

OFFICE OF THE SUPERVISOR

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

ROBERT SCORRANO
SUPERVISOR



**SOMERS TOWN BOARD
REGULAR MEETING - 7:00pm
THURSDAY, NOVEMBER 13, 2025
www.somersny.gov**

6:00pm Executive Session

I. PLEDGE OF ALLEGIANCE:

7:00pm Regular Meeting

II. ROLL CALL:

PUBLIC COMMENT

Please limit your comments to no more than 3 minutes.

III. APPROVAL OF MINUTES:

IV. 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

SOMERS TOWN BOARD
REGULAR MEETING - 7:00pm
THURSDAY, NOVEMBER 13, 2025
www.somersny.gov

V. BUSINESS OF THE BOARD:

A. TOWN BOARD:

1. Town of Somers – Update
2. 2026 Budget:
 - A. Set 2026 Salaries for Elected Officials:
 - a. Supervisor
 - b. Town Board
 - c. Superintendent of Highways
 - d. Town Clerk
 - B. Adopt 2026 Tentative Budget as 2026 Preliminary Budget.
 - C. Schedule Public Hearing for Preliminary Budget for December 4, 2025.
3. Town House Holiday Lighting – Discussion
4. Award RFP for an HVAC Design for the Somers Library to OLA Consulting in the amount of \$22,000.00 per memo dated November 6, 2025, from Thomas J. Tooma, Jr., Building Inspector.
5. Request permission to solicit bids from contractors to demolish the dwelling, located at 1 Oak Drive – 28.18-1-16, per memo dated November 3, 2025 from Robert Russell, Code Enforcement Officer.
6. Ratify the Supervisor's October 9, 2025 signature on the Stipulation of Agreement between the Town of Somers and CSEA, Local 1000 AFSCME, AFL-CIO ("CSEA") effective January 1, 2021 through December 31, 2025.
7. Authorize the Supervisor to execute the Professional Services Agreement from CSI and authorize CSI to purchase the ESRI ArcGIS Online Creator license in the amount of \$700 in 2025 and then be invoiced by ESRI in subsequent years per email dated November 7, 2025 from Tammi Savva, Junior Administrative Assistant, Supervisor's Office.

B. PARKS & RECREATION: No additional business.

C. FINANCIAL: No additional business.

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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. Assessment Board of Review (1-5-year term ending 9/30/2030.)
- e. Parks and Recreation Board (1 – 5-year term ending 3/9/2026)
- f. Planning Board (1 – 7-year term ending 12/31/2026.)

2. Upcoming Vacancies - Terms Expiring in 2025:

- a. Library Board of Trustees (4 - 5-year terms ending 12/31/2025.)
- b. Partners in Prevention (3 – 3-year terms ending 12/31/2025.)
- c. Planning Board (1 – 7-year term ending 12/31/2025.)
- d. Zoning Board of Appeals (2 – 5-year terms ending 12/31/2025.)

F. PLANNING & ENGINEERING: No additional business.

G. POLICE: No additional business.

H. CONSENSUS AGENDA:

- 1. Authorize the return of the following Bonds per the October 9, 2025 and October 22, 2025 memos from Steven Woelfle, Engineering Department
 - a. \$500.00 - Release of Erosion Control Bond,
Prodigy Athletics LLC. (247 Route 100) Site Plan
Resolution No. 2024-08
TM: 28.10-1-6.1
 - b. \$900.00 - Release of Erosion Control Bond,
247 Route 100 LLC/Rockledge Center Site Plan
Resolution No. 2025-26
TM: 28.10-1-6.1

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2. Authorize the following SEQRA/Professional Service Fee refunds per the October 21, 2025 memos from Steven Woelfle, Engineering Department:
 - a. \$446.85 - Lackner Wetland and Watercourse Protection Permit
#W2025-04
11 Valley Drive
TM: 26.15-1-42
 - b. \$44.15 - Lucatuorto Wetland and Watercourse Protection Permit
#W2025-02
12 Western Way
TM: 17.12-1-27
3. Authorize a refund for the following Special Use Permit per the October 28, 2025 memo from David B. Smith, Director of Planning:
 - a. \$500.00 - Special Use Permit
Verizon Wireless, 2580 Route 35
TM: 37.13-223
4. Accept the following check per the October 29, 2025 memo from Steven Woelfle, Engineering Department:
 - a. \$11,750.00 - Sidewalk Construction Fund
For Construction of Sidewalks in Town
Gleneida Realty Inc. Site Plan
TM: 28.06-1-15
Resolution Nos. 2024-01
5. Authorize the Supervisor to execute the application to reserve temporary use of the Somers Town House Green from Mitchell Kaufman to display the Town Menorah from December 6, 2025 through January 10, 2026.

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2025 Calendar

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 Public Hearing: Proposed 2026 Water Billing Rate Increase Public Hearing: Putnam/Northern Westchester BOCES Solar Overlay Request

2026 Calendar

January 8, 2026	7:00pm	Town Board Work Session
January 15, 2026	7:00pm	Town Board Regular Meeting

11/12/2025 9:45 AM
SomersNY-Supervisor/Shared Documents/kdelucia/TB Agendas/2025/Oct 9, 2025 Regular Meeting.docx

Sent to:
TB, TA, TC
11/13/25
KD

TENTATIVE BUDGET
ELECTED OFFICIALS PROPOSED SALARIES 2026

	2025	2026	Tentative Budget % Increase
Supervisor	140,000	144,200	3.00%
Superintendent of Highways	140,000	144,200	3.00%
Town Board Members (4)	15,889	16,366	3.00%
Town Clerk	104,634	107,773	3.00%

The 2026 Preliminary
Budget is Available in
the Town Clerk's Office
and on the Town's
Website at
SOMERSNY.GOV
under the News Section

Telephone
(914) 277-3539

FAX
(914) 277-3790

Thomas J. Tooma, Jr.
Building Inspector

BUILDING DEPARTMENT
Town of Somers
WESTCHESTER COUNTY, N.Y.

**TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589**



MEMO TO: Town Board

FROM: Thomas J. Tooma, Jr.
Building Inspector

RE: HVAC Design for Library

DATE: November 6, 2025

Permission was granted to solicit RFP's for an HVAC design for the Library. Nine were returned ranging in price from \$22,000 to \$140,400.

Four of the nine attended the mandatory site visit.

I would recommend awarding the RFP to OLA Consulting in the amount of \$22,000 for an HVAC Design for the Library.

attachment

*Sent to:
TA, TA, TC
11/2/25
KD*

Request For Proposal

I/We hereby propose to furnish in accordance with the proposal for an Engineering Design of the HVAC System for the Somers Library.

Proposals will be received in person at the Somers Town Clerk's Office, Monday – Friday, 9:00 a.m. – 4:30 p.m. or by mail to Somers Town Clerk, Town of Somers, 335 Route 202, Somers, New York 10589 until 4:00 PM on October 6, 2025.

Total Cost:

\$ \$22,000

\$22,000

Total Cost (written in numbers)

twenty two thousand dollars

Total Cost (written in words)

Company Name

OLA Consulting Engineers

License #

NY PE #080391

Mailing Address

100 Summit Lake Drive, Suite 102 Valhalla NY 10595

Telephone #

914.391.5318 (J. Dolan cell)

Facsimile

N/A

Email

jdolan@olace.com

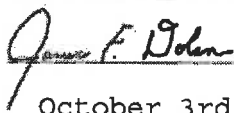
Contact name

James F. Dolan, PE

Title

Principal

Signature



Dated

October 3rd, 2025



Submitted to:
Town of Somers
Somers Library HVAC System
Engineering Design

PROPOSAL

OCTOBER 2025





Principals:
Patrick Lynch, P.E.
Steven Abbattista, P.E.
James F. Dolan, P.E.
John Torre, P.E.
Jill Walsh, P.E.
Matthew Amicone, P.E.
Robert P. Gruffi, P.E.

October 3, 2025

Office of the Town Clerk
C/O Patricia Kalba, Town Clerk
Town of Somers
335 Route 202
Somers, NY 10589

RE: Professional Services Agreement
Somers Public Library Engineering Design of HVAC Systems
89 Primrose Street (Route 139), Katonah, NY 10536

Dear Ms. Kalba:

We are pleased to submit our Proposal to enter into a Professional Services Agreement to provide Engineering Services for the above referenced Project. Our submission is based on the request for proposal (RFP) received via email on September 19, 2025. For the purposes of this Proposal, the term "Client" refers to Town of Somers, and the term "Engineer" refers to OLA Consulting Engineers, PC.

1.0 BACKGROUND

It is our understanding that Somers Public Library would like engineering design support to design new replacements for the HVAC systems, serving the library located at 89 Primrose Street (Route 139) in Somers, NY. The library is approximately 15,000 square feet and consists of a partial basement and first floor.

The building was originally constructed in 1981, and an addition was added in 1992 to include new first floor stack areas, program room, work room, lunchroom, storage areas, basement stack room, mechanical/electrical room, and elevator machine room. The existing BMS system is a Honeywell platform. After the 1992 addition, the building includes in total two (2) oil-fired boilers, two (2) hot water pumps, fin tube radiation, three (3) split air handling units with outdoor condensing units, one (1) air handling unit, seven (7) PTAC units, three (3) exhaust fans, and one (1) hot water cabinet unit heater. The building currently experiences ongoing maintenance with the existing HVAC units and operational and temperature control issues in various locations throughout the library.

OLA was requested to provide this proposal to design new replacements for the HVAC systems serving the library based on the RFP provided. The request for this proposal is to design new HVAC replacements to improve the occupant comfort in the library, improve the operational efficiency of the HVAC systems, and improve the reliability and controls of the HVAC systems.

Our Scope of Services includes MEP engineering and design for the HVAC systems described above. Our Scope of Services shall include providing the following deliverables as defined herein.

2.0 SCOPE OF SERVICES

Our Scope of Basic Engineering Services shall be as follows:

- 2.01 Perform a follow-up survey of the project area to review the existing mechanical and electrical conditions in the areas of work. Our survey is limited to visually accessible areas only. Survey work requiring demolition and or testing of existing systems or equipment, except as otherwise noted, is not part of our Basic Engineering Service fee. Should the need for systems testing be identified, the Engineer or the Engineer's sub consultant shall perform the recommended testing as an Additional Service in accordance with Section 6.02.1.
- 2.02 Provide schematic design documents for review. Schematic design shall consist of proposed replacement options, sketches of equipment layouts drawn to scale, and other details that will inform the design. As part of the schematic design efforts, we shall perform an order of magnitude review of the existing loads vs. load calculation estimates to inform the proposed system design. We shall assess several factors that will affect the installation of the proposed HVAC systems, including electrical requirements, space/installation constraints, code requirements, and maintenance considerations.
- 2.03 Attend one (1) meeting with the Client to review the schematic design documents and next steps.
- 2.04 Provide mechanical design for the new HVAC systems for the approach selected. Our design shall include equipment selection, piping layout, ductwork layout, and design of controls. Design modifications to the existing HVAC systems shall be coordinated to accommodate the new systems' configuration and controls.
- 2.05 Provide plumbing design to support the new HVAC systems for the approach selected. Our design shall include equipment selection and domestic/drainage/fuel oil or gas piping modifications.
- 2.06 Provide electrical design of power and distribution for the new equipment. Design of new emergency power distribution is not included in this Proposal.
- 2.07 We shall attend one (1) meeting during the design phase with the client for coordination, review, and other design issues as appropriate and review next steps.
- 2.08 Provide Design Development documents and specifications suitable for cost estimating by contractors at the completion of the Design Development Phase. Design Development documents shall include all major equipment and systems shown on plans with equipment selections and materials scheduled or indicated on the drawings. As appropriate, engage a contractor for preliminary costing for the project in this early design phase. This would be for order-of-magnitude costing and would not be a bid for award.

