

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

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

SOMERS TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589

ROBERT SCORRANO  
SUPERVISOR



**SOMERS TOWN BOARD  
REGULAR MEETING - 7:00pm  
THURSDAY, SEPTEMBER 11, 2025  
[www.somersny.com](http://www.somersny.com)**

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5:30pm Executive Session

***I. PLEDGE OF ALLEGIANCE:***

7:00pm Regular Meeting

***II. ROLL CALL:***

***III. PUBLIC HEARINGS:***

1. In the Matter of the Extension of the Heritage Hills Special Sewer District in the Town of Somers, Westchester County, New York, to be known as "295 Route 100 Extension" (the "Extension") pursuant to Article 12-a of the Town Law.
2. In the Matter of the Extension of the Heritage Hills Special Water District in the Town of Somers, Westchester County, New York, to be known as "295 Route 100 Extension" (the "Extension") pursuant to Article 12-a of the Town Law.

**PUBLIC COMMENT**

Please limit your comments to no more than 3 minutes.

**SOMERS TOWN BOARD**  
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**THURSDAY, SEPTEMBER 11, 2025**  
**www.somersny.com**

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**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:**

**A. TOWN BOARD:**

1. Town of Somers – Update
2. Hardesty & Hanover, Town of Somers Traffic Engineering Consultants - Discussion
3. Review referral responses concerning the request to purchase two town-owned foreclosed properties, 24 Narcissus Dr., Lot 5.15-2-10, and 0 Narcissus Dr., Lot 5.15-2-11, determine the deed restrictions for the properties, and approve the publishing of an invitation to bid on the properties.
4. Determine the deed restrictions for two town-owned foreclosed properties, 33 Forest Lane, Lot 16.06-3-12, and 0 Hanover Street, Lot 47.16-1-21 – Discussion
5. Westchester County Complete Streets Municipal Planning Grant – Proposed Sidewalk Improvements – Discussion
6. Adopt order calling for a Public Hearing in the matter of the Extension of the Heritage Hills Special Water District to the Towne Centre at Somers for October 9, 2025.
7. Solar Energy Legislation - Discussion
  - a. Declare Lead Agency
  - b. Schedule Public Hearing

**B. PARKS & RECREATION:** No additional business.

**C. FINANCIAL:** No additional business.

**SOMERS TOWN BOARD  
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**D. HIGHWAY:** No additional business.

**E. PERSONNEL:**

**1. Current Vacancies:**

- a. Affordable Housing Board (2- 2-year terms ending 7/11/2026.)
- b. Affordable Housing Board (1- 2-year term ending 7/11/2027.)
- c. Assessment Board of Review (1-5-year term ending 9/30/2029.)
- d. Planning Board (1 – 7-year term ending 12/31/2026.)

**2. Upcoming Vacancies - Terms Expiring in 2025:**

- a. Assessment Board of Review (1-5-year term ending 9/30/2025.)

**F. PLANNING & ENGINEERING:** No additional business.

**G. POLICE:** No additional business.

**H. CONSENSUS AGENDA:**

1. Authorize the return of the following Bond per August 11, 2025 memo from Steven Woelfle, Engineering Department
  - a. \$500.00 – Bond for Incomplete Items for the Issuance of a CO,  
Mancini Stormwater Management and Erosion and Sediment Control  
and Tree Removal  
Permit #ASMESCT2024-14  
TM: 5.20-2-14
2. Accept the following Bond per the August 13, 2025 memo from Steven Woelfle, Engineering Department:\$200.00 - Erosion Control Bond
  - a. \$200.00 - Erosion Control Bond  
Gold, Wetland and Watercourse Protection and Stormwater  
Management and Erosion and Sediment Control Permit  
TM: 27.18-1-24, Resolution No. 2025-13
3. Authorize the Supervisor to execute the application to reserve temporary use of the Somers Town House Green from Anthony J. Messina to display a Christmas Nativity Creche from December 5, 2025 through January 10, 2026.

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4. Request approval to include the 2006 red Chevy Express 7 passenger van (VIN: 21686) with the Auction of Highway Department equipment and if the auction is unsuccessful, the vehicle will be sold for scrap metal based on the Highway Department's recommendation, per memo dated August 28, 2025, from Princess Guerra, Nutrition Program Director.
5. Request approval to include the 2008 Dodge Durango (VIN: 21464) with the Auction of Highway Department equipment and if the auction is unsuccessful, the vehicle will be sold for scrap metal based on the Highway Department's recommendation, per memo dated August 21, 2025, from Brian Linkletter, Chief of the Somers Police Department.
6. Adopt the 2025 Standard Work Day and Reporting Resolution.

**SOMERS TOWN BOARD**  
**REGULAR MEETING - 7:00pm**  
**THURSDAY, SEPTEMBER 11, 2025**  
**www.somersny.com**

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**2025 Calendar**

September 11, 2025	7:00pm	Town Board Regular Meeting <b>Public Hearing:</b> In the Matter of the Extension of the Heritage Hills Special Sewer District in the Town of Somers, Westchester County, New York, to be known as "295 Route 100 Extension" (the "Extension") pursuant to Article 12-a of the Town Law. <b>Public Hearing:</b> In the Matter of the Extension of the Heritage Hills Special Water District in the Town of Somers, Westchester County, New York, to be known as "295 Route 100 Extension" (the "Extension") pursuant to Article 12-a of the Town Law.
October 2, 2025	7:00pm	Town Board Work Session
October 9, 2025	7:00pm	Town Board Regular Meeting
November 6, 2025	7:00pm	Town Board Work Session
November 13, 2025	7:00pm	Town Board Regular Meeting
December 4, 2025	7:00pm	Town Board Work Session
December 10, 2025 (Wednesday)	7:00pm	Town Board Regular Meeting

9/9/2025 4:21 PM

SomersNY-Supervisor/Shared Documents/kdelucia/TB Agendas/2025/Sep 11, 2025 Regular Meeting.docx

Sent to:  
TB, TA, TC  
9/5/25  
KO

At a 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 14<sup>th</sup> day of August, 2025, at 7:00 p.m.

P R E S E N T :

Hon. Robert Scorrano  
Anthony Cirieco  
William Faulkner  
Richard Clinchy  
Thomas Garrity

-----X  
In the Matter of the Extension of the Heritage Hills Special Sewer District in the Town of Somers, Westchester County, New York, pursuant to Article 12-a of the Town Law.

ORDER CALLING  
PUBLIC HEARING

-----X  
WHEREAS, a map, plan and report have been prepared by Woodard and Curran in such manner and in such detail as has heretofore been determined by the Town Board relating to the extension of the Heritage Hills Special Sewer District, and

WHEREAS, said map, plan and report have been duly filed in the office of the Town Clerk of said Town, and

WHEREAS, said map, plan and report have been prepared by an engineer, duly licensed by the State of New York, showing the boundaries of the proposed sewer district and a general plan of the sewer system connection, 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 "295 Route 100 Extension" are as follows:

**SEE SCHEDULE A**

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

WHEREAS, the cost to the property owner will be the cost to connect a service line to the newly installed sewer main and the on-going fees charged for sewer disposal, and

WHEREAS, said map, plan and report describing said improvements remain on file in the Town Clerk's office for public inspection during normal business hours.

NOW, on motion of Supervisor Scorrano, seconded by Councilman Ciriaco, 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 11<sup>th</sup> day of September, 2025, at 7:00 p.m. in that day to consider said map, plan 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. Robert Scorrano	voting Aye
Anthony Ciriaco	voting Aye
William Faulkner	voting Aye
Richard Clinchy	voting Aye
Thomas Garrity	voting Aye

and the order was thereupon declared duly adopted.

Dated: Somers, NY  
August 14, 2025

BY ORDER OF THE TOWN BOARD  
TOWN OF SOMERS

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Patricia Kalba, *Town Clerk*

## **SCHEDULE A**

1. 17.18-1-1.2



Sent to:  
TB, TA, TC  
9/5/25  
KD

At a 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 14<sup>th</sup> day of August, 2025, at 7:00 p.m.

P R E S E N T :

Hon. Robert Scorrano  
Anthony Cirieco  
William Faulkner  
Richard Clinchy  
Thomas Garrity

-----X  
In the Matter of the Extension of the Heritage Hills Special Water District in the Town of Somers, Westchester County, New York, pursuant to Article 12-a of the Town Law.

ORDER CALLING  
PUBLIC HEARING

-----X  
WHEREAS, a map, plan and report have been prepared by Woodard and Curran in such manner and in such detail as has heretofore been determined by the Town Board relating to the extension of the Heritage Hills Special Water District, and

WHEREAS, said map, plan and report have been duly filed in the office of the Town Clerk of said Town, and

WHEREAS, said map, plan and report 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 map shows the transmission mains and appurtenant facilities to be connected to the existing water mains, and

WHEREAS, the boundaries of the proposed extension to said district to be known as the "295 Route 100 Extension" are as follows:

**SEE SCHEDULE A**

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

WHEREAS, the cost to the property owner will be the cost to connect a service line to the newly installed water main and the on-going fees charged for water consumption, and

WHEREAS, said map, plan and report describing said improvements remain on file in the Town Clerk's office and are available for public inspection during normal business hours.

NOW, on motion of Supervisor Scorrano, seconded by Councilman Ciriaco, 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 11<sup>th</sup> day of September, 2025, at 7:00 p.m. in that day to consider said map, plan 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. Robert Scorrano	voting Aye
Anthony J. Ciriaco	voting Aye
William G. Faulkner	voting Aye
Richard G. Clinchy	voting Aye
Thomas A. Garrity, Jr.	voting Aye

and the order was thereupon declared duly adopted.

