains

The proposed sewer forcemain will be used to convey raw sewage from the Crossroads at Baldwin Place Pump Station to the Somers Realty Pump Station. A PVC SDR 21 forcemain is proposed. The PVC SDR 21 pipe will have bell and spigot joints and factory installed gaskets. The fittings and elbows will be glued SCH 80 fittings. Any horizontal or vertical bends will be provided with concrete thrust blocks. The forcemain shall be provided with 3'-6" minimum cover.

APPENDIX A

**Amawalk-Shenorock Water District Flow Data for
Properties Located along US Route 6**

Average Daily Use Calculation -55 Route 6

Project: Crossroads at Baldwin Place
 Project #: 15335.100
 Date: 7/12/2016



Date	Number of Days	Between Readings Consumption (gallons)	Average Consumption (gpd)
3/24/2009		18,000	
6/11/2009	79.00	12,000	152
9/30/2009	111.00	30,000	270
12/23/2009	84.00	20,000	238
3/17/2010	84.00	20,000	238
6/22/2010	97.00	30,000	309
9/22/2010	92.00	15,000	163
1/3/2011	103.00	3,000	29
3/29/2011	85.00	2,000	24
6/7/2011	70.00	2,000	29
10/4/2011	119.00	3,000	25
12/21/2011	78.00	2,000	26
3/27/2012	97.00	7,000	72
6/23/2012	88.00	2,000	23
9/18/2012	87.00	3,000	34
12/21/2012	94.00	2,000	21
3/26/2013	95.00	3,000	32
6/27/2013	93.00	3,000	32
9/16/2013	81.00	1,000	12
12/23/2013	98.00	4,000	41
3/25/2014	92.00	9,000	98
6/16/2014	83.00	7,000	84
9/16/2014	92.00	8,000	87
12/11/2014	86.00	6,000	70
3/26/2015	105.00	7,000	67
6/26/2015	92.00	6,000	65
9/23/2015	89.00	7,000	79
12/24/2015	92.00	5,000	54
3/28/2016	95.00	4,000	42
Largest Quarterly Average Daily Flow			309

Note: The first reading was not used as it is not consistent with the remaining data.

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

Page: 1

For Customer 0000210227 (ALTA EAST INC.) at 55 ROUTE 6
 Bills Sent To ALTA EAST INC. at CASSANITI, SALVATORE
 Service Located At 55 ROUTE 6

Report printed at 2:32 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
03/24/2009	WA	2009-001	A	0	18000	1	18000
06/11/2009	WA	2009-002	R	18000	30000	1	12000
09/30/2009	WA	2009-003	R	30000	60000	1	30000
12/23/2009	WA	2009-004	R	60000	80000	1	20000
03/17/2010	WA	2010-001	R	80000	100000	1	20000
06/22/2010	WA	2010-002	R	100000	130000	1	30000
09/22/2010	WA	2010-003	R	0	15000	1	15000
01/03/2011	WA	2010-004	R	15000	18000	1	3000
03/29/2011	WA	2011-001	R	18000	20000	1	2000
06/07/2011	WA	2011-002	R	20000	22000	1	2000
10/04/2011	WA	2011-003	R	22000	25000	1	3000
12/21/2011	WA	2011-004	R	25000	27000	1	2000
03/27/2012	WA	2012-001	R	27000	34000	1	7000
06/23/2012	WA	2012-002	R	34000	36000	1	2000
09/18/2012	WA	2012-003	R	36000	39000	1	3000
12/21/2012	WA	2012-004	R	39000	41000	1	2000
03/26/2013	WA	2013-001	R	41000	44000	1	3000
06/27/2013	WA	2013-002	R	44000	47000	1	3000
09/16/2013	WA	2013-003	R	47000	48000	1	1000
12/23/2013	WA	2013-004	R	48000	52000	1	4000
03/25/2014	WA	2014-001	R	52000	61000	1	9000
06/16/2014	WA	2014-002	R	61000	68000	1	7000
09/16/2014	WA	2014-003	R	68000	76000	1	8000
12/11/2014	WA	2014-004	R	76000	82000	1	6000
03/26/2015	WA	2015-001	R	82000	89000	1	7000
06/26/2015	WA	2015-002	R	89000	95000	1	6000
09/23/2015	WA	2015-003	R	95000	102000	1	7000
12/24/2015	WA	2015-004	R	102000	107000	1	5000
03/28/2016	WA	2016-001	R	107000	111000	1	4000

Average Daily Use Calculation - 63 Route 6

Project: Crossroads at Baldwin Place
 Project #: 15335.100
 Date: 7/12/2016



Date	Number of Days	Between Readings Consumption (gallons)	Average Consumption (gpd)
3/1/2006		66,000	
3/28/2006	27	75,000	2778
6/20/2006	84	65,000	774
9/6/2006	78	64,000	821
12/7/2006	92	44,000	478
3/13/2007	96	17,000	177
6/15/2007	94	0	0
9/5/2007	82	0	0
12/18/2007	104	0	0
3/11/2008	84	1,000	12
6/26/2008	107	1,000	9
9/15/2008	81	82,900	1023
12/10/2008	86	28,100	327
3/20/2009	100	21,000	210
6/11/2009	83	35,000	422
9/30/2009	111	54,000	486
12/23/2009	84	1,000	12
3/17/2010	84	2,000	24
6/22/2010	97	6,000	62
9/22/2010	92	47,000	511
1/3/2011	103	31,000	301
3/29/2011	85	21,000	247
6/7/2011	70	0	0
10/4/2011	119	1,000	8
12/21/2011	78	4,000	51
3/27/2012	97	52,000	536
6/23/2012	88	42,000	477
9/18/2012	87	34,000	391
12/21/2012	94	27,000	287
3/26/2013	95	3,000	32
6/27/2013	93	0	0
9/27/2013	92	16,000	174
12/30/2013	94	0	0
3/25/2014	85	0	0
6/19/2014	86	0	0
9/16/2014	89	0	0
12/22/2014	97	0	0
3/26/2015	94	0	0
4/21/2015	26	56,620	2178
7/1/2015	71	0	0
9/23/2015	84	0	0
12/24/2015	92	0	0
3/28/2016	187	0	0

Largest Quarterly Average Daily Flow	1023
---------------------------------------------	-------------

Note: The first reading was not used as it is not consistent with the remaining data. The reading on April 21, 2015 was not used as the owner reported a problem with the reading during this period.

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

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**For Customer 0000210226 (IACUONE, PAUL) at 63 ROUTE 6
 Bills Sent To IACUONE, PAUL at PO BOX 684
 Service Located At 63 ROUTE 6**

Report printed at 2:33 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
03/01/2006	WA	2006-001	A	923000	989000	1	66000
03/28/2006	WA	2006-002	A	989000	1064000	1	75000
06/20/2006	WA	2006-003	R	1064000	1129000	1	65000
09/06/2006	WA	2006-004	R	1129000	1193000	1	64000
12/07/2006	WA	2006-005	R	1193000	1237000	1	44000
03/13/2007	WA	2007-001	R	1237000	1254000	1	17000
06/15/2007	WA	2007-002	R	1254000	1254000	1	0
09/05/2007	WA	2007-003	R	1254000	1254000	1	0
12/18/2007	WA	2007-004	R	1254000	1254000	1	0
03/11/2008	WA	2008-001	R	1254000	1255000	1	1000
06/26/2008	WA	2008-002	E	1255000	1256000	1	1000
09/15/2008	WA	2008-003	R	1256000	1338900	1	82900
12/10/2008	WA	2008-004	R	1338900	1367000	1	28100
03/20/2009	WA	2009-001	R	1367000	1388000	1	21000
06/11/2009	WA	2009-002	R	1388000	1423000	1	35000
09/30/2009	WA	2009-003	R	1423000	1477000	1	54000
12/23/2009	WA	2009-004	R	1477000	1478000	1	1000
03/17/2010	WA	2010-001	R	1478000	1480000	1	2000
06/22/2010	WA	2010-002	R	1480000	1486000	1	6000
09/22/2010	WA	2010-003	R	1486000	1533000	1	47000
01/03/2011	WA	2010-004	R	1533000	1564000	1	31000
03/29/2011	WA	2011-001	E	1564000	1585000	1	21000
06/07/2011	WA	2011-002	R	1585000	1585000	1	0
10/04/2011	WA	2011-003	R	1585000	1586000	1	1000
12/21/2011	WA	2011-004	R	1586000	1590000	1	4000
03/27/2012	WA	2012-001	R	1590000	1642000	1	52000
06/23/2012	WA	2012-002	R	1642000	1684000	1	42000
09/18/2012	WA	2012-003	R	1684000	1718000	1	34000
12/21/2012	WA	2012-004	R	1718000	1745000	1	27000
03/26/2013	WA	2013-001	R	1745000	1748000	1	3000
06/27/2013	WA	2013-002	R	1748000	1748000	1	0
09/27/2013	WA	2013-003	R	1748000	1764000	1	16000
12/30/2013	WA	2013-004	R	1764000	1764000	1	0
03/25/2014	WA	2014-001	E	1764000	1764000	1	0
06/19/2014	WA	2014-002	R	1764000	1764000	1	0
09/16/2014	WA	2014-003	R	1764000	1764000	1	0
12/22/2014	WA	2014-004	R	1764000	1764000	1	0
03/26/2015	WA	2015-001	R	1764000	1764000	1	0

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

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For Customer 0000210226 (IACUONE, PAUL) at 63 ROUTE 6
 Bills Sent To IACUONE, PAUL at PO BOX 684
 Service Located At 63 ROUTE 6

Report printed at 2:33 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
04/21/2015	WA	2015-503	A	1764000	1820620	1	56620
07/01/2015	WA	2015-002	R	1820620	1820620	1	0
09/23/2015	WA	2015-003	R	1820620	1820620	1	0
12/24/2015	WA	2015-004	R	1820620	1820620	1	0
03/28/2016	WA	2016-001	R	1820620	1820620	1	0

Average Daily Use Calculation - 71 Route 6

Project: Crossroads at Baldwin Place
 Project #: 15335.100
 Date: 7/12/2016



Date	Number of Days	Between Readings Consumption (gallons)	Average Consumption (gpd)
3/1/2006		44,000	
3/28/2006	27	56,000	2074
6/20/2006	84	42,000	500
9/6/2006	78	42,000	538
12/7/2006	92	46,000	500
3/13/2007	96	48,000	500
6/15/2007	94	50,000	532
9/5/2007	82	45,000	549
12/18/2007	104	58,000	558
3/11/2008	84	40,000	476
6/11/2008	92	42,000	457
9/15/2008	96	46,000	479
12/9/2008	85	37,000	435
3/20/2009	101	42,000	416
6/11/2009	83	37,000	446
9/30/2009	111	52,000	468
12/23/2009	84	38,000	452
3/17/2010	84	34,000	405
6/22/2010	97	46,000	474
9/22/2010	92	42,000	457
1/3/2011	103	41,000	398
3/29/2011	85	32,000	376
6/7/2011	70	27,000	386
10/4/2011	119	52,000	437
12/21/2011	78	32,000	410
3/27/2012	97	40,000	412
6/23/2012	88	37,000	420
9/18/2012	87	38,000	437
12/21/2012	94	45,000	479
3/26/2013	95	40,000	421
6/27/2013	93	42,000	452
9/16/2013	81	39,000	481
12/23/2013	98	44,000	449
3/25/2014	92	36,000	391
6/16/2014	83	35,000	422
9/16/2014	92	48,000	522
12/11/2014	86	39,000	453
3/26/2015	105	49,000	467
7/1/2015	97	51,000	526
9/23/2015	84	47,000	560
12/24/2015	92	49,000	533
3/28/2016	95	44,000	463

Largest Quarterly Average Daily Flow	560
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Note: The first reading was not used as it is not consistent with the remaining data.