3.0 TERMS AND CONDITIONS

3.01 Basic Terms and Conditions of Agreement:

The Standard Form of Agreement between Owner and Engineer for Professional Services (E-500), latest edition, prepared by The Engineers Joint Contract Documents Committee (EJCDC), shall serve as the Terms and Conditions of this Agreement and is incorporated herein by reference. In the event of a conflict between this Agreement and the EJCDC document, this Agreement shall supersede said document.

3.02 Proposal Limitations:

This Proposal is limited to the Scope of Basic Engineering Services described in Section 2.0 above. Additional Services are available in accordance with Section 6.02.1. Examples of items not included in our Basic Engineering Services fee are:

- 3.02.1 Design beyond Design Development (DD). Construction, Bid, Filing Documents not included.
 - 3.02.2 Site and Civil Engineering or design
 - 3.02.3 Commissioning Services
 - 3.02.4 Design of modifications to base building systems not defined in Section 2.0
 - 3.02.5 Design of multiple phase construction projects
 - 3.02.6 Fire protection engineering
 - 3.02.7 Emergency generator design
 - 3.02.8 Design of LAN, telephone, security systems
 - 3.02.9 Design of temporary heating and lighting systems
 - 3.02.10 Acoustical Engineering
 - 3.02.11 LEED design or consulting services
 - 3.02.12 Energy Analysis or Modeling
 - 3.02.13 Utility company incentives
 - 3.02.14 Structural Engineering
 - 3.02.15 Architectural Modifications (general conditions, etc.)
 - 3.02.16 Testing and Balancing (TAB) Services
 - 3.02.17 Special and progress inspection services
- 3.03 Hazardous Substances:
- The Engineer shall not be responsible for the identification, removal, testing and/or certification of removal relative to any Hazardous Substance including, but not limited to, asbestos, PCB's, Petroleum, Hazardous Waste and similar substances. Both parties acknowledge that the Engineer's Scope of Services does not include any items related to a Hazardous Environmental Condition.
- 3.04 Client Furnished Materials:
- The Client shall provide the Engineer with all criteria and full information as to the Client's requirements for the Project. The Client shall furnish copies of all Design and Construction documents as well as any reports on systems. In addition, the Client shall provide the following specific materials and information for the performance of this Proposal:
- 3.04.1 Architectural floor plans reflected ceiling plans, sections and details of the existing building structure including dimensions
 - 3.04.2 Existing equipment specifications, as built drawings, previous balancing reports etc. where available.
- 3.05 Limit of Liability:
- 3.05.1 Both parties agree that the Engineer shall not be responsible for the direction, supervision or control of the construction activities. The contractors are solely responsible for determining the construction means, methods, techniques, sequences and procedures employed during the work including all safety precautions.
 - 3.05.2 Both parties agree that the Engineer's maximum liability for professional negligent acts, errors, or omissions shall not exceed the total fees paid to the Engineer under this Agreement.

4.0 CONSULTANTS

The Engineer shall perform all services identified under this Agreement. We do not anticipate the need to engage a sub-consultant at this time. In the event that a need for a subconsultant is identified, we shall discuss that need with you and obtain your approval before proceeding.

5.0 SCHEDULE

We are prepared to commence work on this Project within ten (10) business days of our receipt of written authorization to proceed. We anticipate that we will require approximately eight (8) to ten (10) weeks to complete the design phase (through DD phase only). This timing is subject to a workable option for cooling and timely feedback from the client.

Fees quoted in this Proposal are based on the above agreed upon schedule. Modifications, such as accelerated schedules, project delays or extensions, which are not under the control of the Engineer, are subject to an increase in our Basic Engineering Service fee.

6.0 COMPENSATION

Our fee for Scope of Services shall be as follows:

6.01 Basic Engineering Services:

- 6.01.1 Our fee for Basic Engineering Services for the design phase described in Section 2.0 shall be the stipulated sum of twenty-two thousand (\$22,000) dollars.
- 6.01.2 Project related expenses include those items indicated on the attached *Schedule of Reimbursable Expense Rates* and similar items as appropriate and necessary to provide the services related to your Project. Project related expenses shall be reimbursed at 1.15 times costs/rates indicated on the attached *Schedule of Reimbursable Expense Rates* and are in addition to our Basic Engineering Service fee.
- 6.01.3 Our fee for Basic Engineering Services described in Section 2.0 is based on the entire Project completion (i.e. preliminary design) by January 15, 2026. Should the Project be delayed or extended beyond the stated date, the Engineer shall be afforded the opportunity to increase stated fees and fee schedules to account for changes in salaries and other related costs.

6.02 Additional Engineering Services:

- 6.02.1 Additional Services of the Engineer shall be compensated on an hourly basis at our standard billing rates, per our current *Schedule of Hourly Billing Rates*, unless a stipulated sum is mutually agreed upon. A schedule of our prevailing rates is attached. No Additional Services shall be performed without prior written authorization from the Client.