Dated: Somers, NY  
August 14, 2025

BY ORDER OF THE TOWN BOARD  
TOWN OF SOMERS

---

Patricia Kalba, *Town Clerk*

## **SCHEDULE A**

1. 17.18-1-1.2

Sent to:  
TB, TA, TC  
7/29/25 - 9/9/25  
KD

# Town Owned Property 24 and 0 Narcissus Drive Referral Summary

Assessor – No objection to sell

Highway Department – No objection to sell

Parks & Recreation – No objection to sell

Engineering Department – No objection to sell

Planning Department – If you add both properties together they are slightly more than 10,000 s.f. Necessary for zoning, however, both lots are encumbered with steep slopes (almost all of the two lots are 25% slope) making them very problematic if not impossible to build the septic system needed to serve a prospective house. Mr. Ziegler indicated they didn't want to develop just keep it open, can the lots be sold with that restriction?

Open Space Committee - No objections to sell if the lots are not buildable and are a firm NO sale, if they are.

## Kim DeLucia

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**From:** Robert Scorrano  
**Sent:** Tuesday, March 4, 2025 12:09 PM  
**To:** Al Ziegler, CPA  
**Cc:** Kim DeLucia  
**Subject:** RE: Land Purchase

Received, thank you.

Best,

Robert Scorrano  
Somers Town Supervisor  
E: [rscorrano@somersny.com](mailto:rscorrano@somersny.com)  
P: (914) 277-3637

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**From:** Al Ziegler, CPA <[zigg114@gmail.com](mailto:zigg114@gmail.com)>  
**Sent:** Monday, March 3, 2025 6:51 PM  
**To:** Robert Scorrano <[rscorrano@somersny.gov](mailto:rscorrano@somersny.gov)>  
**Subject:** Land Purchase

As directed, I Albert Ziegler am requesting to purchase tax map lots 5.15-2-10 and 5.15-2-11 that are town owned and connected to my back yard at 9 Magnolia Dr. (Tax map 5.15-2-19) We are interested in the property just to protect the property from being purchased and developed by someone else. Our plan is to keep the property undisturbed and as is.

Thank you for your consideration.

Albert and Luciana Ziegler  
9 Magnolia Dr  
Lake Lincolndale, NY 10541  
914-231-6315  
[zigg114@gmail.com](mailto:zigg114@gmail.com)

## Kim DeLucia

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**From:** Teresa Stegner  
**Sent:** Tuesday, July 29, 2025 12:42 PM  
**To:** Patricia Kalba  
**Cc:** Kim DeLucia  
**Subject:** RE: Sale of Town owned property

Hi Patty,

Sorry for the late response.

I have no objection to the sale of the 2 Narcissus properties. 274 Route 202 should be kept for future Town use due to its proximity to Town Hall.

Teresa A. Stegner  
Assessor – Town of Somers  
335 Route 202  
Somers, NY 10589  
(914) 277-3504

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**From:** Patricia Kalba <pkalba@somersny.gov>  
**Sent:** Tuesday, May 6, 2025 1:47 PM  
**To:** Teresa Stegner <tstegner@somersny.gov>; Nick DeVito <ndevito@somersny.gov>; Steve Woelfle <swoelfle@somersny.gov>; David B. Smith <directorofplanning@somersny.gov>  
**Cc:** Kim DeLucia <kdelucia@somersny.gov>  
**Subject:** Sale of Town owned property

Does anyone have any objections to the sale of the two attached properties?

Parks & Recreation Board has no objections and Open Space has no objections if the lots are not buildable and are a firm NO sale, if they are.

Patricia Kalba, RMC, MMC  
Town Clerk  
New York State Town Clerks Association 3<sup>rd</sup> Vice President  
Town of Somers  
335 Route 202  
Somers, New York 10589

914-277-3323  
914-277-3960 (fax)  
[pkalba@somersny.com](mailto:pkalba@somersny.com)

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## Kim DeLucia

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**From:** David B. Smith  
**Sent:** Tuesday, May 6, 2025 2:18 PM  
**To:** Patricia Kalba; Teresa Stegner; Nick DeVito; Steve Woelfle  
**Cc:** Kim DeLucia  
**Subject:** Re: Sale of Town owned property

Patty,

Agree with Steve W re: 274 Route 202. Re: the properties off of Magnolia/Narcissus Drive, if you add both properties together they are slightly more than 10,000 s.f. Necessary for zoning, however, both lots are encumbered with steep slopes (almost all of the two lots are 25% slope) making them very problematic if not impossible to build the septic system needed to serve a prospective house. That one owner Ziegler indicated they didn't want to develop just keep it open, can the lots be sold with that restriction?

Best,

Dave Smith  
Town of Somers Planning Department

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**From:** Patricia Kalba <pkalba@somersny.gov>  
**Sent:** Tuesday, May 6, 2025 1:46 PM  
**To:** Teresa Stegner <tstegner@somersny.gov>; Nick DeVito <ndevito@somersny.gov>; Steve Woelfle <swoelfle@somersny.gov>; David B. Smith <directorofplanning@somersny.gov>  
**Cc:** Kim DeLucia <kdelucia@somersny.gov>  
**Subject:** Sale of Town owned property

Does anyone have any objections to the sale of the two attached properties?

Parks & Recreation Board has no objections and Open Space has no objections if the lots are not buildable and are a firm NO sale, if they are.

Patricia Kalba, RMC, MMC  
Town Clerk  
New York State Town Clerks Association 3<sup>rd</sup> Vice President  
Town of Somers  
335 Route 202  
Somers, New York 10589

914-277-3323  
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## Kim DeLucia

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**From:** Steve Woelfle  
**Sent:** Wednesday, March 5, 2025 10:01 AM  
**To:** Kim DeLucia; Nick DeVito  
**Cc:** Robert Scorrano  
**Subject:** RE: Town Owned Property - Lots 5.15-2-10 and 11

Yes, please proceed.

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**From:** Kim DeLucia <kdelucia@somersny.gov>  
**Sent:** Monday, March 3, 2025 11:56 AM  
**To:** Steve Woelfle <swoelfle@somersny.gov>; Nick DeVito <ndevito@somersny.gov>  
**Cc:** Robert Scorrano <rscorrano@somersny.gov>  
**Subject:** Town Owned Property - Lots 5.15-2-10 and 11

Hi Steve and Nick,

Please refer to your email below from June 10, 2024 and let us know if you still have no objection to the sale of lots 5.15-2-10 and 11.

We had an inquiry today, and Rob wants to add it to the March 13<sup>th</sup> Town Board meeting agenda for referral.

Thank you,

*Kim*

**Kim DeLucia**  
Executive Assistant to  
Robert Scorrano, Town Supervisor  
TOWN OF SOMERS  
335 ROUTE 202  
SOMERS, NY 10589  
Phone: 914-277-3637  
Fax: 914-276-0082  
[WWW.SOMERSNY.COM](http://WWW.SOMERSNY.COM)

**From:** Steve Woelfle <swoelfle@somersny.com>  
**Sent:** Monday, June 10, 2024 12:28 PM  
**To:** Kim DeLucia <kdelucia@somersny.com>; Teresa Stegner <tstegner@somersny.com>; Nick DeVito <ndevito@somersny.com>; David B. Smith <directorofplanning@somersny.com>  
**Cc:** Robert Scorrano <rscorrano@somersny.com>; Patricia Kalba <pkalba@somersny.com>  
**Subject:** RE: Follow-up - Referrals

Nick and I have no objection to the sale of lots 5.15-2-10 and 11

Steven Woelfle  
Town of Somers-Engineering Dept.  
Phone: (914) 277-5366  
Fax: (914) 277-4093



**From:** Kim DeLucia <kdelucia@somersny.com>

**Sent:** Thursday, June 6, 2024 12:49 PM

**To:** Teresa Stegner <tstegner@somersny.com>; Nick DeVito <ndevito@somersny.com>; David B. Smith <directorofplanning@somersny.com>; Steve Woelfle <swoelfle@somersny.com>

**Cc:** Robert Scorrano <rscorrano@somersny.com>; Patricia Kalba <pkalba@somersny.com>

**Subject:** Follow-up - Referrals

Good afternoon,

The following referral was sent out on **1/28/2022**:

1. Request to purchase two parcels from the Town of Somers, Lots 5.15-2-10 and 5.15-2-11 located to the rear of 9 Magnolia Drive

We received responses from the Open Space Committee and the Parks and Recreation Department. The resident is following up to see where this stands.

We need a response from the **Assessor, Highway, and Planning & Engineering**.

Please look into this as soon as possible so we can determine next steps. **Teresa** – if you don't have any issues with selling the properties, please provide a Fair Market Value for each.

Let me know if you have any questions.

Thank you,

*Kim*

**Kim DeLucia**  
Executive Assistant to  
Robert Scorrano, Town Supervisor  
TOWN OF SOMERS  
335 ROUTE 202  
SOMERS, NY 10589  
Phone: 914-277-3637  
Fax: 914-276-0082  
[WWW.SOMERSNY.COM](http://WWW.SOMERSNY.COM)

**From:** Patricia Kalba <pkalba@somersny.com>

**Sent:** Friday, January 28, 2022 11:54 AM

**To:** Teresa Stegner <tstegner@somersny.com>; Nick DeVito <ndevito@somersny.com>; Denise Schirmer <dschirmer@somersny.com>; Steve Ralston <sralston@somersny.com>; David B. Smith <directorofplanning@somersny.com>; Steve Woelfle <swoelfle@somersny.com>

**Cc:** Wendy Getting <wgetting@somersny.com>; Kim DeLucia <kdelucia@somersny.com>

**Subject:** Referrals

Please find two (2) referrals for your review

1. Request to purchase two parcels from the Town of Somers, Lots 5.15-2-10 and 5.15-2-11 located to the rear of 9 Magnolia Drive
2. Request to donate two parcels to the Town of Somers, Lots 5.19-2-24 and 5.19-2-25 located on Myrtle Drive

Let me know if you have questions. Thank you!