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

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**For Customer 0000210225 (GRAND CENTRAL DELI) at 71 ROUTE 6
 Bills Sent To GRAND CENTRAL DELI at PO BOX 806
 Service Located At 71 ROUTE 6**

Report printed at 2:34 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
03/01/2006	WA	2006-001	A	676000	720000	1	44000
03/28/2006	WA	2006-002	A	720000	776000	1	56000
06/20/2006	WA	2006-003	R	776000	818000	1	42000
09/06/2006	WA	2006-004	R	818000	860000	1	42000
12/07/2006	WA	2006-005	R	860000	906000	1	46000
03/13/2007	WA	2007-001	R	906000	954000	1	48000
06/15/2007	WA	2007-002	R	954000	1004000	1	50000
09/05/2007	WA	2007-003	R	1004000	1049000	1	45000
12/18/2007	WA	2007-004	R	1049000	1107000	1	58000
03/11/2008	WA	2008-001	R	1107000	1147000	1	40000
06/11/2008	WA	2008-002	R	1147000	1189000	1	42000
09/15/2008	WA	2008-003	R	1189000	1235000	1	46000
12/09/2008	WA	2008-004	R	1235000	1272000	1	37000
03/20/2009	WA	2009-001	R	1272000	1314000	1	42000
06/11/2009	WA	2009-002	R	1314000	1351000	1	37000
09/30/2009	WA	2009-003	R	1351000	1403000	1	52000
12/23/2009	WA	2009-004	R	1403000	1441000	1	38000
03/17/2010	WA	2010-001	R	1441000	1475000	1	34000
06/22/2010	WA	2010-002	R	1475000	1521000	1	46000
09/22/2010	WA	2010-003	R	1521000	1563000	1	42000
01/03/2011	WA	2010-004	R	1563000	1604000	1	41000
03/29/2011	WA	2011-001	R	1604000	1636000	1	32000
06/07/2011	WA	2011-002	R	1636000	1663000	1	27000
10/04/2011	WA	2011-003	R	1663000	1715000	1	52000
12/21/2011	WA	2011-004	R	1715000	1747000	1	32000
03/27/2012	WA	2012-001	R	1747000	1787000	1	40000
06/23/2012	WA	2012-002	R	1787000	1824000	1	37000
09/18/2012	WA	2012-003	R	1824000	1862000	1	38000
12/21/2012	WA	2012-004	R	1862000	1907000	1	45000
03/26/2013	WA	2013-001	R	1907000	1947000	1	40000
06/27/2013	WA	2013-002	R	1947000	1989000	1	42000
09/16/2013	WA	2013-003	R	1989000	2028000	1	39000
12/23/2013	WA	2013-004	R	2028000	2072000	1	44000
03/25/2014	WA	2014-001	R	2072000	2108000	1	36000
06/16/2014	WA	2014-002	R	2108000	2143000	1	35000
09/16/2014	WA	2014-003	R	2143000	2191000	1	48000
12/11/2014	WA	2014-004	R	2191000	2230000	1	39000
03/26/2015	WA	2015-001	R	2230000	2279000	1	49000

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

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For Customer 0000210225 (GRAND CENTRAL DELI) at 71 ROUTE 6
Bills Sent To GRAND CENTRAL DELI at PO BOX 806
Service Located At 71 ROUTE 6

Report printed at 2:34 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
07/01/2015	WA	2015-002	R	2279000	2330000	1	51000
09/23/2015	WA	2015-003	R	2330000	2377000	1	47000
12/24/2015	WA	2015-004	R	2377000	2426000	1	49000
03/28/2016	WA	2016-001	R	2426000	2470000	1	44000

Average Daily Use Calculation - 75 Route 6

Project: Crossroads at Baldwin Place
 Project #: 15335.100
 Date: 7/12/2016



Note: This property contains commercial and residential space. The commercial space has been unoccupied since prior to 2006

Date	Number of Days	Between Readings Consumption (gallons)	Average Consumption (gpd)
3/1/2006		13,000	
3/28/2006	27	28,000	1037
6/20/2006	84	17,000	202
9/6/2006	78	14,000	179
12/7/2006	92	1,000	11
3/13/2007	96	0	0
6/15/2007	94	2,000	21
9/5/2007	82	11,000	134
12/18/2007	104	30,000	288
3/11/2008	84	13,000	155
6/11/2008	92	13,000	141
9/15/2008	96	9,000	94
12/9/2008	85	13,000	153
3/24/2009	105	13,000	124
6/3/2009	71	14,000	197
10/30/2009	149	16,000	107
12/23/2009	54	1,500	28
3/31/2010	98	1,500	15
6/17/2010	78	0	0
9/22/2010	97	0	0
1/3/2011	103	0	0
3/29/2011	85	10,000	118
6/14/2011	77	3,000	39
9/30/2011	108	3,000	28
12/21/2011	82	20,000	244
3/28/2012	98	0	0
6/23/2012	87	0	0
9/18/2012	87	0	0
12/21/2012	94	1,000	11
3/26/2013	95	1,000	11
6/27/2013	93	8,000	86
9/16/2013	81	9,000	111
12/23/2013	98	11,000	112
3/25/2014	92	13,000	141
6/19/2014	86	1,000	12
9/16/2014	89	0	0
12/11/2014	86	0	0
3/26/2015	105	1,000	10
6/30/2015	96	0	0
9/23/2015	85	1,000	12
12/24/2015	92	2,000	22
3/28/2016	95	0	0

Largest Quarterly Average Daily Flow	288
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Note: The first reading was not used as it is not consistent with the remaining data.

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

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For Customer 0000210224 (VINCENT NACLERIO) at 75 ROUTE 6
Bills Sent To VINCENT NACLERIO at103 TOMAHAWK STREET
Service Located At 75 ROUTE 6

Report printed at 2:35 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
03/01/2006	WA	2006-001	A	99000	112000	1	13000
03/28/2006	WA	2006-002	A	112000	140000	1	28000
06/20/2006	WA	2006-003	R	140000	157000	1	17000
09/06/2006	WA	2006-004	R	157000	171000	1	14000
12/07/2006	WA	2006-005	R	171000	172000	1	1000
03/13/2007	WA	2007-001	R	172000	172000	1	0
06/15/2007	WA	2007-002	R	172000	174000	1	2000
09/05/2007	WA	2007-003	R	174000	185000	1	11000
12/18/2007	WA	2007-004	R	185000	215000	1	30000
03/11/2008	WA	2008-001	R	215000	228000	1	13000
06/11/2008	WA	2008-002	R	228000	241000	1	13000
09/15/2008	WA	2008-003	R	241000	250000	1	9000
12/09/2008	WA	2008-004	E	250000	263000	1	13000
03/24/2009	WA	2009-001	E	263000	276000	1	13000
06/03/2009	WA	2009-002	E	276000	290000	1	14000
10/30/2009	WA	2009-003	E	290000	306000	1	16000
12/23/2009	WA	2009-004	R	306000	307500	1	1500
03/31/2010	WA	2010-001	E	307500	309000	1	1500
06/17/2010	WA	2010-002	E	309000	309000	1	0
09/22/2010	WA	2010-003	E	309000	309000	1	0
01/03/2011	WA	2010-004	E	309000	309000	1	0
03/29/2011	WA	2011-001	E	309000	319000	1	10000
06/14/2011	WA	2011-002	R	319000	322000	1	3000
09/30/2011	WA	2011-003	E	322000	325000	1	3000
12/21/2011	WA	2011-004	R	325000	345000	1	20000
03/28/2012	WA	2012-001	A	392000	392000	1	0
06/23/2012	WA	2012-002	A	392000	392000	1	0
09/18/2012	WA	2012-003	R	0	0	1	0
12/21/2012	WA	2012-004	R	0	1000	1	1000
03/26/2013	WA	2013-001	R	1000	2000	1	1000
06/27/2013	WA	2013-002	R	2000	10000	1	8000
09/16/2013	WA	2013-003	R	10000	19000	1	9000
12/23/2013	WA	2013-004	R	19000	30000	1	11000
03/25/2014	WA	2014-001	R	30000	43000	1	13000
06/19/2014	WA	2014-002	R	43000	44000	1	1000
09/16/2014	WA	2014-003	R	44000	44000	1	0
12/11/2014	WA	2014-004	R	44000	44000	1	0
03/26/2015	WA	2015-001	R	44000	45000	1	1000

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

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For Customer 0000210224 (VINCENT NACLERIO) at 75 ROUTE 6
 Bills Sent To VINCENT NACLERIO at103 TOMAHAWK STREET
 Service Located At 75 ROUTE 6

Report printed at 2:35 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
06/30/2015	WA	2015-002	R	45000	45000	1	0
09/23/2015	WA	2015-003	R	45000	46000	1	1000
12/24/2015	WA	2015-004	R	46000	48000	1	2000
03/28/2016	WA	2016-001	R	48000	48000	1	0

Average Daily Use Calculation - 77 Route 6

Project: Crossroads at Baldwin Place
 Project #: 15335.100
 Date: 7/12/2016



Date	Number of Days	Between Readings Consumption (gallons)	Average Consumption (gpd)
3/1/2006		14,000	
3/28/2006	27	19,000	704
6/20/2006	84	19,000	226
9/6/2006	78	21,000	269
12/7/2006	92	21,000	228
3/13/2007	96	21,000	219
6/15/2007	94	21,000	223
9/5/2007	82	21,000	256
12/18/2007	104	20,000	192
3/11/2008	84	13,000	155
6/11/2008	92	15,000	163
9/15/2008	96	17,000	177
12/9/2008	85	14,000	165
3/17/2009	98	11,000	112
6/11/2009	86	13,000	151
9/30/2009	111	18,000	162
12/23/2009	84	13,000	155
3/17/2010	84	10,000	119
6/22/2010	97	11,000	113
9/22/2010	92	11,000	120
1/3/2011	103	14,000	136
3/29/2011	85	11,000	129
6/7/2011	70	7,000	100
10/4/2011	119	13,000	109
12/21/2011	78	8,000	103
3/27/2012	97	10,000	103
6/23/2012	88	9,000	102
9/18/2012	87	8,000	92
12/21/2012	94	9,000	96
3/26/2013	95	16,000	168
6/27/2013	93	14,000	151
9/16/2013	81	9,000	111
12/23/2013	98	12,000	122
3/25/2014	92	13,000	141
6/16/2014	83	10,000	120
9/16/2014	92	9,000	98
12/11/2014	86	12,000	140
3/26/2015	105	13,000	124
6/30/2015	96	9,000	94
9/23/2015	85	7,000	82
12/24/2015	92	8,000	87
3/28/2016	95	9,000	95

Largest Quarterly Average Daily Flow	269
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Note: The first reading was not used as it is not consistent with the remaining data.

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

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For Customer 0000210223 (SIGN SHOP) at 77 ROUTE 6
Bills Sent To REDWOOD GROUP LLC at PO BOX 604
Service Located At 77 ROUTE 6

Report printed at 2:36 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
03/01/2006	WA	2006-001	A	102000	116000	1	14000
03/28/2006	WA	2006-002	A	116000	135000	1	19000
06/20/2006	WA	2006-003	R	135000	154000	1	19000
09/06/2006	WA	2006-004	R	154000	175000	1	21000
12/07/2006	WA	2006-005	R	175000	196000	1	21000
03/13/2007	WA	2007-001	R	196000	217000	1	21000
06/15/2007	WA	2007-002	R	217000	238000	1	21000
09/05/2007	WA	2007-003	R	238000	259000	1	21000
12/18/2007	WA	2007-004	R	259000	279000	1	20000
03/11/2008	WA	2008-001	R	279000	292000	1	13000
06/11/2008	WA	2008-002	R	292000	307000	1	15000
09/15/2008	WA	2008-003	R	307000	324000	1	17000
12/09/2008	WA	2008-004	R	324000	338000	1	14000
03/17/2009	WA	2009-001	A	338000	349000	1	11000
06/11/2009	WA	2009-002	R	0	13000	1	13000
09/30/2009	WA	2009-003	R	13000	31000	1	18000
12/23/2009	WA	2009-004	R	31000	44000	1	13000
03/17/2010	WA	2010-001	R	44000	54000	1	10000
06/22/2010	WA	2010-002	R	54000	65000	1	11000
09/22/2010	WA	2010-003	R	65000	76000	1	11000
01/03/2011	WA	2010-004	R	76000	90000	1	14000
03/29/2011	WA	2011-001	R	90000	101000	1	11000
06/07/2011	WA	2011-002	R	101000	108000	1	7000
10/04/2011	WA	2011-003	R	108000	121000	1	13000
12/21/2011	WA	2011-004	R	121000	129000	1	8000
03/27/2012	WA	2012-001	R	129000	139000	1	10000
06/23/2012	WA	2012-002	R	139000	148000	1	9000
09/18/2012	WA	2012-003	R	148000	156000	1	8000
12/21/2012	WA	2012-004	R	156000	165000	1	9000
03/26/2013	WA	2013-001	R	165000	181000	1	16000
06/27/2013	WA	2013-002	R	181000	195000	1	14000
09/16/2013	WA	2013-003	R	195000	204000	1	9000
12/23/2013	WA	2013-004	R	204000	216000	1	12000
03/25/2014	WA	2014-001	R	216000	229000	1	13000
06/16/2014	WA	2014-002	R	229000	239000	1	10000
09/16/2014	WA	2014-003	R	239000	248000	1	9000
12/11/2014	WA	2014-004	R	248000	260000	1	12000
03/26/2015	WA	2015-001	R	260000	273000	1	13000