6.03 Terms of Payment:

- 6.03.1 Invoices shall be submitted upon completion of a Project Phase or monthly based on percentage complete at that time. Payment is due twenty-five (25) days from the date of invoice. If any payment is fifteen (15) days past due or more, the Engineer may, after giving seven (7) days written notice to the Client, suspend services under this Agreement until the Engineer has been paid in full all amounts due for services, expenses, and other related charges. It is expressly understood and agreed that the Engineer's fees are payable per this Proposal and not dependent on funding for the Project, approval by other agencies or organizations, or construction of the Project. The engineer shall be compensated based on completion of each phase and shall invoice against each approved phase as the project progresses. Invoicing shall be in accordance with fees and phases noted in 6.01.1 above.

7.0 PUBLICITY

The Client agrees that the Engineer shall be permitted to photograph the Project covered by this Agreement and to use the photos in the promotion of their professional practice through advertising, public relations, website, brochures or other marketing materials. The Engineer agrees to contact the Client prior to accessing the facility for the purposes of obtaining photographs. The Client also agrees to cite OLA Consulting Engineers, PC in its publicity, job site signage, presentation and public relations activities when mentioning this Project.

8.0 INSURANCE

The Engineer shall maintain Workman's Compensation, General Liability, Automobile Liability, Umbrella Liability and Professional Liability Insurance throughout the period of this Agreement. Certificates of Insurance are available on request.

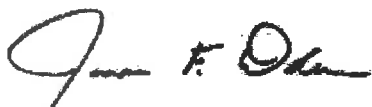
9.0 STANDARD OF PRACTICE

Services performed by the Engineer under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

This Proposal will remain in effect for a period of forty-five (45) days from the date of issue. After that date, the Engineer will be afforded the opportunity to revise fee schedules to account for changes in salaries and other related costs. Should you find this Proposal acceptable, kindly sign where indicated below and return an executed copy for our records. Both parties acknowledge that once this document is completely executed, it forms a Professional Services Agreement and is a binding obligation of both parties.

On behalf of our organization, we look forward to working with you on this Project.

Sincerely,



James F. Dolan, P.E., LEED AP
Principal

ACCEPTED BY: _____
(Signature)

PRINT NAME: _____

PRINT TITLE: _____

DATED: _____

cc: A. Procario – OLA

JFD/ap

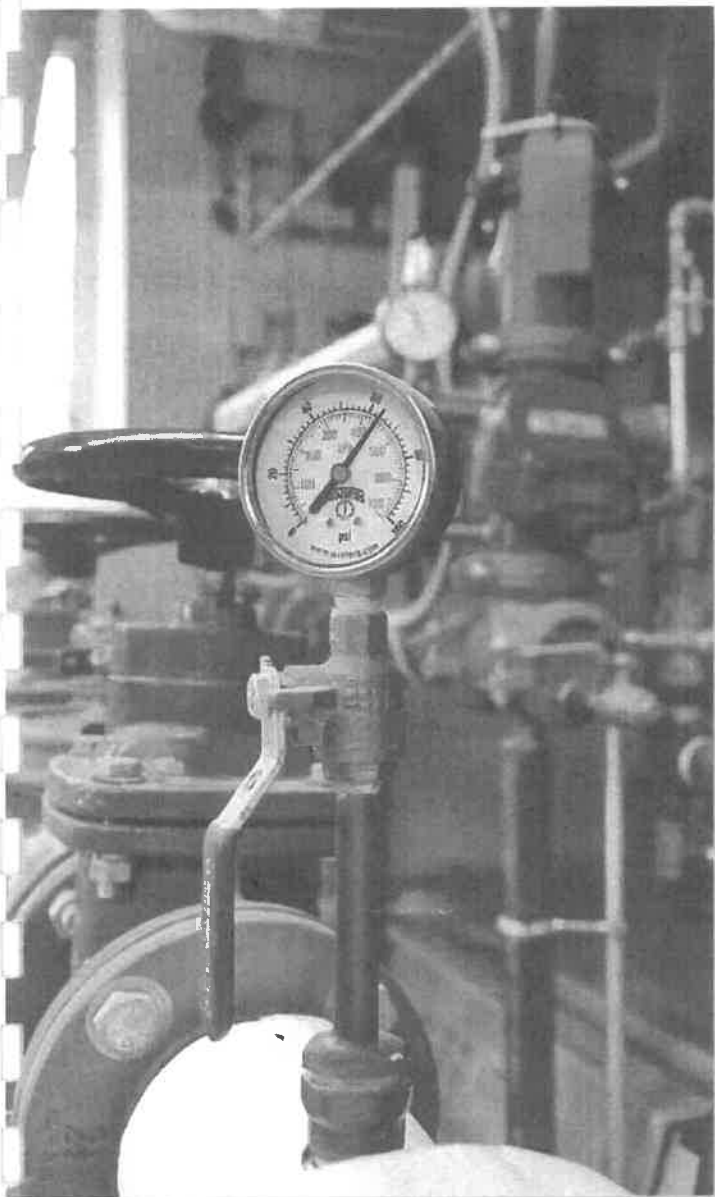
N:\Proposal\2025\Somers Public Library\P25 Somers Public Library Engineering Design of HVAC Systems.docx

STATEMENT OF QUALIFICATIONS



Engineering Better Environments

what we do...



Since 1974, OLA Consulting Engineers has built a reputation for providing a wide range of innovative engineering services related to building systems and utilities—HVAC, electrical, energy, plumbing, fire protection, and commissioning. Whether serving as the MEP design engineer, energy consultant, or commissioning provider, our professional, licensed staff partner with our clients from initial project concept and feasibility through construction and commissioning to deliver reliable engineering solutions with a key focus on energy conservation and sustainability, designed to optimize operations and maximize savings.