Patty

Patricia Kalba, RMC, CMC

Sent to:  
TB, TA, TC  
9/9/25  
KD

# Town Owned Property 33 Forest Lane Referral Summary

Assessor – No objection to sell

Highway Department – No objection to sell

Parks & Recreation – No objection to sell

Engineering Department – No objection to sell

Planning Department – No objection to sell - it is a zoning compliant lot (R-10) with approximately 10,018 s.f. that does not appear to be encumbered with any environmental constraints. This could conceivably be developed for a single family home.

Open Space Committee - Selling these properties is a firm no as it would undermine important conservation goals in the Town in terms of protecting biodiversity and advancing towards our 30X30 goals.

Sent to:  
TB, TA, TC  
9/9/25  
KD

# Town Owned Property 0 Hanover Street Referral Summary

Assessor – No objection to sell

Highway Department – No objection to sell

Parks & Recreation – No objection to sell

Engineering Department – No objection to sell

Planning Department – No objection to sell - there are wetlands encumbering the western portion of the property and steep slopes (>25%) on most of the eastern portion. Access to the site through 7 Tompkins Lane could not be achieved without demolishing the existing house on that property. It is doubtful that any property owner would go through that trouble and expense to realize that they could only build one house.

Open Space Committee - Selling these properties is a firm no as it would undermine important conservation goals in the Town in terms of protecting biodiversity and advancing towards our 30X30 goals.

Sent to:  
TB, TA, TC  
9/11/25  
KD

Woodard & Curran Engineering  
and Geological Services P.A. P.C.  
800 Westchester Avenue | Suite N507  
Rye Brook, New York 10573  
www.woodardcurran.com

T 800.426.4262  
T 914.448.2266  
F 914.448.0147



## MEMORANDUM

**TO:** Town of Somers Town Board  
**FROM:** Steven Robbins, P.E. Consulting Town Engineer  
**DATE:** September 11, 2025  
**RE:** Complete Streets Municipal Planning Grant

Woodard and Curran is assisting the Planning Department to submit an application for Westchester County Complete Streets Municipal Planning Grant Program to fund design and construction of the rehabilitation and extension sidewalks in the Business Historic Preservation District immediately surrounding Town Hall and the business district, and expansion of existing sidewalks along Route 202 westbound lane from the Town Hall to the Heritage Hills driveway entrance. The proposed project will extend a continuous sidewalk through the center of town, an area that currently lacks pedestrian infrastructure despite heavy daily use; and provide the final connecting sidewalk segment that will allow a safe pedestrian route from the Somers Central School District to the center of town.

The scope of work for this portion of the Town of Somers BHP Sidewalk Rehabilitation and Extension project involves two main components, beginning with the design and followed by construction. The project area encompasses just under a quarter-mile of sidewalk construction in total, including rehabilitation of sidewalks outside of Town Hall and along the intersection of Route 202 and Route 100, and a new sidewalk system along Route 202. Work will be coordinated with the planned water main extension following the same corridor.

The sidewalk extension will provide a safe, ADA-compliant pedestrian corridor, improving walkability and strengthening connections between schools, municipal facilities, businesses, and community gathering spaces.

In addition to enhancing pedestrian safety, the project supports broader community goals by encouraging non-motorized transportation, reducing vehicle congestion in the town center, and creating a more welcoming and accessible public realm. By completing this critical missing link in the pedestrian network, the Town will better accommodate current and future pedestrian demand while fostering a safer, more connected, and vibrant community core.

A preliminary estimate for the project totals approximately \$1.9M, which will be included in the grant application.

The grant application must be submitted by September 19, 2025; therefore, as an added item on the Town Board Agenda for the September 11, 2025 meeting, the board needs to do the following:



- Make a Resolution similar to the following subject to any comments from the Town Attorney and/or the Town Board:
  - RESOLVED, that the Town Board does authorize an application to be made for funds in an amount not to exceed \$1,903,000 for the submission of a Complete Streets Municipal Planning Grant application administered by the Westchester County Planning Department for improvements to roadway safety;
  - RESOLVED, that the Town Board does hereby commit the Town to providing 50% of the awarded amount to meet its match obligation and to provide needed staff and resources for execution of the project."

Sent To:  
TB, TA, TC  
9/9/25  
KO

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](http://www.somersny.com)

Steven Woelfle  
Principal Engineering Technician  
[swoelfle@somersny.com](mailto:swoelfle@somersny.com)



David B. Smith  
Town Planner  
[directorofplanning@somersny.com](mailto:directorofplanning@somersny.com)

September 4, 2025

To: Hon. Robert Scorrano, Supervisor  
and Town Board Members

From: David B. Smith

Re: Environmental Review – Proposed Sidewalk Improvements

Cc: Steve Woelfle  
Steve Robbins  
Patty Kalba

As part of the Town's on-going program for enhancing pedestrian connectivity within the Somers Hamlet area, the Town is working with Westchester County as part of a Complete Streets Municipal Planning Grant program. As noted in the attached Short Environmental Assessment Form (EAF) and supporting documentation, the Proposed Action includes the installation of approximately 850 linear feet of new sidewalk located along the north side of Route 202 connecting the existing sidewalk system located west of the Heritage Hills Shopping Center with the Town Hall complex. In addition, proposed rehabilitation of existing sidewalk along the Route 202/Route 100 intersection is proposed which has been damaged due to encroachment by larger vehicles.

As part of the grant process, the Town needs to conduct an environmental review. The attached EAF satisfies the requirements of the State Environmental Quality Review Act (SEQRA) which concludes that the proposed action will not have a significant adverse impact on the environment. In fact, the Proposed Action is consistent with the Complete Streets Policy the Town adopted in 2013 and implements specific recommendations identified in the Town's Comprehensive Plan Update.

The Town Board should take this matter under consideration at their upcoming September 11, 2025 meeting and consider adopting a negative declaration at that time. In the meantime, should you have any questions or comments on the above or attached please feel free to reach out to this office.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing


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

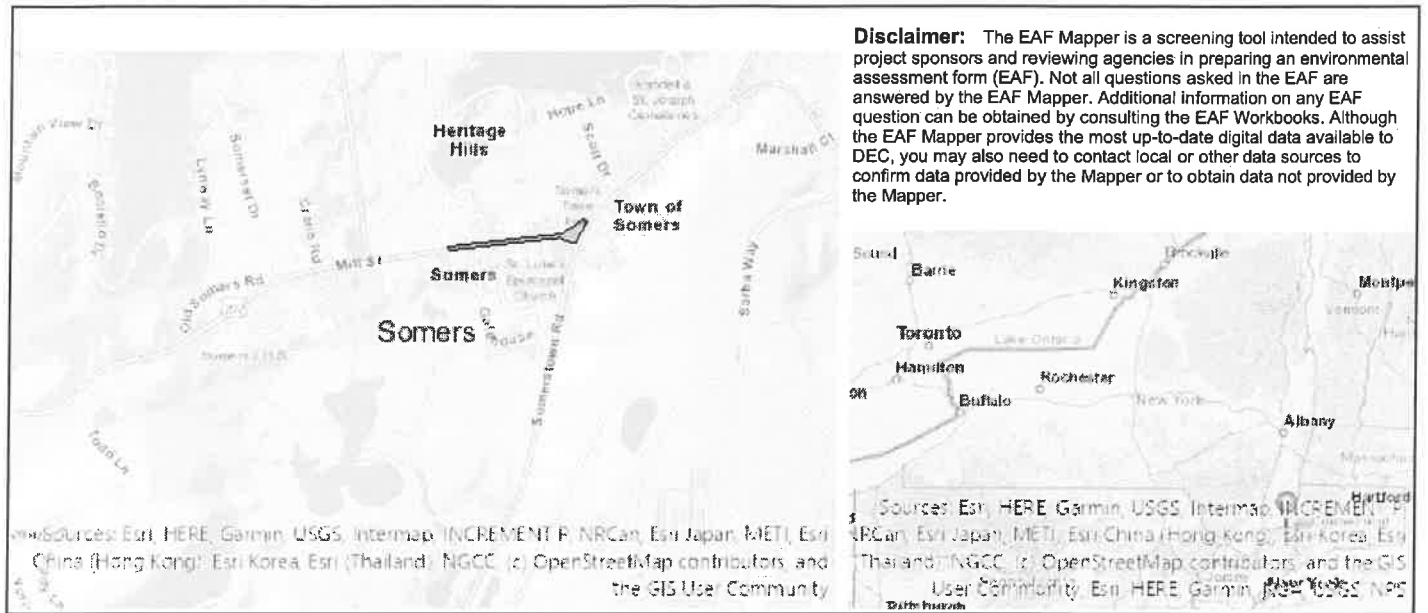
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Town of Somers sidewalk and pedestrian improvement			
Project Location (describe, and attach a location map): North side of Route 202 from Heritage Hills Shopping Center to the intersection of Route 100.			
Brief Description of Proposed Action: Installation of approximately 850 linear feet of new sidewalk on the north side of Route 202 to connect existing sidewalks located west of the Heritage Hills Shopping Center to the system in front of the Town Hall. Rehabilitation of the existing sidewalk system in front of Town Hall that has been damaged.			
Name of Applicant or Sponsor: Town of Somers		Telephone: 914-277-5366 E-Mail: rscorrano@somersny.gov	
Address: 335 Route 202			
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.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYS DOT			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			1.44+/- acres 1.44+/- acres 0 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