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

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For Customer 0000210223 (SIGN SHOP) at 77 ROUTE 6
Bills Sent To REDWOOD GROUP LLC at PO BOX 604
Service Located At 77 ROUTE 6

Report printed at 2:36 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
06/30/2015	WA	2015-002	R	273000	282000	1	9000
09/23/2015	WA	2015-003	R	282000	289000	1	7000
12/24/2015	WA	2015-004	R	289000	297000	1	8000
03/28/2016	WA	2016-001	R	297000	306000	1	9000

Average Daily Use Calculation - 85 Route 6

Project: Crossroads at Baldwin Place
 Project #: 15335.100
 Date: 7/12/2016



Date	Number of Days	Between Readings Consumption (gallons)	Average Consumption (gpd)
3/1/2006		47,000	
3/28/2006	27	63,000	2333
6/20/2006	84	46,000	548
9/6/2006	78	43,000	551
12/7/2006	92	50,000	543
3/13/2007	96	47,000	490
6/15/2007	94	48,000	511
9/5/2007	82	43,000	524
12/18/2007	104	59,000	567
3/11/2008	84	47,000	560
6/26/2008	107	47,000	439
9/15/2008	81	70,000	864
12/22/2008	98	70,000	714
3/17/2009	85	38,000	447
6/11/2009	86	56,000	651
9/30/2009	111	69,000	622
12/23/2009	84	53,000	631
3/17/2010	84	43,000	512
6/22/2010	97	63,000	649
9/22/2010	92	68,000	739
1/3/2011	103	72,000	699
3/29/2011	85	44,000	518
6/7/2011	70	33,000	471
10/4/2011	119	59,000	496
12/21/2011	78	44,000	564
3/27/2012	97	45,000	464
6/23/2012	88	43,000	489
9/18/2012	87	43,000	494
12/21/2012	94	50,000	532
3/26/2013	95	57,000	600
6/27/2013	93	42,000	452
9/16/2013	81	35,000	432
12/23/2013	98	46,000	469
3/25/2014	92	38,000	413
6/16/2014	83	30,000	361
9/16/2014	92	34,000	370
12/11/2014	86	37,000	430
3/27/2015	106	46,000	434
6/26/2015	91	41,000	451
9/23/2015	89	43,000	483
12/24/2015	92	45,000	489
3/28/2016	95	37,000	389

Largest Quarterly Average Daily Flow	864
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Note: The first reading was not used as it is not consistent with the remaining data.

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

Page: 1

For Customer 0000210222 (PJ'S RESTAURANT) at 85 ROUTE 6
Bills Sent To PJ'S RESTAURANT at PO BOX 674
Service Located At 85 ROUTE 6

Report printed at 2:37 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
03/01/2006	WA	2006-001	A	343000	390000	1	47000
03/28/2006	WA	2006-002	A	390000	453000	1	63000
06/20/2006	WA	2006-003	R	453000	499000	1	46000
09/06/2006	WA	2006-004	R	499000	542000	1	43000
12/07/2006	WA	2006-005	R	542000	592000	1	50000
03/13/2007	WA	2007-001	R	592000	639000	1	47000
06/15/2007	WA	2007-002	R	639000	687000	1	48000
09/05/2007	WA	2007-003	R	687000	730000	1	43000
12/18/2007	WA	2007-004	R	730000	789000	1	59000
03/11/2008	WA	2008-001	R	789000	836000	1	47000
06/26/2008	WA	2008-002	E	836000	883000	1	47000
09/15/2008	WA	2008-003	R	883000	953000	1	70000
12/22/2008	WA	2008-004	E	953000	1023000	1	70000
03/17/2009	WA	2009-001	A	1023000	1061000	1	38000
06/11/2009	WA	2009-002	R	1061000	1117000	1	56000
09/30/2009	WA	2009-003	R	1117000	1186000	1	69000
12/23/2009	WA	2009-004	R	1186000	1239000	1	53000
03/17/2010	WA	2010-001	R	1239000	1282000	1	43000
06/22/2010	WA	2010-002	R	1282000	1345000	1	63000
09/22/2010	WA	2010-003	R	1420000	1488000	1	68000
01/03/2011	WA	2010-004	R	1488000	1560000	1	72000
03/29/2011	WA	2011-001	R	1560000	1604000	1	44000
06/07/2011	WA	2011-002	R	1604000	1637000	1	33000
10/04/2011	WA	2011-003	R	1637000	1696000	1	59000
12/21/2011	WA	2011-004	R	1696000	1740000	1	44000
03/27/2012	WA	2012-001	R	1740000	1785000	1	45000
06/23/2012	WA	2012-002	R	1785000	1828000	1	43000
09/18/2012	WA	2012-003	R	1828000	1871000	1	43000
12/21/2012	WA	2012-004	R	1871000	1921000	1	50000
03/26/2013	WA	2013-001	R	1921000	1978000	1	57000
06/27/2013	WA	2013-002	R	1978000	2020000	1	42000
09/16/2013	WA	2013-003	R	2020000	2055000	1	35000
12/23/2013	WA	2013-004	R	2055000	2101000	1	46000
03/25/2014	WA	2014-001	R	2101000	2139000	1	38000
06/16/2014	WA	2014-002	R	2139000	2169000	1	30000
09/16/2014	WA	2014-003	R	2169000	2203000	1	34000
12/11/2014	WA	2014-004	R	2203000	2240000	1	37000
03/27/2015	WA	2015-001	R	2240000	2286000	1	46000

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

Page: 2

For Customer 0000210222 (PJ'S RESTAURANT) at 85 ROUTE 6
Bills Sent To PJ'S RESTAURANT at PO BOX 674
Service Located At 85 ROUTE 6

Report printed at 2:37 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
06/26/2015	WA	2015-002	R	2286000	2327000	1	41000
09/23/2015	WA	2015-003	R	2327000	2370000	1	43000
12/24/2015	WA	2015-004	R	2370000	2415000	1	45000
03/28/2016	WA	2016-001	R	2415000	2452000	1	37000

Average Daily Use Calculation - 87 Route 6

Project: Crossroads at Baldwin Place
 Project #: 15335.100
 Date: 7/12/2016



Date	Number of Days	Between Readings Consumption (gallons)	Average Consumption (gpd)
3/1/2006		18,800	
4/1/2006	31	13,300	429
6/27/2006	87	17,000	195
9/15/2006	80	16,850	211
12/8/2006	84	14,250	170
3/22/2007	104	1,000	10
6/20/2007	90	3,650	41
9/20/2007	92	4,850	53
12/27/2007	98	5,850	60
3/19/2008	83	10,250	123
6/24/2008	97	18,450	190
9/23/2008	91	33,700	370
12/10/2008	78	41,150	528
3/20/2009	100	62,800	628
6/11/2009	83	32,300	389
9/30/2009	111	17,350	156
12/23/2009	84	12,700	151
3/17/2010	84	11,250	134
6/22/2010	97	15,750	162
9/22/2010	92	16,650	181
1/3/2011	103	16,400	159
3/29/2011	85	13,100	154
6/7/2011	70	9,950	142
10/4/2011	119	16,600	139
12/21/2011	78	11,500	147
3/27/2012	97	11,250	116
6/23/2012	88	12,000	136
9/18/2012	87	14,000	161
12/31/2012	104	14,000	135
3/26/2013	85	11,000	129
6/27/2013	93	15,000	161
9/27/2013	92	6,000	65
1/2/2014	97	6,000	62
3/26/2014	83	9,500	114
6/30/2014	96	9,125	95
9/23/2014	85	7,000	82
12/22/2014	90	7,775	86
3/31/2015	99	50,000	505
7/1/2015	92	12,000	130
9/23/2015	84	25,000	298
12/31/2015	99	10,000	101
3/28/2016	88	10,000	114

Largest Quarterly Average Daily Flow	528
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Note: The first reading was not used as it is not consistent with the remaining data.

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

Page: 1

For Customer 0000210221 (FARRARA, MARGARET) at 87 ROUTE 6
Bills Sent To JOE DIAMOND at PO BOX 792
Service Located At 87 ROUTE 6

Report printed at 2:38 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
03/01/2006	WA	2006-001	A	55900	74700	1	18800
04/01/2006	WA	2006-002	A	74700	88000	1	13300
06/27/2006	WA	2006-003	R	88000	105000	1	17000
09/15/2006	WA	2006-004	R	105000	121850	1	16850
12/08/2006	WA	2006-005	R	121850	136100	1	14250
03/22/2007	WA	2007-001	R	136100	137100	1	1000
06/20/2007	WA	2007-002	R	137100	140750	1	3650
09/20/2007	WA	2007-003	R	140750	145600	1	4850
12/27/2007	WA	2007-004	R	145600	151450	1	5850
03/19/2008	WA	2008-001	R	151450	161700	1	10250
06/24/2008	WA	2008-002	R	161700	180150	1	18450
09/23/2008	WA	2008-003	R	180150	213850	1	33700
12/10/2008	WA	2008-004	R	213850	255000	1	41150
03/20/2009	WA	2009-001	R	255000	317800	1	62800
06/11/2009	WA	2009-002	R	317800	350100	1	32300
09/30/2009	WA	2009-003	R	350100	367450	1	17350
12/23/2009	WA	2009-004	R	367450	380150	1	12700
03/17/2010	WA	2010-001	R	380150	391400	1	11250
06/22/2010	WA	2010-002	R	391400	407150	1	15750
09/22/2010	WA	2010-003	R	407150	423800	1	16650
01/03/2011	WA	2010-004	R	423800	440200	1	16400
03/29/2011	WA	2011-001	R	440200	453300	1	13100
06/07/2011	WA	2011-002	R	453300	463250	1	9950
10/04/2011	WA	2011-003	R	463250	479850	1	16600
12/21/2011	WA	2011-004	R	479850	491350	1	11500
03/27/2012	WA	2012-001	R	491350	502600	1	11250
06/23/2012	WA	2012-002	A	502600	514600	1	12000
09/18/2012	WA	2012-003	E	514600	528600	1	14000
12/31/2012	WA	2012-004	E	528600	542600	1	14000
03/26/2013	WA	2013-001	E	542600	553600	1	11000
06/27/2013	WA	2013-002	R	553600	568600	1	15000
09/27/2013	WA	2013-003	E	568600	574600	1	6000
01/02/2014	WA	2013-004	E	574600	580600	1	6000
03/26/2014	WA	2014-001	E	580600	590100	1	9500
06/30/2014	WA	2014-002	E	590100	599225	1	9125
09/23/2014	WA	2014-003	E	599225	606225	1	7000
12/22/2014	WA	2014-004	E	606225	614000	1	7775
03/31/2015	WA	2015-001	E	614000	664000	1	50000

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

Page: 2

For Customer 0000210221 (FARRARA, MARGARET) at 87 ROUTE 6
Bills Sent To JOE DIAMOND at PO BOX 792
Service Located At 87 ROUTE 6

Report printed at 2:38 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
07/01/2015	WA	2015-002	E	664000	676000	1	12000
09/23/2015	WA	2015-003	R	676000	701000	1	25000
12/31/2015	WA	2015-004	E	701000	711000	1	10000
03/28/2016	WA	2016-001	E	711000	721000	1	10000

Average Daily Use Calculation - 250 Mahopac Ave

Project: Crossroads at Baldwin Place
 Project #: 15335.100
 Date: 7/12/2016



Date	Number of Days	Between Readings Consumption (gallons)	Average Consumption (gpd)
3/1/2006		46,000	
3/28/2006	27	49,000	1815
6/20/2006	84	44,000	524
9/6/2006	78	46,000	590
12/7/2006	92	40,000	435
3/13/2007	96	43,000	448
6/15/2007	94	62,000	660
9/5/2007	82	65,000	793
12/18/2007	104	59,000	567
3/11/2008	84	38,000	452
6/11/2008	92	39,000	424
9/15/2008	96	46,000	479
12/9/2008	85	25,000	294
3/16/2009	97	28,000	289
6/3/2009	79	30,000	380
10/1/2009	120	30,000	250
12/14/2009	74	45,000	608
3/15/2010	91	27,000	297
6/18/2010	95	39,000	411
9/16/2010	90	37,000	411
12/20/2010	95	30,000	316
3/18/2011	88	25,000	284
6/8/2011	82	29,000	354
9/19/2011	103	31,000	301
12/16/2011	88	24,000	273
3/19/2012	94	31,000	330
6/18/2012	91	32,000	352
9/10/2012	84	29,000	345
12/20/2012	101	26,000	257
3/26/2013	96	26,000	271
6/10/2013	76	21,000	276
9/11/2013	93	25,000	269
12/24/2013	104	32,000	308
3/11/2014	77	18,000	234
6/16/2014	97	29,000	299
9/12/2014	88	26,000	295
12/10/2014	89	24,000	270
3/18/2015	98	24,000	245
6/26/2015	100	25,000	250
9/30/2015	96	62,000	646
12/24/2015	85	10,000	118
3/21/2016	88	8,000	91

Largest Quarterly Average Daily Flow	793
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Note: The first reading was not used as it is not consistent with the remaining data.