At OLA, we are committed to engineering better environments.

'Engineering better environments' isn't just something we say. OLA is deeply committed to making positive, lasting impacts on the environment. We are a proud member of the U.S. Green Building Council—and have successfully completed 50+ LEED certified/registered projects as well as many other green building projects.

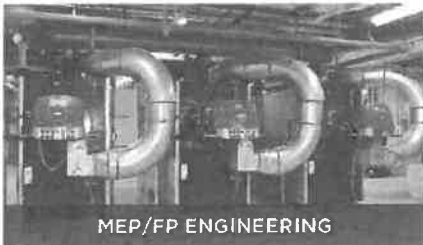
OLA
consulting engineers

ENGINEERING FOR:

Government

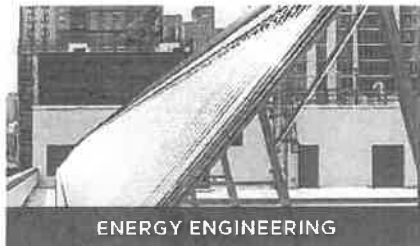


OLA's engineers develop government relationships with a thorough understanding of funding requirements, state/local regulations, and the importance of timely and on-budget project delivery. On a mission to engineer better environments since 1974, our team merges a passion for your vision with a depth of knowledge in MEP, fire protection, and energy engineering to deliver cost-effective, sustainable solutions.



MEP/FP ENGINEERING

HVAC & Plumbing
Fire Suppression & Fire Alarm
Electrical Power & Lighting Design
Communications, Security & IT



ENERGY ENGINEERING

Energy Audits
Life Cycle Cost Analysis
LEED Energy Consulting & Analysis
Energy Retrofit Design



COMMISSIONING

New Construction
Retro-Commissioning
Building Systems
LEED Certification

REPRESENTATIVE CLIENTS

City of Yonkers, County of Rockland, NYC Dept of Design & Construction, NYC Dept. of Parks & Recreation, NYC School Construction Authority, NYS Office of Parks Recreation & Historic Restoration, Westchester County Dept. of Public Works & Transportation



Featured Project: New York State Equal Rights Heritage Center, Auburn, NY

RELEVANT EXPERIENCE:

Libraries



New City Library Renovation New City, NY | 48,000 SF | VDMO & EnviroSpace

- » *MEP Engineering, Fire Protection Engineering*
- » 40,000 SF renovations throughout the existing library and the construction of a 8,000 SF new addition. Proposed renovations include an upgraded entrance, staff offices, work areas, and configuration of the public meeting room. Newly constructed additions will include a meeting room, staff entrance, and an exterior courtyard.



White Plains Public Library Renovation White Plains, NY | 29,000 SF | Bermello Ajamil

- » *MEP Engineering, Fire Protection Engineering*
- » Part of a 3-phased project, the library renovated its first floor to create a new teen center called The Edge—completed during Phase I. The expansive teen space features a social area with a big-screen television, computer and study area, and a digital media lab.



Great Neck Library Renovation Great Neck, NY | 45,000 SF | KG+D Architects

- » *MEP Engineering, Fire Protection Engineering*
- » Complete renovation of the existing 3-level structure with the goal of creating more meeting spaces and reading areas; improving connections between levels of the building; increasing children's spaces; consolidating staff and technical service areas; and updating the building's infrastructure to be more energy efficient.



Yonkers Library Technology Center Yonkers, NY | 2,000 SF | Lothrop Associates

- » *MEP Engineering, Fire Protection Engineering*
- » State-of-the-art technology center—named Tech Central—allows patrons to consume media, but also create it as well. The new space includes a sound-proof audio-visual recording studio, a maker space with 3D printers, and a large computer training room.



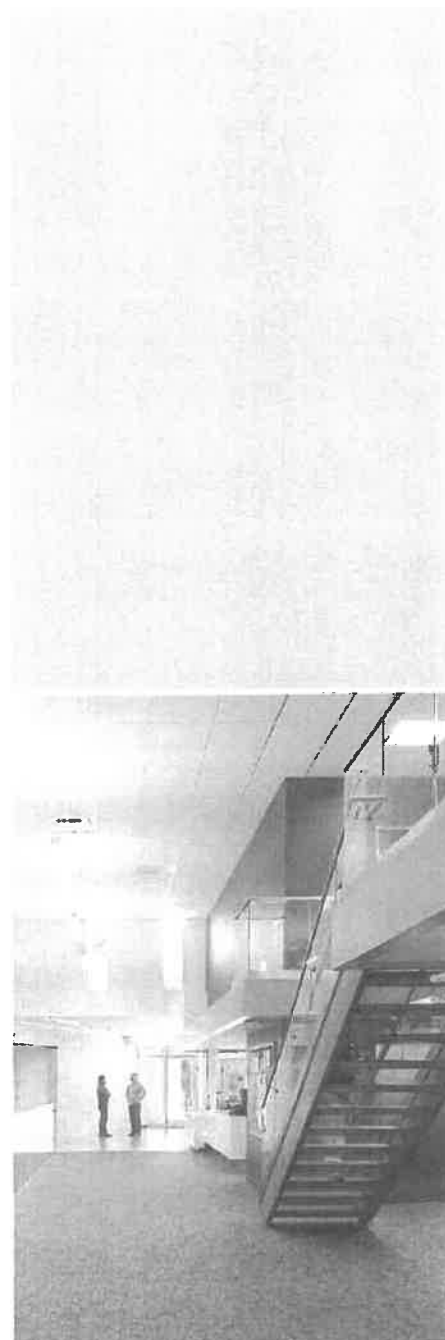
Larchmont Public Library Renovation Larchmont, NY | 21,000 SF | Lothrop Associates

- » *MEP Engineering, Fire Protection Engineering*
- » Working within the existing footprint, the building's interior was updated while maintaining its traditional feel. The renovation greatly improved flow throughout the three levels of the library and included electrical upgrades and energy efficient lighting. A new 'Technology Commons' was also created as well as a 'Teen Room'.