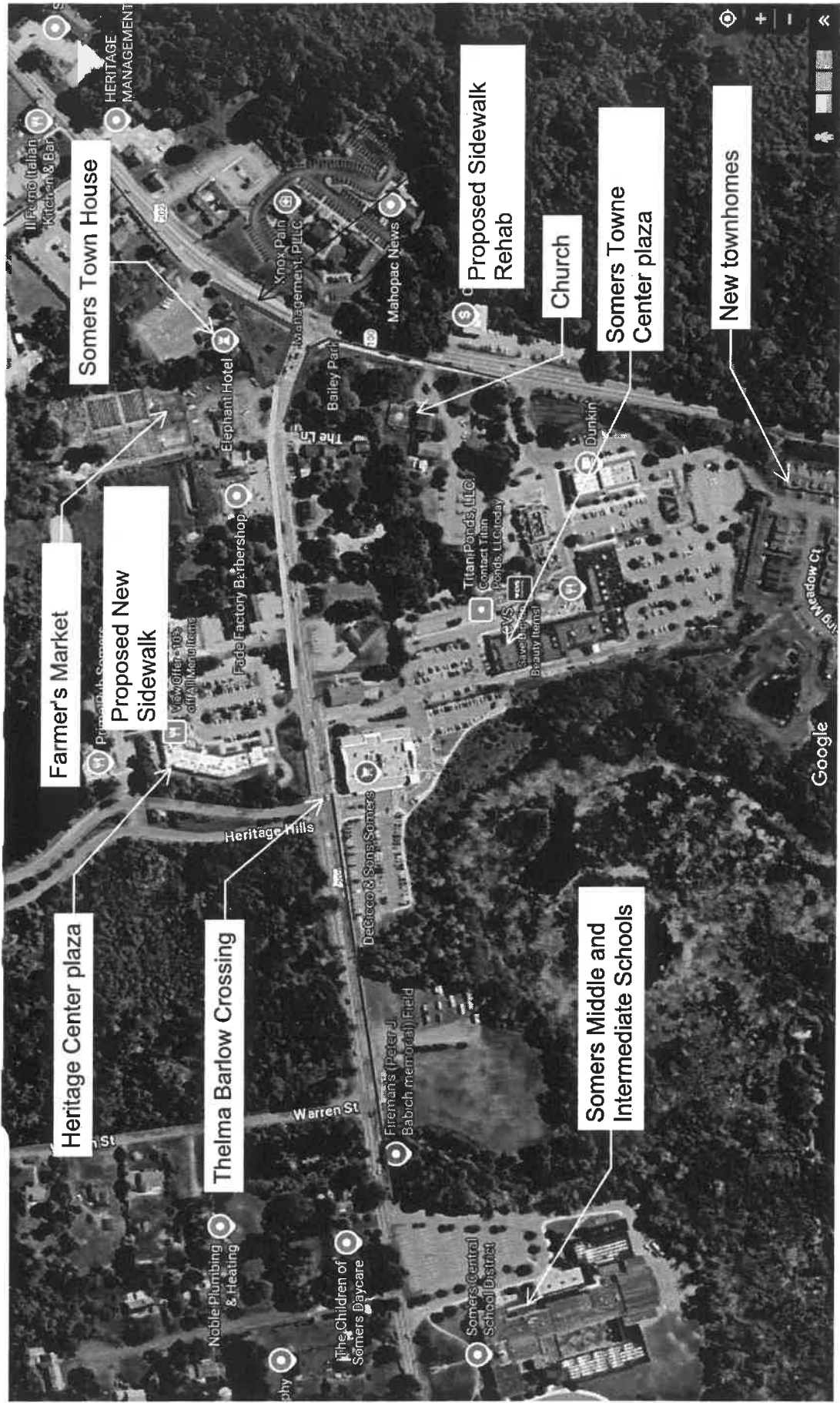
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
Not Applicable	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input type="checkbox"/>	
Not applicable			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input type="checkbox"/>	
Not applicable			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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? Northern Long-eared Bat, Le...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Town of Somers</u> <u></u> Date: <u>9/4/25</u> Signature: _____      Title: <u>Planning Director</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat, Least Bittern
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Project: Somers Sidewalk Improvement

Date: 9/4/25

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

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

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

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

### ***Short Environmental Assessment Form*** ***Part 3 Determination of Significance***

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 checked="" 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.
Somers Town Board	9/11/25
Name of Lead Agency	Date
Hon. Robert Scorrano	Supervisor
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)

**RESOLUTION AUTHORIZING THE TOWN OF SOMERS TO COORDINATE WITH  
WESTCHESTER COUNTY THROUGH THE COMPLETE STREETS MUNICIPAL  
PLANNING GRANT PROGRAM**

**WHEREAS**, Westchester County is soliciting applications through the Complete Streets Municipal Planning Grant Program FY25; and

**WHEREAS, in April 2013, the Town of Somers Town Board adopted a Complete Streets Program Policy which was modeled after the version prepared by the Southern Westchester Energy Action Consortium; and**

**WHEREAS, in February, 2016, the Town of Somers adopted its Comprehensive Plan Update which included specific reference to furthering Complete Streets Policies including creating safe and efficient circulation for pedestrians, bicycles and vehicles and providing sidewalks wherever feasible; and**

**WHEREAS**, the Town of Somers has an identifiable need to complete sidewalk improvements along US Route 202, known as the Town of Somers Sidewalk Rehabilitation and Extension project; and

**NOW, THEREFORE, BE IT RESOLVED** that the Town of Somers hereby declares its intention to submit an application to Westchester County's Complete Streets Municipal Planning Grant Program FY25 for the Town of Somers Sidewalk Rehabilitation and Extension project; and,

**BE IT FURTHER RESOLVED** that the Town of Somers commits to collaborating with Westchester County throughout the life of the project to ensure its success; and

**FURTHER RESOLVED** that the Town of Somers will take all necessary steps to engage stakeholders, provide information, and support the design and implementation of this project.

Adopted on this   day of September, 2025.

**RESOLUTION AUTHORIZING THE TOWN OF SOMERS TO APPLY FOR  
COMPLETE STREETS MUNICIPAL PLANNING GRANT PROGRAM FUNDING**

**WHEREAS**, Westchester County is soliciting applications through the Complete Streets Municipal Planning Grant Program FY25; and

**WHEREAS, in April 2013, the Town of Somers Town Board adopted a Complete Streets Program Policy which was modeled after the version prepared by the Southern Westchester Energy Action Consortium; and**

**WHEREAS, in February, 2016, the Town of Somers adopted its Comprehensive Plan Update which included specific reference to furthering Complete Streets Policies including creating safe and efficient circulation for pedestrians, bicycles and vehicles and providing sidewalks wherever feasible; and**

**WHEREAS**, the Town of Somers has an identifiable need to complete sidewalk improvements, totaling [AMOUNT]; and

**WHEREAS**, the Town of Somers commits to funding the required 50% match, [AMOUNT], stipulated by the Grant Program; and

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board hereby authorizes the Town Supervisor, Robert Scorrano, or his designee, to submit an application to Westchester County's Complete Streets Municipal Planning Grant Program FY25 for improvements to the Town's sidewalks; and,

**BE IT FURTHER RESOLVED** that the Town Supervisor and any other officer or employee as directed by the Town Supervisor is hereby authorized to take any and all necessary actions to carry out the provisions of this Resolution.

Adopted on this   day of September, 2025.

Sent to:  
TB, TA, TC  
9/9/25  
KD

At a 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 14th day of August 2025 at 7:00 p.m.

PRESENT:

Hon. Robert Scorrano  
Anthony Ciriaco  
William Faulkner  
Richard Clinchy  
Thomas Garrity

-----X

In the Matter of the Extension of the Heritage Hills  
Special Water District 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 and a map, plan and report have been prepared by JMC Engineers dated August 7, 2025 in such manner and in such detail as has heretofore been determined by the Town Board relating to the extension of the Heritage Hills Special Water District, and

WHEREAS, said 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, plan and report 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



“Regency-HH Water 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 One Hundred Thousand (\$100,000.00) Dollars, and

NOW, on motion of Councilman \_\_\_\_\_, seconded by Councilman \_\_\_\_\_, 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 9th day of October 2025, at 7:00 p.m. in that day to consider said petition, map, plan 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. Robert Scorrano	voting Aye
Anthony Ciriaco	voting Aye
William Faulkner	voting Aye
Richard Clinchy	voting Aye
Thomas Garrity	voting Aye

and the order was thereupon declared duly adopted.

Dated: Somers, New York  
September 11, 2025

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

## **SCHEDULE A**

1. Tax Map Designation:

Section 17.15  
Block 1  
Lot 13

Street Address:

325 Route 100  
Somers, NY

Sent to:  
TB, TA, TC  
8/11/25 + 9/9/25  
KD

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](http://www.somersny.com)

Steven Woelfle  
Principal Engineering Technician  
[swoelfle@somersny.com](mailto:swoelfle@somersny.com)



David B. Smith  
Town Planner  
[directorofplanning@somersny.com](mailto:directorofplanning@somersny.com)

**August 7, 2025**

To: Hon. Robert Scorrano, Supervisor and  
Town Board Members

From: David B. Smith

Re: Draft Ordinance – Solar Energy

Cc: Roland Baroni

**RECEIVED**

**AUG - 7 2025**

**OFFICE OF THE SUPERVISOR  
TOWN OF SOMERS**

Attached please find a draft version of a proposed Solar Energy legislation for your review and consideration. The draft legislation is taken from the New York State Model Ordinance and a review of other surrounding communities. In summary, the use would be limited to schools and other institutions of higher learning located in the R-120 zoning District only after application to the Town Board for a floating zone to be applied to the property. A prospective applicant would then be required to apply to the Planning Board for a special permit and site plan approval.

Please note that procedurally, the Town Board has referred such matters to the Planning Board and Westchester County as part of the Notice of Intent to Act as Lead Agency under SEQR. It will be suggested that the Planning Board, at their next regular meeting in September, provide your honorable Board with a response to Lead Agency but also begin to review the proposed legislation in detail. It is further suggested, that the draft legislation be forwarded to the Building Department for their continued review of this matter.