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

Page: 1

**For Customer 0000210246 (ROAD RUNNER CORP.) at 250 MAHOPAC AVENUE
 Bills Sent To ROAD RUNNER REALTY CORP. atC/O LARRY LEVINE
 Service Located At 250 MAHOPAC AVENUE**

Report printed at 2:30 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
03/01/2006	WA	2006-001	A	276000	322000	1	46000
03/28/2006	WA	2006-002	A	322000	371000	1	49000
06/20/2006	WA	2006-003	R	371000	415000	1	44000
09/06/2006	WA	2006-004	R	415000	461000	1	46000
12/07/2006	WA	2006-005	R	461000	501000	1	40000
03/13/2007	WA	2007-001	R	501000	544000	1	43000
06/15/2007	WA	2007-002	R	544000	606000	1	62000
09/05/2007	WA	2007-003	R	606000	671000	1	65000
12/18/2007	WA	2007-004	R	671000	730000	1	59000
03/11/2008	WA	2008-001	R	730000	768000	1	38000
06/11/2008	WA	2008-002	R	768000	807000	1	39000
09/15/2008	WA	2008-003	R	807000	853000	1	46000
12/09/2008	WA	2008-004	R	853000	878000	1	25000
03/16/2009	WA	2009-001	R	878000	906000	1	28000
06/03/2009	WA	2009-002	R	906000	936000	1	30000
10/01/2009	WA	2009-003	E	936000	966000	1	30000
12/14/2009	WA	2009-004	R	966000	1011000	1	45000
03/15/2010	WA	2010-001	R	1011000	1038000	1	27000
06/18/2010	WA	2010-002	R	1038000	1077000	1	39000
09/16/2010	WA	2010-003	R	1077000	1114000	1	37000
12/20/2010	WA	2010-004	R	1114000	1144000	1	30000
03/18/2011	WA	2011-001	R	1144000	1169000	1	25000
06/08/2011	WA	2011-002	R	1169000	1198000	1	29000
09/19/2011	WA	2011-003	R	1198000	1229000	1	31000
12/16/2011	WA	2011-004	R	1229000	1253000	1	24000
03/19/2012	WA	2012-001	R	1253000	1284000	1	31000
06/18/2012	WA	2012-002	R	1284000	1316000	1	32000
09/10/2012	WA	2012-003	R	1316000	1345000	1	29000
12/20/2012	WA	2012-004	R	1345000	1371000	1	26000
03/26/2013	WA	2013-001	R	1371000	1397000	1	26000
06/10/2013	WA	2013-002	R	1397000	1418000	1	21000
09/11/2013	WA	2013-003	R	1458000	1483000	1	25000
12/24/2013	WA	2013-004	R	1483000	1515000	1	32000
03/11/2014	WA	2014-001	R	1515000	1533000	1	18000
06/16/2014	WA	2014-002	R	1533000	1562000	1	29000
09/12/2014	WA	2014-003	R	1562000	1588000	1	26000
12/10/2014	WA	2014-004	R	1588000	1612000	1	24000
03/18/2015	WA	2015-001	R	1612000	1636000	1	24000

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF SOMERS WATER & SEWER DEPT

Page: 2

For Customer 0000210246 (ROAD RUNNER CORP.) at 250 MAHOPAC AVENUE
Bills Sent To ROAD RUNNER REALTY CORP. atC/O LARRY LEVINE
Service Located At 250 MAHOPAC AVENUE

Report printed at 2:30 PM on 06/21/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
06/26/2015	WA	2015-002	R	1686000	1711000	1	25000
09/30/2015	WA	2015-003	R	1711000	1773000	1	62000
12/24/2015	WA	2015-004	R	1773000	1783000	1	10000
03/21/2016	WA	2016-001	R	1783000	1791000	1	8000

EC -
TB TC TA
7/27/16 DP

Margaret Ferrara



July 25, 2016

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

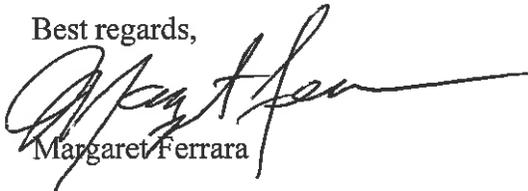


Dear Sirs:

I would like for my properties located at 85 US Route 6, Section: 4.16 Block: 1 Lot: 1 and 87 US Route 6, Section 4.16 Block: 1 Lot: 2 to be included in "The Kearney Realty & Development Group, Inc., et. Al. petition for an extension of the Somers Sewer District #1".

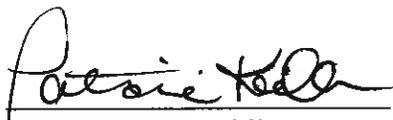
Thank you for your attention to the matter.

Best regards,


Margaret Ferrara

State of New York
County of Westchester

Sworn to me this 25th
day of July, 2016.


Notary Public

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

Cc: Kearney Realty & Development Group, Inc.

Barbara Sherry

From: Rick Morrissey
Sent: Thursday, July 21, 2016 2:46 PM
To: Tom Garrity; Richard Clinchy; Anthony Cirieco; Bill Faulkner
Cc: Tammi Savva; Barbara Sherry
Subject: FW: Support for Golf Works Project

FYI

Rick Morrissey, MPA

Town Supervisor
Town of Somers
300 Route 29E
Somers, NY 10589
Tel: 914 277-5167
Fax: 914 276-1182
rjmorris@somersny.com
www.somersny.com

From: Juliane DELEO [mailto:juliane@naclerio.com]
Sent: Thursday, July 21, 2016 1:55 PM
To: Rick Morrissey
Cc: Patricia Kalba
Subject: Support for Golf Works Project

To: Rick Morrissey, Town Supervisor
Patricia Kalba, Town Clerk

From: Vincent and Juliane Naclerio, 75 Route 6, Baldwin Place, NY

We own the property at 75 Route 6. I (VINCE Naclerio) attended the town hall meeting on July 14th regarding the Golf Works Project on Route 6. I did not speak up on behalf of the project at that time; however, I am sending this letter in strong support of this project which from my standpoint, represents an important enhancement to Somers.

The proposed upgrade that includes a walkway and a sewer hookup is long overdue. Once developed, the project will give seniors more diverse shopping opportunities.

We are for this project and hope it is approved.

Sincerely,
Vincent and Juliane Naclerio

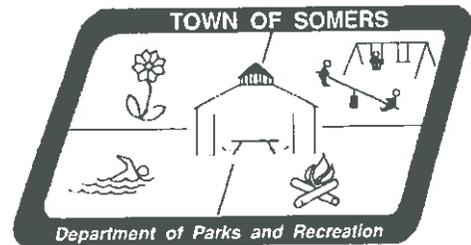
Somers Department of Parks & Recreation

PO Box 46 Somers, New York 10589

OFF: (914)-232-8441

FAX: (914)-232-8548

Steven Ralston
Superintendent



July 25, 2016

To: Town Board

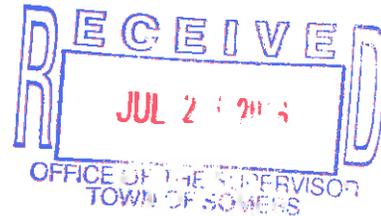
From: Steven Ralston
Superintendent of Parks and Recreation

Re: Request for Approval

No bids were received today for the replacement of the "Omni" tennis court surface.
Request permission to re-bid the project as specified attached.

Thank you for your consideration.

C: Town Clerk
Director of Finance
Park Board



*Aug
A send
SC-TBCTA
FLN 7/26/16
WP*

Somers Department of Parks & Recreation

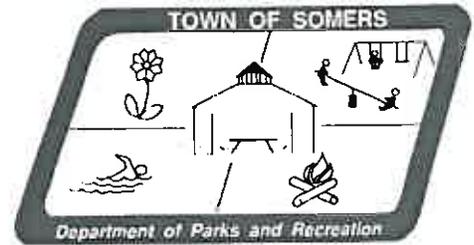
PO Box 46 Somers, New York 10589

OFF: (914)-232-8441

FAX: (914)-232-8548

Steven Ralston
Superintendent

*Aug Agenda
SC-TBCTA Fu
7/26/16 RP*



NOTICE TO BIDDERS

TOWN OF SOMERS WESTCHESTER COUNTY, NEW YORK

NOTICE IS HEREBY GIVEN that sealed Bids will be received by the Town of Somers until 10:00 a.m. on Monday, August 22, 2016 at the Office of the Town Clerk of the Town of Somers, Town House, 335 Route 202, Somers, New York, 10589, at which time and place said sealed Bids will be publicly opened and read aloud, on the following:

To provide and install *ProCourt XP* synthetic tennis surfacing (or equal,) and related work to three (3) Tennis Courts in Reis Park, 82 Primrose Street (Rt. 139,) Katonah, NY 10536.

Bid Documents may be obtained in the Town of Somers Parks & Recreation office, 82 Primrose Street (Rt. 139,) Katonah, NY 10536 beginning Thursday, August 11, during regular business hours of 8:00 a.m. to 3:30 p.m.

A bank check in the amount of not less than 5% of the amount Bid or a Bid bond shall accompany the Bid. Bidders submitting a bank check as Bid security shall also submit a certificate of surety from a licensed surety bond company. Bidders submitting a Bid bond are not required to submit a certificate of surety.

The Bid must be submitted in a sealed envelope plainly marked "Somers Tennis Court Project."

The Town of Somers reserves the right to accept or reject any or all Bids and to waive any informalities, in its discretion, and to award the contract in a manner deemed to be in the best interests of the Town of Somers.

BY RESOLUTION OF THE TOWN BOARD

Steven Ralston

Steven Ralston,
Superintendent of Parks and Recreation

Somers Department of Parks & Recreation

PO Box 46 Somers, New York 10589

OFF: (914)-232-8441

FAX: (914)-232-8548

Steven Ralston
Superintendent

*Aug Agenda
EC-TBCTA
7/26/16 BJA*



July 25, 2016

To: Town Board

From: Steven Ralston
Superintendent of Parks and Recreation

Re: Request for Approval

Request permission to expand the playground budget \$3,000 from \$25,000 to \$28,000 to include an allocation for, appropriate surfacing, signage and safety fencing to enclose the wheel chair swing and bench donated by Girl Scout Troop 1461 in memory of Gianluca DeChico.

Thank you for your consideration

C: Town Clerk
Director of Finance
Park Board

C- TB
TC
TAD 7/28/16

PLANNING AND ENGINEERING DEPARTMENTS

Telephone
(914) 277-5866
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 Board

FROM: Syrette Dym, Director of Planning

DATE: July 27, 2016

RE: Best Plumbing Supply, Inc. – Application for Modifications to Special Exception Use Permit of June 10, 2004

Best Plumbing Supply, Inc. has submitted an application to modify their special exception use permit issued by Town Board Resolution on June 10, 2004, as modified by a Resolution of September 3, 2010.