Scheele Memorial Library Renovation & Addition Bronxville, NY | 27,000 SF | Peter Gisolfi Associates

- » *MEP Engineering*
- » As part of an expansion project, the school's main library underwent renovations to its existing 20,000 SF building plus a 7,200 SF addition. Project included an art gallery, classrooms, computer room, conference room, and more.



Great Neck Library Renovation
Great Neck, NY

Principal in Charge

James F. Dolan, P.E., CEM, BCxP, LEED AP



Jim is the Principal in Charge of Commissioning and Energy Engineering Services for OLA Consulting Engineers. In this role, he oversees all energy audits, energy modeling, energy retrofits, high performance design, and commissioning projects for the firm. Jim is considered an expert on high performance buildings and sustainable design, speaking frequently to professional and academic organizations throughout the region, including speaking engagements such as the ASHRAE National Meeting in New York, the New York Society of Professional Engineers Annual Conference, and at the Build Boston Conference for the Boston Society of Architects/AIA.

Education

M.S. Mechanical Engineering
Manhattan University, Bronx, NY

B.S. Mechanical Engineering
*U.S. Merchant Marine Academy,
Kings Point, NY*

Senior Executives Institute Graduate
*American Council of Engineering
Companies*

Registration

New York, Illinois

Certifications

Building Commissioning Professional

Certified Energy Manager

LEED Accredited Professional

**Trainer for ASHRAE 90.1 Energy
Standard**

Affiliations

**American Society of Heating,
Refrigerating & Air-Conditioning
Engineers Bi-State Chapter Board of
Governors, Past President**

**Association of Energy Engineers,
Senior Member**

Work Experience

- » Bard College Stevenson Library Geothermal HVAC Conversion, Annandale-on-Hudson, NY
- » City of Bronxville Public Library Energy & HVAC Assessment, Bronxville, NY
- » General Society of Mechanics & Tradesmen of the City of New York Library HVAC Replacement, New York, NY
- » Ossining Public Library HVAC Assessment, Ossining, NY
- » Town of Greenburgh Public Library HVAC Evaluation, Elmsford, NY
- » Town of Greenburgh Public Library Electrical Assessment, Elmsford, NY
- » Town of Greenburgh Town Hall HVAC Assessment, Elmsford, NY
- » Montefiore Hospital Moses Campus Critical Space HVAC Assessment, Bronx, NY
- » Pearl River Library Renovation & Retro-Commissioning, Pearl River, NY
- » Pearl River Library Chiller Replacement Retro-Commissioning, Pearl River, NY
- » Poughkeepsie Public Library District/Adriance Memorial Library HVAC Commissioning, Poughkeepsie, NY
- » City of New Haven On-Call Energy Consulting Services, New Haven, CT
- » City of Bronxville Public Library HVAC Retro-Commissioning, Bronxville, NY
- » Village of Bronxville Level I Energy Audits, Bronxville, NY
- » 2 Lafayette Street Energy Analysis, New York, NY
- » SUNY Old Westbury Library Commissioning, Old Westbury, NY
- » White Plains Hospital 600 Mamaroneck Avenue HVAC Retro-Commissioning, White Plains, NY
- » EF International Academy Thornwood Main Building HVAC Retro-Commissioning, Thornwood, NY

Project Manager

Andrew Procario, P.E., LEED AP



Andrew is a Senior Engineer in OLA's Energy Engineering Services Group—trained in commissioning, energy analysis, and high performance design concepts. Beginning his career with OLA over 10 years ago, Andrew's responsibilities include the planning and execution of all aspects of assigned energy services projects from the scoping and proposal stage through project completion—with a focus on energy analysis and audits, design of system improvements and modifications, commissioning, and retro-commissioning services.

Education

B.S. Mechanical Engineering
Hofstra University, Hempstead, NY

Registration

New York

Certifications

LEED Accredited Professional

Work Experience

- City of Bronxville Public Library HVAC Retro-Commissioning, Bronxville, NY
- Pearl River Library Renovation Retro-Commissioning, Pearl River, NY
- The Interchurch Center MEP Assessment, New York, NY
- Fordham Preparatory School Chiller Replacement, Bronx, NY
- » Shalom Hartman Institute of America HVAC Assessment Retro-Commissioning, New York, NY
- 50 Broadway Gas-Fired Rooftop Unit Assessment, New York, NY
- New York City School Construction Authority Level 3 Energy Assessment & Energy Master Plan, Bronx NY
- Church of Jesus Christ of Latter Day Saints Highland Falls New Church Commissioning, Highland Falls, NY

44 Union Square East/Tammany Hall Commissioning, New York, NY

Major restoration and expansion, which involved sensitively preserving two façades: new bronze storefronts in the likeness of the original 1928 design and a 3-story rooftop addition composed of steel and glass. 6-story building consists of tenant retail and office space in addition to a basement and a penthouse.

SUNY New Paltz Science Hall Commissioning, New Paltz, NY

New 2-story building providing innovative learning spaces, including state-of-the-art laboratories, lecture halls and other collaborative spaces designed for the teaching, learning and research needs of students and faculty. Commissioned equipment and systems included all base building HVAC systems and all indoor air quality systems. LEED Silver.