In addition to the proposed legislation, an Environmental Assessment Form has been provided for use in SEQR circulation. In the meantime, should you have any questions or comments on the above or attached please do not hesitate to reach out to this office.

## **§170-80 Solar Energy**

### **A. Statutory authority and jurisdiction**

1. This Solar Energy Local Law is adopted pursuant to sections 261-263 of NYS the Town Law Sections section 20 of the Municipal Home Rule Law of the State of New York, which authorize the Town of Somers to adopt zoning provisions that advance and protect the health, safety and welfare of the community, and, “to make provision for, so far as conditions may permit, the accommodation of Solar Energy Systems and equipment and access to sunlight necessary therefor.”
2. The authority to issue special use permits pursuant to this section is hereby delegated to the Planning Board.
3. References herein to zoning districts in the Town of Somers are references to such districts as described in this Chapter 170 of the Code of the Town of Somers.

### **B. Legislative Intent**

This Solar Energy Local Law is adopted to advance and protect the public health, safety, and welfare of the Town of Somers by creating regulations for the installation and use of solar energy generating systems and equipment, with the following objectives:

1. To take advantage of a safe, abundant, renewable and non-polluting energy resource;
2. To decrease the cost of electricity to the owners of residential and commercial properties, including single-family houses;
3. To increase employment and business development in the Town of Somers, to the extent reasonably practical, by furthering the installation of Solar Energy Systems; ◊
4. To mitigate the impacts of Solar Energy Systems on environmental resources such as important agricultural lands, forests, wildlife, and other protected resources; and
5. To create synergy between solar and sustainability goals established by the Town in their Comprehensive Plan Update.

### **C. Applicability.**

1. The requirements of this section shall apply to all solar energy systems permitted, installed, or modified in the Town of Somers after the effective date of this section, excluding general maintenance and repair.
2. Legally authorized solar energy systems constructed or installed prior to the effective date of this section shall not be required to meet the requirements of this section.
3. Modifications to an existing solar energy system that increase the solar energy system area by more than 20% of the original area of the solar energy system (exclusive of moving any fencing) or fail to comply with zoning shall be subject to this section.
4. All solar energy systems shall be designed, erected, and installed in accordance with all applicable codes, regulations, and industry standards as referenced in the NYS Uniform Fire Prevention and Building Code ("Building Code"), the NYS Energy Conservation Code ("Energy Code"), and the Code of the Town of Somers.

### **D. General Requirements**

1. A building permit shall be required for installation of all solar energy systems.
2. Issuance of permits and approvals by the Planning Board shall include review pursuant to the State Environmental Quality Review Act ECL Article 8 and its implementing regulations at 6 NYCRR Part 617 ("SEQRA").

3. Unless specifically superseded herein, all other chapters of this Code and any other applicable county, state or federal law or regulation shall apply.
4. The Building Inspector or the Planning Board shall have the discretionary authority to call upon any department, agency or employee of the Town for such assistance as shall be deemed necessary, including but not limited to the Bureau of Fire Prevention, and emergency service providers, for reviews and recommendations.

#### **E. Permitting requirements for Tier 1 solar energy systems**

1. Roof-mounted solar energy systems. All applications for Tier 1 solar energy systems shall be reviewed and approved by the Building Department and shall be permitted in all zoning districts, and shall be exempt from site plan review under the Town Code, subject to the following conditions for each type of solar energy system:
  - (a) Roof-mounted solar energy systems on buildings shall incorporate the following design requirements:
    - [1] Solar panels on pitched roofs shall be mounted with a maximum distance of eight inches between the roof surface the highest edge of the system.
    - [2] Solar panels on pitched roofs shall be installed parallel to the roof surface on which they are mounted or attached.
    - [3] Solar panels on pitched roofs shall not extend higher than the highest point of the roof surface on which they are mounted or attached.
    - [4] Solar panels on flat roofs shall not extend above the top of the surrounding parapet, or more than 24 inches above the flat surface of the roof, whichever is higher.
    - [5] Glare: All solar panels shall have anti-reflective coating(s).
    - [6] Height: All roof-mounted solar energy systems shall comply with the height limitations in the underlying zoning district. If the installation is proposed to an existing building whose height already meets or exceeds the maximum building height, the system may be installed above the existing maximum roof height but not to exceed 24 inches above the existing maximum height.
2. Building-integrated solar energy systems shall be shown on the plans submitted for the building permit application for the building containing the system.
3. Tier one solar energy systems may also be installed on the roof of an accessory structure provided that collectively such panels shall not exceed 750 square feet and shall comply with zoning requirements for accessory structures.

#### **F. Permitting requirements for Tier 2 solar energy systems (Reserved)**

#### **G. Permitting requirements for Tier 3 solar energy systems.**

All Tier 3 solar energy systems are permitted through the issuance of a special use permit and site plan approval after an applicant has petitioned the Town Board for the application of a floating zone limited to the following condition: (1) properties must be located in the R-120 District and the use must be associated with a school or other institute of higher learning; (2) the maximum lot size associated with the use shall be no more than 12 acres.

All such Tier 3 solar energy systems shall be subject to the underlying zoning restrictions in the district in which they are proposed as set forth within this chapter, in addition to the following:

- (1) Applications for the installation of Tier 3 solar energy system shall be subject to all rules, referrals, procedures and requirements applicable to special permit and site plan applications including required public hearing.
- (2) Underground requirements. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment.
- (3) Vehicular paths. Vehicular paths within the site shall be designed to minimize the extent of impervious materials and soil compaction.
- (4) Signage.
  - (a) No signage or graphic content shall be displayed on the solar energy systems except the manufacturer's name, equipment specification information, safety information, and twenty-four-hour emergency contact information. Said information shall be depicted on the smallest sign feasible and in no case shall the sign be of an area greater than six square feet.
  - (b) As required by National Electric Code (NEC), disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations. <sup>ω</sup>
- (5) Glare. All solar panels shall have anti-reflective coating(s).
- (6) Lighting. Lighting of the solar energy systems shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.
- (7) Tree-cutting. Removal of existing trees should be minimized to the extent practicable and a mitigation/replanting plan shall be required on and/or off site pursuant to Chapter 156. Mitigation shall be determined based upon the area of disturbance as determined by the Planning Board. In determining any replanting or replacement, the Planning Board may require a pollinator-friendly habitat as an additional means of mitigation.
- (8) Decommissioning.
  - (a) Solar energy systems that have been abandoned and/or not producing electricity for a period of one year shall be removed at the owner's and/or operator's expense.
  - (b) A decommissioning plan [signed by the owner and/or operator of the solar energy system] shall be submitted by the applicant, addressing the following:
    - [1] The cost of removing the solar energy system.
    - [2] The time required to decommission and remove the solar energy system and any ancillary structures.
    - [3] The time required to repair any damage caused to the property by the installation and removal of the solar energy system.
    - [4] A tree restoration plan, restoring the decommissioned area to a condition similar to the condition that existed prior to the installation, recognizing that

mature plantings cannot be easily relocated, the Planning Board may exercise discretion in determining the number, caliper, type and location of plantings in reviewing any such plan, but all plantings shall be native noninvasive species.

- (c) Security/lien. In the event of default upon performance of such decommissioning, after proper notice, the Town shall be entitled to arrange for removal or decommissioning and the cost of same shall constitute a lien on the owner's real property.
- (9) Site plan application. For any solar energy system requiring a special use permit, site plan approval shall be required from the Planning Board. Any site plan application shall, in addition to the material required by § 170-114, include the following information:
- (a) Property lines and physical improvements and features, including driveways, roads, topography, and trees as taken from an updated survey for the project site.
  - (b) Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, and screening vegetation or structures.
  - (c) A one- or three-line electrical diagram detailing the solar energy system layout, solar collector installation, associated components, and electrical interconnection methods, with all National Electrical Code-compliant disconnects and over-current devices.
  - (d) A preliminary equipment specification sheet that documents all proposed solar panels, significant components, mounting systems, and inverters that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.
  - (e) Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the solar energy system. Such information of the final system installer shall be submitted prior to the issuance of building permit.
  - (f) Name, address, phone number, and signature of the project applicant, as well as all the property owners, demonstrating their consent to the application and the use of the property for the solar energy system.
  - (g) Property operation and maintenance plan. Such plan shall describe continuing photovoltaic maintenance and property upkeep, such as mowing and trimming.
  - (h) Erosion and sediment control and stormwater management plans prepared to New York State Department of Environmental Conservation standards, if applicable, and to such standards as may be established by the Planning Board.
  - (i) Any additional information required by the Planning Board based upon the on-site conditions.
- (10) Special use permit standards.
- (a) Lot size. The property on which the Tier 3 solar energy system is placed shall meet the lot size requirements of the underlying zoning district. Maximum lot area devoted to Tier 3 solar energy systems shall be 12 acres.
  - (b) Setbacks. The Tier 3 solar energy systems shall comply with the following setback requirements:
    - [1] Each Tier 3 solar energy system shall, at a minimum, a) satisfy the setback provisions as expressly provided in said district, and b) shall not be set back less than the maximum height of the system. Where the Planning Board determines that, consistent with the stated purpose and intent of the

underlying district, an alternate layout would better protect and preserve existing topography, wetlands, steep slopes and view sheds, the Planning Board may increase such setback requirements and require supplemental methods of screening through earth berms, landscaping and other such treatments, or such other condition which provides for a better layout.