Background

The relevant conditions of those resolutions are as follows:

Town Board Resolution of June 10, 2004 –

- **Condition 10** – *“Except as otherwise specifically permitted herein, the permitted business activities conducted on the subject site shall regularly occur on weekdays only (Monday through Friday). Except as otherwise provided herein, the subject site shall be open between the hours of 6:00 A.M. and 6:00P.M., but the principal business activity conducted on the subject site shall not commence earlier than 8:00A.M. and shall not continue after 5:00 P.M. Sales activities, including showroom sales and “over-the-counter” retail sales shall not commence earlier than 9:00A.M. and shall not continue after 5:00P.M. No shift work shall be conducted on the subject site, unless the Town Board, in its discretion, approves an amendment to this special exception use permit authorizing such shift work.”*
- **Condition 11** – *“Trucking activities associated with use of the subject site shall occur only between the hours of 7:30 A.M. and 5:00 P.M. on weekdays only*

(Monday through Friday), but no trucks shall enter or leave the site between the hours of 7:40 A.M. and 8:15 A.M. on days that the John F. Kennedy High School is in session.”

Town Board Resolution of September 3, 2010

This Resolution approved an amendment to Condition #10 of the Resolution of June 10, 2004 to read as follows:

- **Condition 10** – *“Except as otherwise specifically permitted herein, the permitted business activities conducted on the subject site shall regularly occur on weekdays and Saturdays only (Monday through Saturday). Except as otherwise provided herein, the subject site shall be open between the hours of 6:00 A.M. and 6:00P.M., but the principal business activity conducted on the subject site shall not commence earlier than 8:00A.M. and shall not continue after 5:00 P.M. No shift work shall be conducted on the subject site, unless the Town Board, in its discretion, approves an amendment to this special exception use permit authorizing such shift work. Only sales activities may occur during Saturday business hours (between 9:00 AM and 5:00PM). Warehouse, office and truck deliveries may not occur on Saturdays and may only occur Monday through Friday.”*

Application Request

The current modification sought by the applicant would permit the following:

1. Conduct Showroom Sales activities on Sundays from 11:00 am to 5:00pm
2. Conduct Supply Sales and Pick-Ups on Saturdays from 8:00am to 5:00pm
3. Remove trucking activity restriction from 7:40am to 8:15 am on Mondays to Fridays

Town Board Actions at Meeting of August 4, 2016

The following are the actions that should be taken by the Town Board at its August 4, 2016 meeting:

- Accept application
 - Town Board declares its intent to be lead agency under a limited SEQR review and to circulate such intent to interested and involved agencies along with copies of the short form EAF, and application.
 - Referral of application to Planning Board for its review and recommendation
- Cc: Town Clerk
Town Attorney
Planning Board
Town Consulting Engineer
Jonas Weiner

Z:\PE\Site plan files\best plumbing\best plumbing 2016\Best 2016 Request\Memo toTown Board 07-27-16.docx

**NOTICE OF SEQRA ACTIONS –
BEST PLUMBING SUPPLY, INC. APPLICATION FOR MODIFICATIONS TO SPECIAL
EXCEPTION USE PERMIT
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, New York, has received an application from Best Plumbing Supply, Inc. for modifications to its Special Exception Use Permit of June 10, 2004 as modified in September 3, 2010 to further modify restrictions pertaining to days and hours of operation. Best Plumbing Supply, Inc. (Tax Lot 28.15-25-4) located at 49 Route 138 is located in an R120 Residence District.

The Somers Town Board at its meeting of August 4, 2016 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. Unless an objection is expressed by any other involved agency within 30 days from the date of this notice, the Somers Town Board shall assume this role.

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: Best Plumbing Supply, Inc. Application for Modifications to Special Exception Use Permit

DESCRIPTION OF ACTION: The proposed action is a a modification to restriction on the day and hours of operation of the sie facility. The proposed modifications seek the following:

1. To conduct Showroom Sales activities on Sundays from 11:00 am to 5:00pm
2. To conduct Supply Sales and Pick-Ups on Saturdays from 8:00am to 5:00pm
3. To remove the trucking activity restriction from 7:40am to 8:15 am on Mondays to Fridays

SEQR DISTRIBUTION LIST – Best Plumbing Supply, Inc. Modifications to Special Exception Use Permit 2016
Involved Agencies

Somers Town Board (Lead Agency)
Somers Town House
335 Route 202
Somers, New York 10589

Interested Agencies

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

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

Westchester County Planning Board
432 Michaelian Office Building
White Plains, New York 10601

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

New York State Department of Transportation
Region 8 Office
4 Burnett Boulevard
Poughkeepsie, NY 12603
Attn.: William Gorton, P.E., Acting Regional Director – 1 Copy

John F. Kennedy Catholic High School
54 Route 138
Somers, NY 10589
Attention: Administration

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

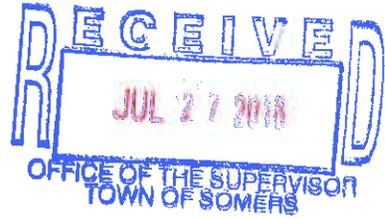
Stephens, Baroni Reilly & Lewis LLP
175 Main Street
White Plains, NY 10601
Attn: Roland A. Baroni, Esq.

Other- Project Sponsor Representatives

Jonas Weiner, President
Best Plumbing Supply, Inc.
49 Route 138
Somers, NY 10589



August
Agenda
cc - TBTC-TA
7/27/16 djs



July 13, 2016

By Hand Delivery

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

**Re: Best Plumbing Supply, Inc.
Application for Modifications to Special Exempt Use Permit
Section 28.15, Block 1, Lots 2&4 (the "Subject Property")**

Dear Ms. Dym:

We are seeking to modify restrictions on the Subject Property pertaining to days and hours of operation as follows:

1. To conduct Showroom Sales activities on Sundays from 11:00am to 5:00pm.
2. To conduct Supply Sales and Pick-Ups on Saturdays from 8:00am to 5:00pm.
3. Remove trucking activity restrictions from 7:40am to 8:15am on Mondays to Fridays.

Definitions:

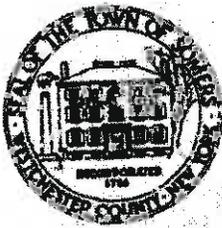
- **Showroom Sales:** Transactions made in the showroom without access to the warehouse. The customer is unable to take home what they purchased. There are no trucking activities associated with this.
- **Supply Sales:** Materials purchased that are not displayed in the showroom and are stocked in the warehouse. Water heaters, heating systems, pipes and fittings, and repair parts, often needed for emergency service. Contractor vans and pick-up trucks are associated with this.
- **Pick-Ups:** Accessing materials in the warehouse that have been previously purchased. Contractor vehicles and consumer automobiles would be used for this.
- **Over the Counter Sales:** The process of coming into our "counter" or parts department, meeting with a BEST expert, and being able to leave with a solution and the material required for project. Contractor vehicles and consumer automobiles would be used for this.
- **Note:** NO Tractor Trailer deliveries or shipments would take place on Saturdays or Sundays.

We request to have our application added to the August 4, 2016 Town Board meeting agenda.

Thank you for your consideration.

Respectfully submitted,

Jonas Weiner
President
Best Plumbing Supply, Inc.



Town of Somers
WESTCHESTER COUNTY, N. Y.

TOWN HOUSE
SOMERS, NEW YORK 10589
(914) 277-3637

IN THE MATTER OF THE APPEAL
OF

Best Plumbing Supply Inc.

DATE: July 26, 2016

TO THE TOWN BOARD
OF THE TOWN OF SOMERS, N. Y.:

1. Best Plumbing Supply, Inc.
(Name of appellant)

whose post office address is 49 Route 138, Somers, NY 10589
(Post office address)

through N/A
(Name of attorney or representative if any)

whose post office address is N/A
(Post office address)

does hereby appeal to the Zoning Board of Appeals at the Town of Somers.

2. Such appeal is taken from a ruling of Somers Town Board
(Name of officer)

made on June 10, 2004
(Office held)

which ruling was filed on and notice of such ruling was
first received by appellant on

(Give summary of ruling)

Approved amendments to the existing special
exception use permit.

3. The property which is the subject of the appeal is located at or known as

49 Route 138, Somers, NY
(Street and number or distance from and names of nearest intersecting streets)

Town Tax Map as Section: 28.15, Block: 1, Lot: 2 + 4

The interest of the appellant is that of owner
(Owner, tenant, etc.)

4. The appeal is taken ~~for the ground that the ruling or decision was erroneous~~ to obtain
modification of variance, permit or special permit. (Strike out wording not applicable.)

(OVER)

5.

(Fill out (a) or (b) or both if applicable)

(a) The property which is the subject of the appeal is located at or known as

Best Plumbing Supply
49 Route 138
Somers, NY 10589

(b) A variance, permit or ^{modification of} special permit is sought because of practical difficulties or unnecessary hardship to the property as indicated below:

To modify restrictions on days and hours of operations as follows:

- 1) To conduct showroom sales activities on Sundays 11am - 5pm
- 2) To conduct supply sales and pick-ups on Saturdays 8am - 5pm
- 3) Remove truck activity restrictions from 7:40am - 8:15am

and such may be granted pursuant to.....

(Refer to applicable Provisions of the Zoning Ordinance of the Town of Somers)

Both applicant and owner must sign if they are different persons.

I Hereby Dispose And Say That All The Above Statements And The Statements Contained In The Papers Submitted Herewith Are True.

SWORN TO ME BEFORE THIS 26th DAY July 2016

Susan L. Harris
NOTARY SIGNATURE
SUSAN L. HARRIS

Notary Public, State of New York
No. 01HA6092683
Qualified in Westchester County
Commission Expires May 27, 2019

[Signature]
OWNER SIGNATURE

NOTARY SIGNATURE

APPLICANT SIGNATURE

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information					
Name of Action or Project: BEST PLUMBING Supply					
Project Location (describe, and attach a location map): MODIFY RESTRICTIONS ON DAYS + HOURS of operations					
Project Location (describe, and attach a location map): 49 ROUTE 138 SOMERS NY					
Brief Description of Proposed Action: ① TO CONDUCT SHOWROOM SALES ACTIVITIES ON SUNDAYS 11AM-5PM ② TO CONDUCT SUPPLY SALES AND PICKUPS ON SATURDAYS 8AM-5PM ③ REMOVE TRUCK ACTIVITY RESTRICTIONS FROM 7:40 AM - 8:15 AM					
Name of Applicant or Sponsor: JONAS WEINER		Telephone: 914 301 9240	E-Mail: JONAS@BESTPIG.COM		
Address: 66 BEST PLUMBING Supply 49 RT 138 SOMERS 1					
City/PO: Somers		State: NY	Zip Code: 10589		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><input checked="" type="radio"/> NO</td> <td style="text-align: center;"><input type="radio"/> YES</td> </tr> </table>	<input checked="" type="radio"/> NO	<input type="radio"/> YES
<input checked="" type="radio"/> NO	<input type="radio"/> YES				
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: SEUP currently in place			<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><input type="radio"/> NO</td> <td style="text-align: center;"><input checked="" type="radio"/> YES</td> </tr> </table>	<input type="radio"/> NO	<input checked="" type="radio"/> YES
<input type="radio"/> NO	<input checked="" type="radio"/> YES				
3.a. Total acreage of the site of the proposed action?		<u>35</u> acres			
b. Total acreage to be physically disturbed?		<u>N/A</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>35</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 checked="" 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					

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Thomas Wewer</u>	Date: <u>5/30/16</u>	
Signature: 		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

sc -
all
7/27/16
DPO

Local Law No. ___ for the Year 2016

A LOCAL LAW TO AMEND THE PROVISIONS OF THE TOWN OF SOMERS ZONING CODE,
CHAPTER 170, RELATING TO THE NS ZONING DISTRICT

Be it enacted by the Town Board of the Town of Somers as follows:

Section 1. § 170-20 of the Code of the Town of Somers is hereby amended to add a permitted use as follows:

- I. Mixed commercial and affordable residential development projects, where commercial space and residential units may be located in separate buildings, subject to compliance with the provisions of §170-20.4.C.