- (c) Height. The Tier 3 solar energy system shall not exceed 15 feet in height, except that the Planning Board, in its discretion, may alter same to accommodate vehicle clearance. For purposes of determining height structures shall be subject to the definition of "structure height" in § 170-3.
- (d) Development coverage.
  - [1] The following components of a Tier 3 solar energy system shall be considered included in the calculations for development coverage requirements:
    - [a] Foundation systems, typically consisting of driven piles or monopoles or helical screws with or without small concrete collars.
    - [b] All mechanical equipment of the solar energy system, including any pad-mounted structure for batteries, switchboard, transformers, or storage cells.
    - [c] The horizontal surface area of all panels, arrays, fencing and other components of the Tier 3 solar energy system.
    - [d] Access roads servicing the solar energy system.
  - [2] Development coverage of the Tier 3 solar energy system, as defined above, shall be restricted as follows:
    - [a] Solar energy systems shall not occupy more than 35% of the net lot area.
- (e) Fencing requirements. All mechanical equipment, shall be enclosed and secured as required by NEC and the Planning Board, with a self-locking gate to prevent unauthorized access.
- (f) Vehicular Paths. Vehicular paths within the Facility Area shall be designed in compliance with Uniform Code requirements to ensure emergency access, while minimizing the extent of impervious materials and soil compaction.
- (g) Screening, visibility, and habitat. Solar energy systems shall be required to:
  - [1] Conduct a visual assessment of the visual impacts of the solar energy system on public roadways and adjacent properties. At a minimum, a line-of-sight profile analysis shall be provided. Depending upon the scope and potential significance of the visual impacts, additional impact analyses, including for example a digital viewshed report, may be required to be submitted by the applicant.
  - [2] Submit a screening and landscaping plan to show adequate measures to screen through landscaping, grading, or other means so that views of solar panels and solar energy equipment shall be minimized as reasonably practical from public roadways and adjacent properties to the extent feasible. The screening and landscaping plan shall specify the locations, elevations, height, plant species, and/or materials that will comprise the structures, landscaping, and/or grading



used to screen and/or mitigate any adverse aesthetic effects of the system, following the applicable rules and standards established by the Town.

- [3] Tier 3 solar energy system owners shall develop, implement, and maintain native vegetation to the extent practicable pursuant to a vegetation management plan by providing native perennial vegetation and a foraging habitat beneficial to game birds, songbirds, and pollinators consistent with any requirements of the Agriculture and Markets Law. To the extent practicable, when establishing perennial vegetation and a beneficial foraging habitat, the owners shall use native plant species and seed mixes.

- (11) Ownership changes. If the owner or operator of the solar energy system changes or the owner of the property changes, the special use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the special use permit, site plan approval, and decommissioning plan.

#### **H. Safety.**

- (1) Solar energy systems and solar energy equipment shall be certified under the applicable electrical and/or building codes as required.
- (2) Solar energy systems, and access to same, shall be maintained in good working order, in accordance with industry standards, and as may be specified or required by the Planning Board.
- (3) Storage batteries are not permitted as part of this ordinance.

#### **I. Permit time frame and abandonment.**

- (1) The special use permit and site plan approval for a solar energy system shall be subject to commencement of construction within 12 months from the date of site plan approval. In the event construction is not completed in accordance with the final site plan, as may have been amended and approved, as required by the Planning Board, within 12 months after commencement of construction, the Planning Board, upon prior written application of the applicant, may extend the time to complete construction for an additional six months. If the applicant fails to achieve substantial completion after 24 months, the approvals shall expire.
- (2) Upon cessation of electricity generation of a solar energy system on a continuous basis for 12 months, the Town may notify and instruct the property owner and operator of the solar energy system to implement the decommissioning plan. The decommissioning plan must be completed within 360 days of notification.
- (3) If the owner and/or operator fails to comply with decommissioning upon any abandonment, the Town may remove of the solar energy system, restore the site in accordance with the decommissioning plan and place a lien on the property for the cost of such undertaking.
- (4) If, at the time of decommissioning, the property owner desires to pursue a utilization of the area different from the restoration set forth in the decommissioning plan, said owner shall pursue a site plan amendment in a timely fashion so that the application, approval and implementation may all be completed before the expiration of the three-hundred-sixty-day period referenced in Subsection I(2). Said application shall comply with then existing zoning regulations.

- J. Enforcement.** Any violation of this solar energy section shall be subject to the same enforcement requirements, including the civil and criminal penalties, provided for in the zoning or land use regulations of Town.

- K. Severability.** The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision, or phrase of the aforementioned sections, as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional, shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision, or phrase, which shall remain in full force and effect.

The following are new definitions proposed to be added to the code.

### **§170- 3 Definitions**

**ACTIVE AGRICULTURAL LAND:** Land used for a Farm Operation in accordance with Agriculture and Markets Law § 301 – uses of which include production of crops, livestock, and livestock products – within the past five years.

**BUILDING-INTEGRATED SOLAR ENERGY SYSTEM:** A combination of Solar Panels and Solar Energy Equipment integrated into any building envelope system such as vertical facades, semitransparent skylight systems, roofing materials, or shading over windows, which produce electricity for onsite consumption.

**FACILITY AREA:** The cumulative land area occupied during the commercial operation of the solar energy generating facility. This shall include all areas and equipment within the facility's perimeter boundary – including the solar energy system, onsite interconnection equipment, onsite electrical energy storage equipment, and any other associated equipment – as well as any site improvements beyond the facility's perimeter boundary such as access roads, permanent parking areas, or other permanent improvements. The facility area shall not include site improvements established for impact mitigation purposes, including but not limited to vegetative buffers and landscaping features.

**GLARE:** The effect by reflections of light with intensity sufficient as determined in a commercially reasonable manner to cause annoyance, discomfort, or loss in visual performance and visibility in any material respects.

**GROUND-MOUNTED SOLAR ENERGY SYSTEM:** A Solar Energy System which is secured to the ground via a pole or other mounting system, detached from any other structure that generates electricity for onsite or offsite consumption.

**KILOWATT (kW):** A unit of power equal to 1,000 watts. The nameplate capacity of residential and commercial solar energy systems may be described in terms of kW.

**MEGAWATT (MW):** A unit of power equal to 1,000 kW. The nameplate capacity of larger solar energy systems may be described in terms of MW.

**NAMEPLATE CAPACITY:** A solar energy system's maximum electric power output under optimal operating conditions. Nameplate Capacity may be expressed in terms of Alternating Current (AC) or Direct Current (DC).

**NATIVE PERENNIAL VEGETATION:** Native wildflowers, forbs, and grasses that serve as habitat, forage, and migratory way stations for Pollinators and shall not include any prohibited or regulated invasive species as determined by the NYS Department of Environmental Conservation.

**POLLINATOR:** Bees, birds, bats, and other insects or wildlife that pollinate flowering plants, and includes both wild and managed insects.

**ROOF-MOUNTED SOLAR ENERGY SYSTEM:** A Solar Energy System located on the roof of any legally permitted building or structure that produces electricity for onsite or offsite consumption.

**SOLAR ACCESS:** Space open to the sun and clear of overhangs or shade so as to permit the use of active and/or passive Solar Energy Systems on individual properties.

**SOLAR ENERGY EQUIPMENT:** Electrical material, hardware, inverters, conduit, energy storage devices, or other electrical and photovoltaic equipment associated with the production and storage of electricity.

**SOLAR ENERGY SYSTEM:** The components and subsystems required to convert solar energy into electric energy suitable for use. The term includes, but is not limited to, Solar Panels and Solar Energy Equipment. A Solar Energy System is classified as a Tier 1, Tier 2, or Tier 3 Energy System as follows.

A. Tier 1 Solar Energy Systems include the following:

1. Roof-Mounted Solar Energy Systems on buildings.
2. Building-Integrated Solar Energy Systems.
3. Solar energy systems mounted as a roof on an accessory structure, not exceeding a total roof area of 750 square feet and not constituting a ground-mounted solar energy system as defined herein.

B. Tier 2 Solar Energy Systems: reserved

C. Tier 3 Solar Energy Systems include the following:

1. Ground-Mounted Solar Energy Systems not included under Tier 1 or Tier 2 Solar Energy Systems with a Facility Area of up to 12 acres in size.

**SOLAR PANEL:** A photovoltaic device capable of collecting and converting solar energy into electricity.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

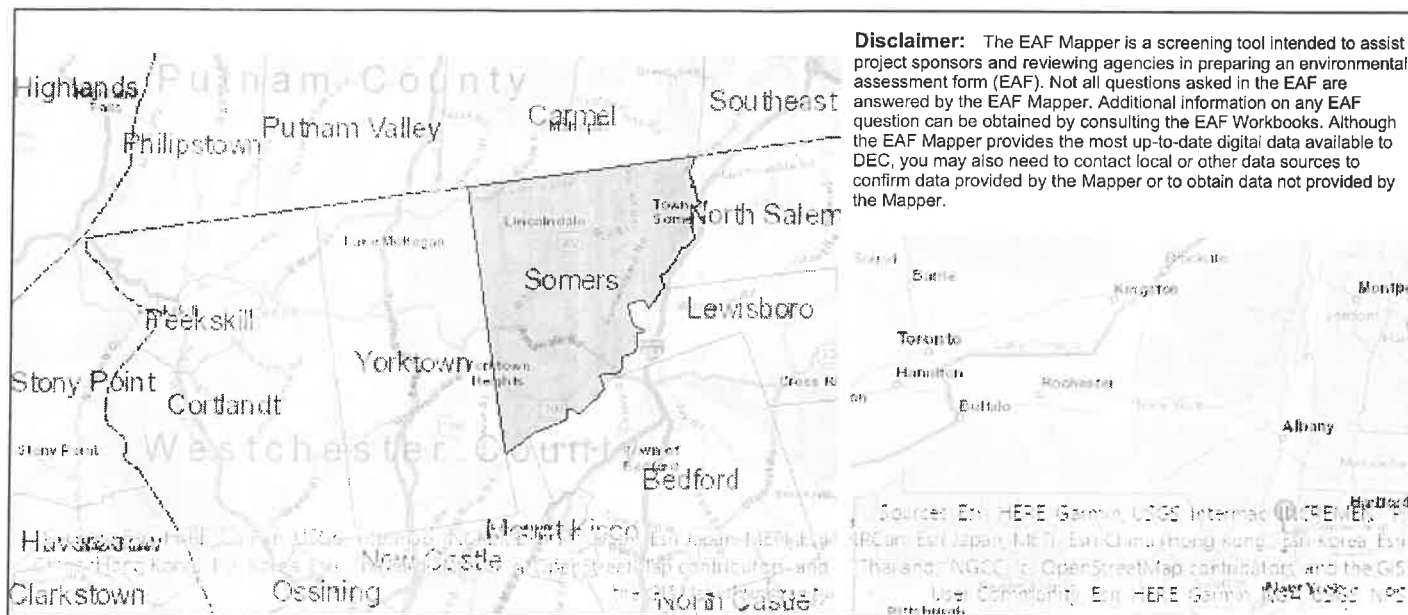
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Code amendments to permit solar energy systems			
Project Location (describe, and attach a location map): Town of Somers, NY			
Brief Description of Proposed Action: Town Code amendments to permit solar energy systems			
Name of Applicant or Sponsor:  Town of Somers		Telephone: 914-277-5366  E-Mail: directorofplanning@somersny.gov	
Address: 335 Route 202			
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.		NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="text-align: right;">Town-wide acres</div> <div style="text-align: right;">NA acres</div> <div style="text-align: right;">NA acres</div>	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Not applicable	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Not applicable	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input checked="" 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? Bald Eagle, Northern Long-e...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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 type="checkbox"/>	<input checked="" type="checkbox"/>
_____		
Baldwin Place		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Town of Somers</u> Date: <u>8/7/25</u>  Signature: _____ Title: _____		

# EAF Mapper Summary Report

Wednesday, August 6, 2025 12:36 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle, Northern Long-eared Bat, Least Bittern, Bog Turtle
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



Sent to:  
TB, TA, TC  
9/9/25  
KD



**Rohit T. Aggarwala**  
Commissioner

**Paul V. Rush, P.E.**  
Deputy Commissioner  
Bureau of Water Supply  
[prush@dep.nyc.gov](mailto:prush@dep.nyc.gov)

465 Columbus Avenue  
Valhalla, NY 10595  
T: (845) 340-7800  
F: (845) 334-7175

September 8, 2025

RECEIVED

SEP - 8 2025

OFFICE OF THE SUPERVISOR  
TOWN OF SOMERS

Ms. Kara L. Tedford, P.E.  
The LA Group  
40 Long Alley  
Saratoga Springs, NY 12866

Via email: [ktedford@thelagroup.com](mailto:ktedford@thelagroup.com)

Re: Putnam BOCES Solar Array – SWPPP  
200 Boces Drive, (T) Yorktown Heights  
Tax Map ID #: 36.20-1-1  
Muscoot Reservoir Basin  
DEP Log #: 2024-MU-0730-SP.1

Dear Ms. Tedford:

The New York City Department of Environmental Protection (DEP) determined that the above referenced application was *complete* on August 25, 2025. The following comments must be satisfactorily addressed prior to approval.

#### A. General Requirements

1. Based on the disturbance area and existing slopes over which this development is being proposed, it does not appear that this project is eligible for coverage under the General Permit and will require an individual permit from the DEC (See Part I.A.8.b. of GP-0-25-001). Please verify and provide documentation from DEC confirming which permit will be required.
2. Note that the DEC has provided additional clarification and guidance regarding stormwater management for solar development in their response letter to the NYSEIA, October 23, 2024, and the Solar Guidance Education and outreach Presentation, July 28, 2025. These resources will be utilized in DEP's review of this project.
3. Section 1.0 of the SWPPP report indicates this project falls under Table 1 of Appendix B of the NYSDEC General Stormwater Permit (GP-0-25-001). However, Table 1 solar array projects apply to sites with a maximum of 8% slope. As this project proposes solar arrays on slopes greater than 8%, this project would fall under Table 2 of Appendix B of GP-0-25-001, which requires post-construction stormwater management practices. Additionally, the draft eNOI provided with the report indicates this project falls under a category listed on Table 2. Please revise the SWPPP accordingly.

4. Section 2.1 indicates a driveway permit will be required by the Town of Somers. In accordance with the Town's Building Code, driveway approaches must generally be paved with asphalt. Please verify if the Town will allow a gravel driveway apron as proposed by the design. Provide documentation. Otherwise, if the driveway apron is to be constructed with asphalt, the runoff from the impervious surface must be captured and treated by a stormwater management practice.

## **B. Report and Drawings**

1. The narrative should include the following:
  - i. A description of soils present at the site, including an identification of the Hydrologic Soil Group.
  - ii. Total acreage of disturbance in areas of existing slopes less than 8%, greater than 8% and greater than 15%.
  - iii. Include the description of the drainage structures that represent Analysis Points 1 and 2 which were provided in the letter provided to the DEP via electronic mail dated August 13, 2025.
2. Per Section 18-39(c)(5)(i) of the Watershed Regulations, to the maximum extent practicable, the design shall maintain volumes of flow at design points at pre-construction levels. Provide, in tabular format, a comparison of the pre- and post-construction total runoff volume at each design point during the 1-, 10- & 100-year design storms.
3. This project is located within the watershed of surface waters of the State classified as AA or AA-S identified using the Stormwater Interactive Map on DEC's website. Please revise response in the draft eNOI question #7, which states "no" (if the project is eligible for coverage under the General Permit).
4. Provide a plan view of each solar array.
5. The inter-row spacing should be equal to or greater than the width of the solar table in the direction of surface runoff. The solar tables are shown to be installed across the site, and not along contours. Please demonstrate that the inter-row spacing is met. If this minimum spacing is not provided, the panels shall be considered connected impervious area. Please review and revise the layout of the solar tables as necessary.
6. Callout all dimensions on the solar array detail including the gap width between each panel within each array.
7. Provide a construction detail for the stone trench level spreaders.
8. A detail is provided for a standard asphalt roadway. Please clarify where this will be installed. The site plan does not show a proposed area of asphalt roadway.

9. Provide a final landscaping plan.

### **C. Post-Construction Stormwater Management**

1. The DEC allows solar tables installed on slopes greater than 8% that do not follow the contours to utilize gravel diaphragms (referred to as stone trench level spreaders in the SWPPP) to reestablish slopes and maintain sheetflow, which is considered to meet the RRv and WQv requirements. The NYSDEC Gravel Diaphragm detail (Diagram 3) specifies that the gravel diaphragm shall be sized to hold the WQv from the contributing drainage area assuming the panels in the portion of the contribution solar array field are impervious. Please revise the SWPPP to meet these requirements.
2. The stone trench level spreaders must be able to completely drain between rain events. Soil type at the site are mostly Paxton soils, which can have a seasonally high groundwater table. DEP recommends performing soil testing at the site or provide a dewatering method.
3. The spacing between each level spreader must meet the maximum spacing permitted as specified on Table 1 of the NYSDEC Gravel Diaphragm detail (Diagram 3). Please revise the layout.
4. The level spreaders are proposed to be installed on steep slopes. These practices are generally not recommended to be installed on slopes greater than 15% without a slope stability analysis performed by a qualified geotechnical engineer.
5. The narrative and/or long-term maintenance plan should specify how vegetation is to be maintained to prevent any erosive conditions at the drip edge of the solar panels.
6. Section 5.1 of the SWPPP indicates the 2024 DEC Stormwater Design Manual (2024 DM) was utilized to design the filter strips receiving runoff from the concrete pads. However, in accordance with the 2024 DM, filter strips cannot be utilized to meet water quality goals. Please provide a practice that provides for capture and treatment of WQv.
7. The following 2024 DM requirements for filter strips must also be provided:
  - i. Pre-treatment of runoff from impervious areas prior to entering the filter strip via a pea gravel diaphragm with minimum dimensions 12-inch width by 24-inch depth.
  - ii. Physical demarcation in the field (e.g. boulders)
  - iii. Permanently protected through establishment of a legal conservation easement. A copy of the easement should be included as an appendix to the report.
  - iv. Soils in the filter strip must be amended in accordance with Table 5.11. Provide a construction detail.

8. The SWPPP must demonstrate that the stormwater practices were designed to capture and treat the larger of the runoff volumes generated by the 1-year, 24-hour storm (as calculated by HydroCAD) or 90<sup>th</sup> percentile rain event. Provide calculations.
9. The HydroCAD model utilizes the USDA Soil Conservation Service (SCS) Type II rainfall distribution values, which are no longer valid. The model should utilize the current Northeast Regional Climate Center (NRCC) or National Oceanic and Atmospheric Administration (NOAA) Atlas 14 rainfall data with associated NRCC or NOAA rainfall distribution curves to construct accurate rainfall-runoff relationships.
10. Please justify the use of meadow as the surface cover type for the curve number calculations. The surface cover of meadow is suitable for agricultural lands.