Section 2. § 170-20. 4. C. of the Code of the Town of Somers is hereby amended to add a new subsection C. as follows:

C. A mixed commercial and affordable residential development project may be located on any lot within the Neighborhood Shopping NS zoning district provided that the following conditions are met by the lot and the proposed project:

- 1. the lot shall have a minimum lot size of eight (8) acres;
- 2. the lot shall have frontage of less than 500 lineal feet on a major road;
- 3. the lot shall be serviced by public water and sewer;
- 4. the minimum ratio of commercial floor area to residential floor area shall be 0.27;
- 5. with respect to the residential component of the mixed commercial and affordable development project, the project shall include, at a minimum, residential units where at least 50% of the total number of residential units are considered affordable dwelling units as defined in § 170-3 of this chapter;
- 6. the maximum building footprint shall be 12,500 square feet;
- 7. where a previously developed parcel is proposed to be redeveloped for a mixed commercial and affordable residential development project meeting the requirements set forth above, the setback referred to in §170-20.3H may be reduced by the applicant to coincide with the previously existing front yard setback but may not be reduced beyond existing conditions or 5 feet, whichever is greater;

Local Law No. ___ for the Year 2016

A LOCAL LAW TO AMEND THE PROVISIONS OF THE TOWN OF SOMERS ZONING CODE,
CHAPTER 170, RELATING TO THE NS ZONING DISTRICT

Be it enacted by the Town Board of the Town of Somers as follows:

Section 1. § 170-20 of the Code of the Town of Somers is hereby amended to add a permitted use as follows:

- I. Mixed commercial and affordable residential development projects, where commercial space and residential units may be located in separate buildings, subject to compliance with the provisions of §170-20.4.C.

Section 2. § 170-20. 4. C. of the Code of the Town of Somers is hereby amended to add a new subsection C. as follows:

C. A mixed commercial and affordable residential development project may be located on any lot within the Neighborhood Shopping NS zoning district provided that the following conditions are met by the lot and the proposed project:

1. the lot shall have a minimum lot size of eight (8) acres;
2. the lot shall have frontage of less than 500 lineal feet on a major road;
3. the lot shall be serviced by public water and sewer;
4. the minimum ratio of commercial floor area to residential floor area shall be 0.27;
5. with respect to the residential component of the mixed commercial and affordable development project, the project shall include, at a minimum, residential units where at least 50% of the total number of residential units are considered affordable dwelling units as defined in § 170-3 of this chapter;
6. the maximum building footprint shall be 12,500 square feet;
7. where a previously developed parcel is proposed to be redeveloped for a mixed commercial and affordable residential development project meeting the requirements set forth above, the setback referred to in §170-20.3H may be reduced by the applicant to coincide with the previously existing front yard setback but may not be reduced beyond existing conditions or 5 feet, whichever is greater;

~~6.8.~~ _____ except as modified herein, the dimensional standards applicable to a mixed commercial and affordable residential development project shall be governed by the provisions of § 170-20.3.

Section 3. Current Section 170-20.4.C of the Code of the Town of Somers is hereby renumbered D and to read as follows:

D. All other standards as discussed in Article XIA, Affordable Housing, shall apply.

Section 4. § 170-20.3 shall be modified in the following respect:

§ 170-20.3 E shall read “Except in the case of a mixed commercial and affordable residential development project which shall be governed by the provisions of section 170-20.4. C. 6, the maximum building footprint shall be 10,000 square feet, except by special exception use permit of the Planning Board for a use serving a special community need”.

Section 5. If any clause, sentence, paragraph, section, Article or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Local Law, nor the remainder of any clause, sentence, paragraph, section, Article or part hereof.

Section 6. This Local Law shall take effect immediately upon filing with the Secretary of State.

Tammi Savva

From: Sarah Brown <SBrown@fpclark.com>
Sent: Friday, July 29, 2016 9:58 AM
To: Barbara Sherry; Tammi Savva
Subject: RE: Town Board Items for Crossroads at Baldwin Place
Attachments: Crossroads -TB Resolution Revisions to Zoning.doc

Barbara & Tammi -

Roland has reviewed the draft Resolution regarding adoption of text amendments to the NS Neighborhood Shopping District. I have attached the draft Resolution, as discussed, for the Town Board meeting on August 4. If you have any questions, please feel free to give me a call.

Sarah

Sarah L. Brown
Senior Associate/Planning

Frederick P. Clark Associates, Inc.
Planning/Development/Environment/Transportation

350 Theodore Fremd Avenue
Rye, New York 10580

(914) 967-6540 * (845) 237-6056 * (516) 364-4544
Fax: (914) 967-6615

 Please be environmentally conscientious. Print emails only when absolutely necessary.

C-TB
TC
TA
Planning
#129116

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

TOWN BOARD
Town of Somers, Westchester County, New York
RESOLUTION GRANTING THE APPROVAL OF AMENDMENTS TO THE ZONING LAW

Pursuant to § 170-20 Neighborhood Shopping NS District of the Code of the Town of Somers

WHEREAS, the Town Board is considering the adoption of a Local Law which would amend Section 170-20 Neighborhood Shopping NS District of the Code of the Town of Somers; and

WHEREAS, the proposed amendments to the text provisions of the Zoning Code of the Town of Somers are described in Local Law No. ___ of 2016; and

WHEREAS, the purpose of the NS District is to provide the opportunity and encouragement for the creation of economically healthy, functionally efficient, environmentally sound and attractive neighborhood business areas designed to primarily serve the local convenience and personal service needs of the residents of the Town of Somers as well as provide alternative housing opportunities for smaller households; and

WHEREAS, under the existing zoning provisions, apartments are not permitted on the first floor of any building in the NS District and, when proposed, such apartments shall be located over stores; and

WHEREAS, the Local Law proposes the adoption of supplementary zoning provisions that seek to create more flexibility in the permitted location of "affordable" residential units as defined by Article XIA of Chapter 170 (Zoning) of the Code of the Town of Somers, including affirmatively furthering fair housing (AFFH) units, in the NS District; and

WHEREAS, the supplementary zoning text provisions would allow “affordable” residential units to be located on any floor of a building in a mixed, commercial and “affordable” residential projects; and

WHEREAS, the zoning provisions would have limited applicability because they could only be applied to a property larger than eight (8) acres in size, with less than five hundred (500) feet of frontage on a major road, be serviced by public water and sewer, and only if at least fifty percent (50%) of the proposed residential units would qualify as “affordable” units under the provisions of Article XIA of Chapter 170 (Zoning) of the Code of the Town of Somers; and

WHEREAS, the amendments have been proposed as part of the Crossroads at Baldwin Place project but could be applied to any property in the NS District meeting the supplementary requirements; and

WHEREAS, the project proposes construction of approximately 24,000 square feet of nonresidential floor area to be located in one building near the Site’s U.S. Route 6 frontage and sixty-four (64) residential units provided in three separate buildings, with fifty-two (52) age-restricted units and twelve (12) non-age restricted units; and

WHEREAS, the twelve (12) age-restricted and six (6) of the non-age restricted units are proposed to qualify as “affordable” units under the provisions of Article XIA of Chapter 170 (Zoning) of the Code of the Town of Somers; and

WHEREAS, a Retail Market Study was prepared for the project site which concluded that retail uses located in the rear of the property would not be marketable and would result in vacant retail spaces; and

WHEREAS, on March 3, 2016, the Town Board referred the proposed amendment to the Town of Somers Planning Board, Westchester County Planning Board, Town of Carmel Planning Board, and the Putnam County Planning Board for review and comment; and

WHEREAS, in correspondence dated March 15, 2016, the Westchester County Planning Board indicated its support of the proposed amendments to the NS District because of its consistency with the County Planning Board’s long-range planning policies set forth in *Westchester 2025 – Context for County and Municipal Planning and Policies to Guide County Planning*; and

WHEREAS, in correspondence dated July 6, 2016, the Town of Somers Planning Board recommended adoption of the zoning text amendment to Section 170-20 of the Town of Somers Zoning Code with the recommendation that mixed commercial and affordable

residential development projects located in separate buildings be built concurrently as part of a single project; and

WHEREAS, the Planning Board retained its Lead Agency status in accordance with the requirements of the New York State Environmental Quality Review Act (SEQRA) established in connection with its review of a similar but more intensive project proposed on the Site which included residential and commercial uses and a zoning text amendment; and

WHEREAS, on June 22, 2016, the Town of Somers Planning Board adopted a Negative Declaration for the Proposed Action, which includes the proposed site plan and zoning amendment, with regard to SEQRA; and

WHEREAS, a duly advertised public hearing on the Zoning Amendment was held on July 14, 2016, at which time any further comments were taken and at which time, on July 14, 2016, the Town Board voted to close the Zoning Amendment public hearing with a ten (10) day written comment period; and

WHEREAS, a Community Benefit Agreement to the Town of Somers has been fully executed by the Applicant and delivered to the Town; 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 finds retail uses located in the rear of the larger properties with limited street frontage would not be marketable and may result in vacant retail spaces; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Somers, that the Town Board of the Town of Somers hereby adopts Local Law No. ___ of 2016 concerning amendments to the Code of the Town of Somers Chapter 170 entitled Zoning.

This Resolution shall have an effective date of _____.

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

Patricia Kalba, Town Clerk

J:\DOCS2\200\Somers\Crossroads - TB Resolution Revisions to Zoning.doc

DRAFT

August
Agenda
EC-787CCTA FY16
7/27/16
BP

Highway Department

Town of Somers

WESTCHESTER COUNTY, N.Y.

250 RT. 100
P.O. BOX 281

TELEPHONE
(914) 232-4648
FAX
(914) 232-0130

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: JULY 27, 2016

RE: AUTHORIZE TO PURCHASE

Authorize Superintendent of Highways to purchase another retro fit from Zwack with number and prices to follow.

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

Thomas E. Chiaverini
Thomas E. Chiaverini
Supt. of Highways

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

TOWN CLERK'S OFFICE

Town of Somers

WESTCHESTER COUNTY, N.Y.

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

PATRICIA KALBA
TOWN CLERK



MEMO

TO: Supervisor
Town Board

FROM: Patricia Kalba
Town Clerk

RE: Refuse Permit Renewal

DATE: July 18, 2016

Attached please find a copy of an applications for a License to Collect Refuse within the Town of Somers from County Waste Management for your review and placement on the Town Board Agenda.

If there are any questions or concerns please do not hesitate to contact me.

/pk

Aug Agenda
EC - TB TETA
Fax 7/26/16
DP

PLANNING AND ENGINEERING DEPARTMENTS

Town of Somers

WESTCHESTER COUNTY, N.Y.

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

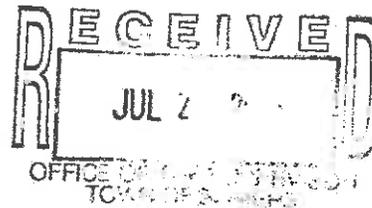
Telephone
(914) 277-5366
Fax
(914) 277-4093

Steven Woelfle
Principal Engineering Technician
swoeffle@somcrsny.com



Syrette Dym, AICP
Town Planner
sdym@somcrsny.com

Date: July 18, 2016
To: Director of Finance T10(914)
From: Wendy Getting *wjg*
Senior Office Assistant
RE: Erosion Control Bond
Boniello Stormwater Management and Erosion and Sediment Control
TM: 48.17-1-37



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

Att.
cc: Town Board
Town Clerk

SC-TB
TH
Fire Dept
Account
6/27/16
EJS
Telephone
(914) 277-5366
Fax
(914) 277-4093

Sched PH
for Sept

PLANNING AND ENGINEERING DEPARTMENTS

Town of Somers
WESTCHESTER COUNTY, N.Y.

RECEIVED
JUN 27 2016
OFFICE OF THE SUPERVISOR
TOWN OF SOMERS
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: Town of Somers Planning Board
DATE: June 27, 2016
RE: Road Naming For Fire Safety Purposes

At its special meeting of June 22, 2016, the Planning Board heard a presentation from Rob Russell, Deputy Chief of the Bureau of Fire Protection, regarding the benefits of assigning a road name to any road that services three or more houses.

The Board, acting in one of its roles to protect the health, safety, and welfare of the citizens of Somers, voted to recommend to the Town Board that any road serving three or more houses be assigned a road name by the town for purposes of early identifiable vehicular access.

In addition, the Planning Board recommends that the existing requirement that house numbers must be posted be enforced and that such enforcement should be undertaken by the Town's Code Enforcement officer.

Cc: Planning Board
Joe Barbagallo
Rob Wasp
Rob Russell

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

TOWN CLERK'S OFFICE

Town of Somers

WESTCHESTER COUNTY, N.Y.

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

PATRICIA KALBA
TOWN CLERK



RESOLUTION

RESOLVED, that the Town Board does hereby authorize a Resolution of Support be sent to the Planning Board with regard to the Bureau of Fire Prevention's suggestion that any road servicing three or more houses be assigned a road name by the Town for easily identifiable vehicle access.

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 May 12, 2016.

Dated: May 13, 2016


Town Clerk

Cc: Supervisor
Director of Finance
Planning Board
Bureau of Fire Prevention

July 22, 2016



Udomlug Siriphonlai, P.E.
Westchester County Department of Health
Bureau of Environmental Quality

Mt. Kisco, NY 10549

Re: Avalon Bay Communities Site Plan – U.S. Route 6, Somers, NY
Pool Design Plan Approval Letter

Dear Nok,

Woodard & Curran, as Consulting Engineer for the Town of Somers, has reviewed the proposed pool design documents associated with the approved site plan for the Avalon Bay Communities development that is currently in construction on the parcel located on U.S. Route 6.

Based on our review on behalf of the Town of Somers, we have no objection to the proposed pool construction, including the proposed sanitary sewer connections for pool drain, filter backwash and overflow discharges at a maximum discharge rate of 160 gallons per minute as well as the proposed pool alarm .

The following design documents were reviewed as part of this determination:

- Drawing: "Avalon Somers", Sheets: "PL-001" & "PL-004", prepared by the Sullivan Architectural Group.
- Drawing: "Avalon Bay Somers", Sheet "UT-1", prepared by Milone & MacBroom, dated June 9, 2014, last revised July 7, 2016.

Sincerely,

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

Woodard & Curran has been retained as Town Consulting Engineer for the Town of Somers and is authorized to act on the Town's behalf at it relates to the Avalon Bay Site Plan and related applications.

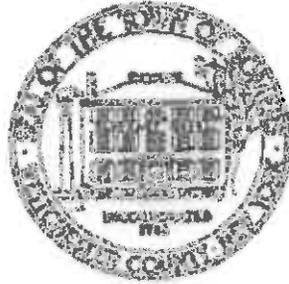
Rick Morrissey, Town Supervisor
Town of Somers

PLANNING AND ENGINEERING DEPARTMENTS

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
835 ROUTE 902
SOMERS, NY 10589
www.somersny.com



Syrette Dym, AICP
Town Planner
sdym@somersny.com

Steven Woolfe
Principal Engineering Technician
swolfe@somersny.com

EC
TBTC
TA Finance
Aug Agenda
7/22/16 bys

DATE: July 15, 2016
TO: Town Board
Finance Dept.
FROM: Syrette Dym, AICP SD
Director of Planning
RE: Somers Realty Planned Hamlet Subdivision
Frederick P. Clark-Traffic Review
Refund of SEQRA Professional Fee

The project is complete. Please refund the amount of \$3,534.13 to Somers Realty Corp., 15 Charles Street, Apt. 12G, New York, NY 10014.

SD/mm
cc: Linda Whitehead, Esq.
Town Clerk

Aug Agenda
ec - all
7/26/16 BJD

PLANNING AND ENGINEERING DEPARTMENTS

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com



Sydney Dym, AICP
Town Planner
sdym@somersny.com

Date: July 25, 2016
To: Town Board
From: Steven Woelfle *SW*
Principal Engineering Technician
RE: **Wooded Acres Development Corp/Boniello Stormwater Management
and Erosion and Sediment Control Permit #ASMESC2014-38
TM: 48.13-1-46
Release of Erosion Control Bond
Check Received December 11, 2014**

This office has no objection to the return of the Erosion Control Bond in the amount of \$500.

Please return to:

Boniello Land and Realty LTD.
165 Waccabuc Road
Goldens Bridge, NY 10526

SW/wg
cc: Town Clerk
Director of Finance
Boniello Land and Realty LTD.

Aug Agenda
cc - all 7/26/16 bjs

PLANNING AND ENGINEERING DEPARTMENTS

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com



Syrette Dym, AICP
Town Planner
sdym@somersny.com

Date: July 25, 2016
To: Town Board
From: Steven Woelfle *SW*
Principal Engineering Technician
RE: **Wooded Acres Development Corp/Boniello Stormwater Management and Erosion and Sediment Control Permit #ASMESC2014-26**
TM: 48.17-1-33
Release of Erosion Control Bond
Check Received September 16, 2014

This office has no objection to the return of the Erosion Control Bond in the amount of \$500.

Please return to:

Boniello Land and Realty LTD.
165 Waccabuc Road
Goldens Bridge, NY 10526

SW/wg
cc: Town Clerk
Director of Finance
Boniello Land and Realty LTD.

TOWN BOARD

Town of Somers

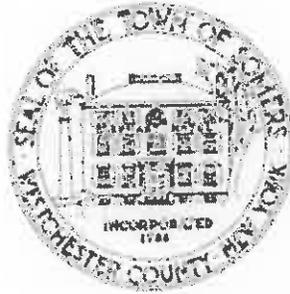
WESTCHESTER COUNTY, N.Y.

Supervisor
RICK MORRISSEY

Town Council
THOMAS A. GARRITY, JR.
ANTHONY J. CIRRECO
RICHARD G. CLINCEY
WILLIAM FAULKNER

Town Clerk
PATRICIA KALBA

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589
(914) 277-8637
(914) 277-8823
FAX (914) 276-0632



July 29, 2016

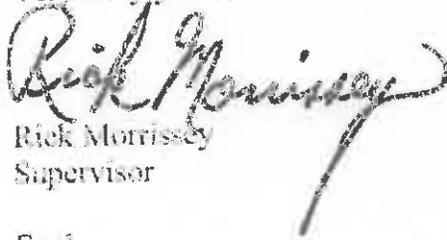
Senator Terrence Murphy
Room 817
Legislative Office Building
Albany, NY 12243

Dear Senator Murphy,

The Town of Somers is pleased to submit the enclosed grant application to provide solar panels on the Town of Somers Highway Garage Annex Building roof. Our application is made to secure funding of \$100,000 through the State and Municipal Facilities Program provided through your office.

We greatly appreciate your efforts on behalf of the Town of Somers.

Very truly yours,


Rick Morrissey
Supervisor

Encl.

SECTION 3: PROJECT BUDGET, DISBURSEMENT SCHEDULE, & OPERATING COSTS

A. Use of Funds Complete the following Project Budget detailing the proposed sources and uses of funds (attach additional sheets if necessary).

<u>USE OF FUNDS</u>	<u>SOURCES</u>			<u>TOTAL</u>
	State	In-Kind / Equity / Sponsor Contribution	Other sources	
Direct Costs:	\$	\$	\$	\$
See attached				
Indirect/Soft Costs:				
Total:	\$	\$	\$	\$

B. Please describe other sources of funds and if they have been secured.

Those described in A. above

C. Does the project require environmental or other regulatory permits?

No Yes NA

Have they been secured?

No Yes NA

D. Has any State or local government agency reviewed the project under the State Environmental Quality Review Act (SEQRA) or is such review necessary to obtain any governmental approvals?

No Yes NA

E. Please describe the ongoing operating costs required to maintain the proposed project and the sources of these funds.

See attached

SECTION 4: ELIGIBILITY FOR TAX-EXEMPT FINANCING

1. Do you believe your project is eligible for tax-exempt financing under the Federal Internal Revenue Service code?

No Yes

2. Has the applicant or proposed recipient of funds previously received financing from the sale of tax-exempt bonds? If yes, attach a schedule describing the details of such financing.

No Yes

3. Does the applicant or proposed recipient of funds anticipate applying for financing for this project from the sale of other tax-exempt bonds?

No Yes

4. Have any funds been expended or obligations incurred to date on that portion of the project for which this application is made? If yes, attach a schedule showing details of such disbursements (date, purpose, payee, etc.).

No Yes

5. Does the applicant or proposed recipient of funds plan to occupy 100% of the project facility? If no, attach a schedule explaining the planned occupancy.

No Yes

Signature of Applicant: _____

Date: _____

Town of Somers –State and Municipal Facilities Program Preliminary Application Highway Department Shed Solar Panels

SECTION 2: PROJECT DESCRIPTION

A.1. Detailed Project Description

The Town of Somers was one of several communities that comprised the second round of the Solarize Westchester Campaign. Designed to dramatically increase the amount of solar installed in Westchester County, Solarize Westchester supports local cities, towns and villages in the adoption of solar-friendly processes and helps residents and businesses install solar more easily and at a lower cost. As part of the Solarize Somers-New Castle campaign, 76 homes in Somers, New Castle, and neighboring towns will produce clean, renewable energy, significantly reducing the homeowners' electric bills and reducing demand from the electric grid.

In keeping with this residential momentum, the Town of Somers wants to equip its own buildings with solar installations to reduce its own electrical costs and to provide greater efficiency in its energy use. To that end, the Town identified several potential locations for the installation of solar facilities. These locations included the roofs of the Library and Recreation Department Building in Reis Park, and the Highway Department Annex Building and a new Solar Carport that would attach to the main administration and garage building at the Highway Department headquarters on Route 100. With input from area solar providers who were contacted to review the various alternatives through written description as well as through on-site inspection, the Town has determined that the best application of solar panels will be on the Highway Department Annex Building.

The Annex Building houses highway department trucks and equipment. It is a south facing building with limited shading. The solar project is anticipated to consist of 85 315 watt photo voltaic modules which maximize the roof potential of the building. The system size is 26.775 kW which is derived by multiplying 315 watts by 85 panels to get 26,775 DC watts which are then converted by the inverter to 26,775 AC electricity kilowatts, which can be utilized by the Town. The estimated annual production of this system would be 29,542 kWh of electricity which is an offset credited to NYSEG against use by the Town. Of all the potential systems analyzed, this location and system produce the highest yield of 1,103 kWh/kW, at a cost of \$4.01 per watt of electricity. The yield indicates how good this application is compared with other applications in the area.

The estimated cost of such a system without improvements to the structural integrity of the building and roof or without any required electrical service upgrade is estimated at \$96,650 by one of the interested providers. It is not known at this time whether improvements to either the building or electrical service will be needed. No rafters in the building are exposed so no current assessment can be made. Therefore, the structural ability of the existing build to accept the solar system would be determined by provider engineers once a provider is selected. Should improvements to the building structure be needed, these would likely take the form of reinforcements to the rafters. As indicated by one of the solar providers, improvements to the rafters are typical and not a significant repair, costing in the range of no more than \$1,000 to \$2,000. There is the potential that the roof can hold more wattage. In this case, there could be an

**Town of Somers –State and Municipal Facilities Program Preliminary Application
Highway Department Shed Solar Panels**

additional \$4,000 to cover the installation and materials of a larger system. Current electrical service is a 200 amp two phase system. A provider indicated that a standard practice of a line-side tap where the system is connected on the utility side rather than via the circuit breaker – might be a way to avoid a system upgrade. . However, if it is determined that an electrical upgrade is needed, it could be in the \$3,000 to \$4,000 range. Any upgrade required would be determined by the selected provider engineers. The assessment of structural integrity and adequacy of electrical service would be made by the selected provider’s engineer and all required improvements would be made by their own installers.

A.3 Project Start Date:

Once grant funds are received by the Town, there will be an approximately four month period prior to project start date for write-up of bid documents; authorization for distribution of bid documents by Town Board, receipt of bids, review by Town Board and selection of provider by Town Board.

A.3 Anticipated Date of Completion:

Four months from selection of solar provider

SECTION 3: PROJECT BUDGET, DISBURSEMENT SCHEDULE, & OPERATING COSTS

E. Description of Ongoing Operating Costs Required to Maintain the Proposed Project and Sources of Funds

Long term maintenance costs to the Town mainly relate to panel replacement due to damage or end of their useful life. The solar panels come with a 10 year manufacturer’s warranty as well as a 25 year performance guarantee. The inverters have a 10 year warranty. Extensions to the inverter warranty are available up to year 9½ for up to the 25 year practical life of the panel for a cost of approximately \$500-600. Extensions are recommended rather than providing out-of-pocket replacement costs. Ongoing labor for panel maintenance is covered for the first 5 years and extensions can be purchased. Since there are no moving parts and panels are cleaned by rain and snow, panels in this part of the country require little or no maintenance.