#### **D. Erosion and Sediment Control and Construction Sequencing**

1. Section 3.0 of the report should detail all the proposed temporary erosion and sediment control (ESC) practices.
2. For construction sites in the EOH New York City Watersheds, the General Permit requires that soil stabilization measures are initiated within one (1) business day and are completed within seven (7) business days that disturbance activities have temporarily or permanently ceased. Please revise Section 3.1 of the SWPPP report and Erosion & Sediment Control Notes on the Erosion and Sediment Control Plan.
3. Section 3.4 of the SWPPP report indicates concrete trucks will be allowed wash out or discharge surplus concrete or drum wash water at designated locations on site. Please confirm a concrete washout area will be provided onsite. If so, please show its location on the Erosion and Sediment Control Plan, provide a construction detail and include this practice on the inspection and maintenance schedule table.
4. The Erosion and Sediment Control (ESC) Plan should show staging areas, stockpile areas and locations where drain inlet protection devices are to be installed.
5. Please show utility lines connecting the solar array to the buildings at the campus. Trenches, if required, should be shown on the plan.
6. Include erosion control matting, vegetated areas, stone trench level spreaders and stockpile areas on the ESC inspection and maintenance schedule. Note that per DEC specifications, the stone trench level spreaders should not be driven on during construction.
7. Traffic areas between the rows of solar tables need to be decompacted to 6 inches or the depth of the topsoil layer, whichever is greater. Please verify if decompaction will be necessary.
8. Please note that because this project is located in the East of Hudson NYC watershed and involves over one (1) acre of disturbance, the General Permit requires that the

qualified inspector conduct at least two (2) site inspections every seven (7) calendar days, which are separated by a minimum of two (2) full calendar days. Please include this inspection requirement as a note on the Erosion and Sediment Control Plan.

9. The Site Details include a specification for drain inlet protection. Please show the location on the Erosion and Sediment Control Plan.
10. Revise the silt fence detail to show that the filter fabric extends to a minimum 18 inches above grade.
11. The design requires a total disturbance area of approximately 5.9 acres. Provide a construction phasing plan to ensure no more than five (5) acres is disturbed at any given time.
12. Step 1 of the construction sequence should be pre-application meeting. In attendance must be DEP, the applicant, design engineer, general contractor, and other regulatory agencies, as necessary. DEP must be notified at least 48 hours prior to the meeting.
13. Prior to demolition and vegetation removal, silt fencing and the construction entrance must be installed along all downgradient boundaries. Please revise Step 2.
14. In accordance with DEC requirements, geotextile fabric should be installed on top of the stone trench level spreaders until all upgradient areas have achieved final stabilization at which point the excess material can be removed. Please include this as a step in the construction sequence.

If you have any questions, I can be reached at (914) 749-5441 or [mng@dep.nyc.gov](mailto:mng@dep.nyc.gov).

Sincerely,



Melissa Ng  
Supervisor, EOH Project Review Group  
Regulatory & Engineering Programs

c: James Heubel, Director of Facilities – [jheubel@pnwboces.org](mailto:jheubel@pnwboces.org)  
Brett Strom, P.E, The LA Group – [bstrom@thelagroup.com](mailto:bstrom@thelagroup.com)  
Douglas Heller, P.E., The LA Group – [dheller@thelagroup.com](mailto:dheller@thelagroup.com)  
Town of Somers Planning – [directorofplanning@somersny.com](mailto:directorofplanning@somersny.com)  
Wendy Getting, Town of Somers Engineer – [wgetting@somersny.com](mailto:wgetting@somersny.com)  
Natalie Browne, DEC – [natalie.browne@dec.nyc.gov](mailto:natalie.browne@dec.nyc.gov)  
Matthew Giannetta, CPSWQ (DEP)

Sent to:  
TB, TA, TC  
8/15/25  
KD

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.gov](http://www.somersny.gov)

Steven Woelfle  
Principal Engineering Technician  
[swoelfle@somersny.gov](mailto:swoelfle@somersny.gov)



David B. Smith  
Town Planner  
[directorofplanning@somersny.gov](mailto:directorofplanning@somersny.gov)

**Date:** August 11, 2025

**To:** Town Board

**From:** Steven Woelfle *SW*  
Engineering Department

**Re:** Mancini Stormwater Management and Erosion and Sediment Control  
and Tree Removal Permit #ASMESCT2024-14  
Release of Bond for Incomplete Items for the Issuance of a CO  
Received Check July 1, 2025  
TM: 5.20-2-14

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This office conducted a site inspection of the subject property and found the site generally stable. Therefore, this Office has no objection to the return of the Bond for Incomplete Items for the Issuance of a CO in the amount of \$500. Please return to:

Mancini Building Corp.  
8 Elide Road  
Katonah, New York 10536

SW/wg

cc: Town Clerk  
Director of Finance  
Richard Mancini

Sent to:  
TB, TA, TC  
8/20/25  
KD

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.gov](http://www.somersny.gov)

Steven Woelfle  
Principal Engineering Technician  
[swoelfle@somersny.gov](mailto:swoelfle@somersny.gov)



David B. Smith  
Town Planner  
[directorofplanning@somersny.gov](mailto:directorofplanning@somersny.gov)

Date: August 13, 2025  
To: Director of Finance T10(914)  
From: Steven Woelfle *SW*  
Engineering Department  
RE: **Erosion Control Bond**  
**Gold Wetland and Watercourse Protection and Stormwater**  
**Management and Erosion and Sediment Control Permit**  
TM: 27.18-1-24  
Resolution No. 2025-13

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Attached is a check in the amount of \$200.00 posted by Jane Gold,  
in payment of an Erosion Control Bond.

Att.  
cc: Town Board  
Town Clerk

Sent to:  
TB, TA, TC  
8/28/25  
KD

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

OFFICE OF THE SUPERVISOR

Town of Somers  
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589

ROBERT SCORRANO  
SUPERVISOR



**A p p l i c a t i o n t o R e s e r v e T e m p o r a r y U s e o f t h e S o m e r s  
T o w n H o u s e G r e e n f o r a P e r m i t t e d H o l i d a y D i s p l a y**

Name of Organization: knights Lucas  
Ma Mc UN 605 b : ANTHONY J MESSINA

Address: Bo  
S N 10589

Telephone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Alternate Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

General Description of Display: vit creche

See attached ph

Duration of Display (beginning and ending): 9/5/2025 - JAN. 10, 2026

Requested Area for Use: Area in front of P.H. 7 in front of Town House

Signature of Applicant

Town Board Action

Anthony J Messina  
Print Name

Date: 2, 025





Sent to:  
TB, TA, TC 8/28/25 KD

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**INTEROFFICE MEMORANDUM**

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**TO:** TOWN SUPERVISOR AND MEMBERS OF THE TOWN BOARD  
**FROM:** SENIOR PROGRAMS DIRECTOR, PRINCESS GUERRA  
**SUBJECT:** 2006 CHEVROLET EXPRESS 1500  
**DATE:** AUGUST 28, 2025  
**CC:** DIRECTOR FINANCE, TOWN CLERK

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Dear Town Board,

Following an inspection conducted by the Highway Department, it has been determined that the 2006 7 passenger Red Chevrolet Nutrition Van is no longer safe or suitable for road use. Based on their recommendation, we propose that the van be sold for scrap metal.

We respectfully request the Town Board's approval to proceed with the disposal of the Nutrition Van in this manner.

Thank you for your consideration.

Sent to:  
TB, TA, TC  
8/29/25  
KO

TOWN POLICE  
BRIAN LINKLETTER  
CHIEF

## Town of Somers

WESTCHESTER COUNTY, N.Y.



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

August 21, 2025

Dear Town Board

Following an inspection conducted by the Highway Department ,it has been determined that the Police Departments 2008 Dodge Durango VIN # 1D8HB38N88F121464 is no longer safe or suitable for road use. Based on their recommendation, we propose that this vehicle be sold for scrap metal.

We respectfully request the Town Boards approval to proceed with the disposal of the Police Dodge Durango.

For your consideration.

Sincerely

Brian Linkletter

Chief

Somers Town Police Department



PRINTED ON RECYCLED PAPER

Sent to:  
TB, TA, TC  
9/11/25  
KD

## Standard Work Day and Reporting Resolution

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

Title	Name	Social Security # (Last 4 digits)	Registration number	Standard Work Day (Hrs/Day)	Term Begins/Ends	Participants in Employers' Time Keeping System (Y/N)	Days/Months (based on Record of Activities)	Tier 1 (Check only if member is in Tier 1)	Not Submitted (Check box if no record of activities completed or timekeeping system)
<b>Elected Officials</b>									
Town Board	Thomas A. Garrity, Jr			6	1/1/24-12/31/27	N	11.67		
Town Board	Anthony J Cirieco			6	1/1/22-12/31/25	N	5.25		
Town Board	William G. Faulkner			6	1/1/22-12/31/25	N	4.03		
Town Clerk	Patricia Kalba			6	1/1/24-12/31/27	N	27.54		
Highway Superintendent	Nicolas J DeVito			6	1/1/24-12/31/27	N	29.50		
Tax Receiver	Michele A. McKearney			6	1/1/22-12/31/25	N	27.36		
Judge	Michael J. McDermott			6	1/1/24-12/31/27	N	17.00		
Judge	Joseph Marra			6	1/1/24-12/31/27	N	6		
<b>Appointed Officials</b>									
Assessor	Teresa Steiner			7	10/1/20-9/30/25	Y			
Parks & Rec Board Chair	Kevin Westernman			7	1/1/2025-12/31/2025	N	1.29		
Director of Finance	Robert Kehoe			7	1/1/2025-12/31/2025	Y			
Deputy Town Clerk	Linda Verderame			7	1/1/2025-12/31/2025	Y			
Deputy Highway Superintendent	Paul Westoff			7	1/1/2025-12/31/2025	Y			
Deputy Receiver of Taxes	Christine Rossiter			7	1/1/2025-12/31/2025	Y			
Town Historian	Doris Jane Smith			7	1/1/2025-12/31/2025	N			
Zoning Board of Appeals Chair	Victor Cannistra			7	1/1/2025-12/31/2025	N	.55		

On this \_\_\_\_ day of \_\_\_\_\_, 2025

Signature: \_\_\_\_\_ Date enacted: \_\_\_\_\_

I, Patricia Kalba, Town Clerk of the governing board of the Town of Somers, of the State of New York, do hereby certify that I have compared the foregoing with the original resolution passed by such board, at a legally convened meeting held on \_\_\_\_ day of \_\_\_\_\_, 2025, on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

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

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

(SEAL)