SECTION 3: PROJECT BUDGET, DISBURSEMENT SCHEDULE & OPERATING COSTS

A. Use of Funds	Complete the following Project Budget detailing the proposed sources and uses of funds			
USE OF FUNDS	SOURCES			TOTAL
	State	In-Kind/Equity/ Sponsor Contribution	Other Sources	
Direct Costs:	\$99,658-\$100,658	\$4,000-\$6,000	\$ NA	\$103,658-\$106,658
85 Solar panels	\$96,658 plus up to \$4,000 for larger size system			\$96,658-\$100,658
Rafter reinforcement materials		\$1,000-\$2,000; Town funds		\$1,000-\$2,000
Electrical upgrade equipment		Possible \$3,000-\$4,000 (for electrical upgrade)		\$3,000-\$4,000
Indirect/Soft Costs:	\$ 0	+\$ TBD	\$	+\$ TBD
Engineering to assess structural integrity	Included in \$96,658			\$0
Engineer to draw up blueprints	Included in \$96,658			\$0
Labor for: 1. panel installation, 2. rafter reinforcement, 3. electrical installation	For: 1. Included in \$96,658 2. None 3. Included in \$96,658	2. Part of \$1,000-\$2,000 Town Funds		\$0
Provider Application to NYSEDA for rebates		+\$ TBD		+\$TBD
Provider Administrative Costs for paperwork		+\$ TBD		+\$TBD
Local Permits 1. Building Department Application & Filing 2. Outside Inspector - Electrical		1. Waived; \$ Cost to Provider to supply, TBD 2. Waived		\$0+ \$TBD
TOTAL:	\$99.658-\$100,658	\$4,000-\$6,000± plus \$TBD	\$NA	103,658-\$106,658± plus \$TBD

Town of Somers, New York

Notes to Financial Statements (Continued)
December 31, 2015

Note 3 - Detailed Notes on All Funds (Continued)

	Balance as Reported January 1, 2015	Cumulative Effect of Change in Accounting Principle	Balance as Restated January 1, 2015	New Issues/ Additions	Maturities and/or Payments	Balance December 31, 2015	Due Within One Year
Bonds Payable							
Capital Construction	\$ 10,028,528	\$ -	\$ 10,028,528	\$ 3,300,000	\$ 4,070,776	\$ 3,257,752	\$ 1,015,835
Other	650,712	-	650,712	-	83,048	567,664	35,966
	10,679,240	-	10,679,240	3,300,000	4,153,824	3,825,416	1,051,801
Plus							
Unamortized premium on bonds	-	-	-	39,192	936	38,256	-
	10,679,240	-	10,679,240	3,339,192	4,154,760	3,863,672	1,051,801
Other Non-current Liabilities							
Compensated Absences	106,509	-	106,509	26,800	11,000	122,199	12,000
Net Pension Liability	-	578,916	578,916	-	146,721	432,195	-
Other Post Employment Benefit Obligations Payable	10,581,561	-	10,581,561	1,888,439	670,000	11,770,000	-
Total Other Non-current Liabilities	10,688,070	578,916	11,266,986	1,888,129	827,721	12,324,334	12,000
Long-Term Liabilities	\$ 21,367,310	\$ 578,916	\$ 21,946,226	\$ 5,224,321	\$ 4,982,481	\$ 22,128,066	\$ 1,113,801

Each governmental fund's liability for compensated absences and other post employment benefit obligations is liquidated by the General, Highway and Special District funds. The Town's indebtedness for bonds is satisfied by the Debt Service Fund, which is funded primarily by the General, Highway and Special Districts funds.

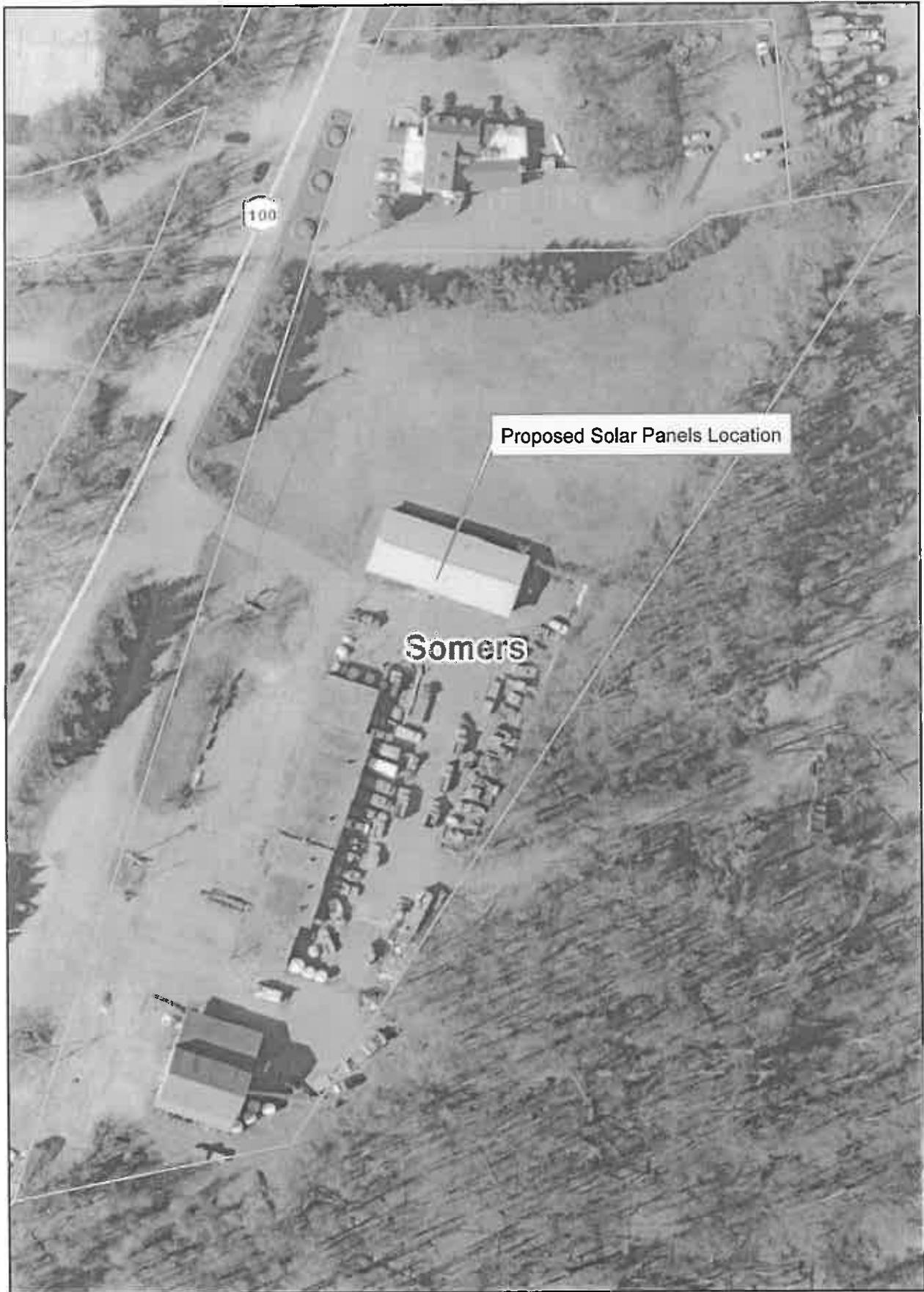
Bonds Payable

Bonds payable at December 31, 2015 are comprised of the following individual issues:

Purpose	Year of Issue	Original Issue Amount	Final Maturity	Interest Rates	Amount Outstanding at December 31, 2015
Public Improvement Bonds	2006	\$ 4,100,000	05/2036	5.250 %	\$ 105,000
Public Improvement Bonds	2009	2,000,000	05/2019	5.000	875,000
Environmental Facilities Corporation Refunding Bonds 2011 A	2011	3,648,590	05/2022	2.621 - 3.989	2,157,923
Environmental Facilities Corporation Refunding Bonds 2011 C	2011	502,701	11/2021	1.715 - 3.566	332,493
Public Improvement Bonds	2011	2,000,000	05/2021	2.000 - 4.000	1,255,000
Public Improvement Bonds	2014	2,000,000	05/2024	2.000 - 2.500	1,820,000
Refunding Bonds	2015	3,300,000	05/2036	2.000 - 3.250	3,280,000
					<u>\$ 9,825,416</u>

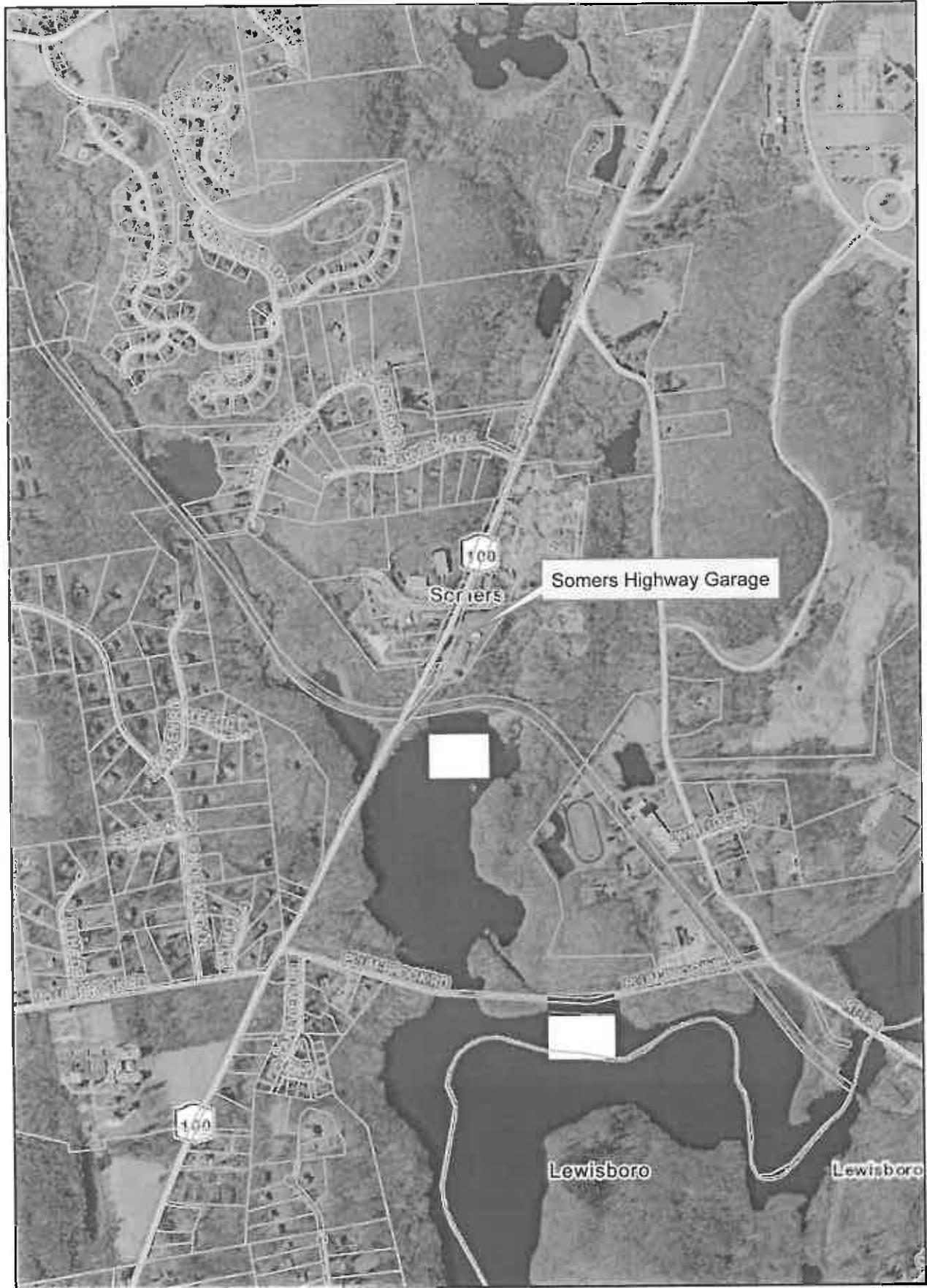
Interest expenditures of \$298,344, were recorded in the fund financial statements in the Debt Service Fund. Interest expense of \$281,059 was recorded in the government-wide financial statements for governmental activities.

Somers Highway Garage Annex Building Proposed Solar Panels Location



1 inch = 100 feet

Location of Somers Highway Garage



1 inch = 1,250 feet