Misericordia University Henry Science Center, Dallas, PA

Commissioning renovation of existing 28,500 sq. ft. science hall plus construction of new 3-story, 57,400 sq. ft. wing, including labs and workspaces: small mammal vivarium, aquatic/invertebrate vivarium, electronics/computer build lab and 10 new teaching labs in biology, chemistry, and physics. LEED Silver

PROPOSAL FORMS

Request For Proposal

I/We hereby propose to furnish in accordance with the proposal for an Engineering Design of the HVAC System for the Somers Library.

Proposals will be received in person at the Somers Town Clerk's Office, Monday – Friday, 9:00 a.m. – 4:30 p.m. or by mail to Somers Town Clerk, Town of Somers, 335 Route 202, Somers, New York 10589 until 4:00 PM on October 6, 2025.

Total Cost: \$ 22,000
\$22,000

Total Cost (written in numbers)
twenty two thousand dollars

Total Cost (written in words)

Company Name OLA Consulting Engineers

License # NY PE #080391

Mailing Address 100 Summit Lake Drive, Suite 102 Valhalla NY 10595

Telephone # 914.391.5318 (J. Dolan cell)

Facsimile N/A

Email jdolan@olace.com

Contact name James F. Dolan, PE

Title Principal

Signature 

Dated October 3rd, 2025

Non-Collusive Certification

Made pursuant to Section 103-d of the New York State General Municipal Law, as amended

A. By submission of this Proposal, each Proposer and each person signing on behalf of any Proposolder certifies, and in the case of a joint Proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

(1) The prices in this Proposal have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Proposer or with any competitor; and

(2) Unless otherwise required by law, the prices which have been quoted in this Proposal have not been knowingly disclosed by the Proposer and will not knowingly be disclosed by the Proposer prior to the opening, directly or indirectly, to any other Proposer or to any competitor; and

(3) No attempt has been made or will be made by the Proposer to induce any other person, partnership or corporation to submit or not to submit a Proposal for the purpose of restricting competition.

B. A Proposal shall not be considered for award nor shall any award be made where Sections A (1), (2) and (3) above have not been complied with, provided, however, that if in any case the Proposer cannot make the foregoing certification, the Proposer shall so state and shall furnish with the Proposal a signed statement that sets forth in detail the reasons therefore. Where Sections A (1), (2) and (3) above have not complied with, the Proposal shall not be considered for award nor shall any award be made unless the head of the purchasing unit of the political subdivision, public department, agency or official thereof to which the Proposal is made, or his designee, determines that such disclosure was not made for the purpose of restricting competition. The fact that a Proposer (a) has published price lists, rates, or tariffs covering items being procured, (b) has informed prospective customers of proposed or pending publication of new or revised price lists for such items, or (c) has sold the same items to other customers at the same prices being Proposal, does not constitute, without more, a disclosure within the meaning of Section A (1).

OLA Consulting Engineers

Legal Name of Person, Firm or Corporation

James F. Dolan, PE

100 Summit Lake Drive, Suite 102 Valhalla NY 10595

Address of Person, Firm or Corporation

Signature: James F. Dolan

Print Name & Title: _____

Principal

Dated: October 3rd, 2025

Statement of Qualifications

1. The following is a list of places where the Contractor has performed work of similar character and magnitude, together with references:

	Description of Work	Cost	Name and Phone of
	<u>Location & Date of Completion</u>	<u>(Approximate)</u>	<u>Engineer or Owner</u>
a.	Ossining Public Library	\$600,000	Karen LaRocca; 914-941-2416, ext. 333
b.	Bronxville Public Library	\$370,000	Greg Wirszyła; 914-337-7680
c.	Town of Greenburgh	\$645,000	Richard Fon; 914-989-1575
d.	PepsiCo	\$3,800,000	Tom Gaipa; 914-767-0740
e.	EF Education First Schools	\$1,200,000	Rico Autori; 617-799-9508

2. The full names and places of residences of all officers and principals in the Proposal entity of the foregoing proposal are as follows:

Name	Address
James F. Dolan, PE	3242 South Shelly Street, Mohegan Lake, NY 10547

Name	Address
<hr/>	<hr/>

[illegible]

3. A minimum of three (3) references including contact name and phone number must be submitted with the Proposal.

1. Karen LaRocca; 914-941-2416, ext. 333
2. Greg Wirszyla; 914-337-7680
3. Richard Fon; 914-989-1575

Contact Us:

Westchester

100 Summit Lake Drive, Suite 102
Valhalla, NY 10595
914-747-2800

New York City

8 West 38th Street, Suite 900
New York, NY 10018
646-849-4110

www.olace.com

Telephone
(914) 277-5582

FAX
(914) 277-3790

ZONING DEPARTMENT
Town of Somers
WESTCHESTER COUNTY, N.Y.

**TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589**



TO: Town Board

FROM: Robert Russell, Code Enforcement Officer

RE: 1 Oak Drive – 28.18-1-16

DATE: November 3, 2025

At the July 10, 2025 Town Board meeting, my request to demolish the dwelling at 1 Oak Drive as per §77-5 of the Code of the Town of Somers was granted.

I now respectfully request permission to solicit bids from contractors to demolish said dwelling. Asbestos testing and removal was already done.

*Sent to:
TB, TATC
11/7/25
KD*

Telephone
(914) 277-5582

Town of Somers
WESTCHESTER COUNTY, N.Y.

**TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589**



TO: Town Board

FROM: Robert Russell, Code Enforcement Officer

RE: 1 Oak Drive – 28.18-1-16

DATE: February 27, 2025

In December 2023, a complaint was received about the conditions of this property. A follow up site inspection confirmed the same.

It is my recommendation that the steps as outlined in Chapter 77 of the Code of the Town of Somers – Unsafe Buildings be followed.

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

TOWNCLERK'S OFFICE

Town of Somers

WESTCHESTER COUNTY, N.Y

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

PATRICIA KALBA
TOWN CLERK



RESOLUTION

RESOLVED, that the Town Board does hereby authorize the outlined steps of Chapter 77, entitled Unsafe Buildings, be initiated for the property located at 1 Oak Drive, s/b/l 28.18-1-16 per memo dated February 27, 2025 from Robert Russell, Code Enforcement Officer.

I hereby certify that the foregoing copy of the resolution was unanimously adopted by the Town Board of the Town of Somers at a Work Session held on March 6, 2025.

Dated: March 10, 2025

Patricia Kalba

Town Clerk

Ec: Supervisor
Director of Finance
Police Chief

Telephone
(914) 277-3539

FAX
(914) 277-3790

BUILDING DEPARTMENT
Town of Somers
WESTCHESTER COUNTY, N.Y.

TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589




Affidavit of Service

On JUNE 2ND 20 25 at 2:58 AM PM

Code Enforcement Officer ROBERT RUSSELL

served the annexed document upon (print) MAN FOR PROPERTY MAINTENANCE

at the front door of 1/3 ONE DRIVE SOMERS, NY 10589
(address)


(signature of officer affecting service)

6/2/25
(date)

Telephone
(914) 277-5582

FAX
(914) 277-3790

ZONING DEPARTMENT
Town of Somers
WESTCHESTER COUNTY, N.Y.

**TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589**



****NOTICE OF VIOLATION/COMPLIANCE ORDER****

May 30, 2025

Mr. Ralph Perkhun
PO Box 601
Somers, New York 10589

RE: 1 Oak Drive - 28.18-1-16

Dear Mr. Perkhun,

Please be advised that the following violations of the 2020 NYS Property Maintenance Code exist on the property your own at 1 Oak Drive.

304.4 Structural Members

Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.7 Roofs and Drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

304.10 Stairways, Decks, Porches and Balconies

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.16 Basement Hatchways

Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

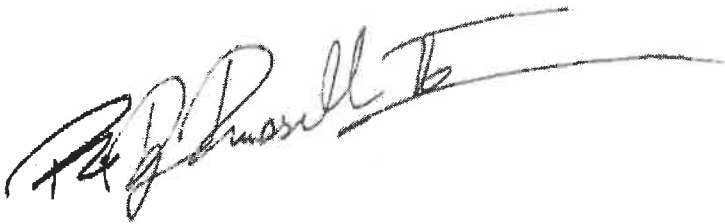
305.2 Structural Members

Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

Please address the preceding issues that pertain within (30) thirty days of receipt of this notice in an effort to avoid further legal action.

Please contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Russell", with a long horizontal flourish extending to the right.

Robert Russell
Code Enforcement Officer

Telephone
(914) 277-5582

FAX
(914) 277-3790

ZONING DEPARTMENT
Town of Somers
WESTCHESTER COUNTY, N.Y.

**TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589**



TO: Town Board

FROM: Robert Russell, Code Enforcement Officer

RE: 1 Oak Drive – 28.18-1-16

DATE: July 3, 2025

As a follow up to the conditions of this property and a recent site inspection confirming the same, a memo was sent on February 27, 2025 to the Town Board recommending that the steps as outlined in Chapter 77 – Unsafe Buildings of the Code of the Town of Somers be followed. This item appeared on the agenda of the March 6, 2025 Town Board Work Session.

I respectfully request the Town Board resolve to demolish the dwelling as per §77-5 of the Code of the Town of Somers.

Sent to,
TB, TA, TC
11/7/25
KD

PROFESSIONAL SERVICES AGREEMENT
FOR THE
TOWN OF SOMERS, NEW YORK

November 4, 2025

This Agreement made this 4th day of November, 2025 between Cartographic Associates, Inc., doing business as CAI Technologies, a New Hampshire corporation with its office located at 11 Pleasant Street, Littleton, NH 03561, hereinafter called CAI and the Town of Somers, located at 335 Route 202, Somers, NY 10589, hereinafter called the CLIENT, to provide professional GIS services according to the specifications, terms and conditions below written.

Witnesseth, the above parties agree as follows:

SCOPE OF SERVICES

CAI, an authorized ESRI ArcGIS Online User reseller, shall provide the CLIENT with one (1) ESRI ArcGIS Online annual Creator User.

CLIENT RESPONSIBILITIES

The CLIENT shall appoint a contact person to serve as project liaison between the CLIENT and CAI.

COST

Total cost of this project as proposed is \$ 700.00, broken down as follows:

SERVICES	ONE TIME SETUP FEE	ANNUAL FEE
ARCGIS ONLINE ACTIVATION Purchase one (1) ESRI AGOL Creator License..... (\$700.00 each)	N/A	\$ 700.00*
TOTALS	N/A	\$ 700.00*

*Initial ArcGIS Online fees to be paid to CAI. Future ArcGIS Online annual renewal fees will be paid directly to ESRI.

PAYMENT & INVOICING

Invoicing shall be done upon receipt of a fully executed contract. Payment shall be made to CAI within 30 days of invoicing.

CAI agrees that this contract shall not be assigned, transferred, conveyed or otherwise disposed of without the previous express written consent of the CLIENT and neither shall said CAI's right, title, interest or power to execute such contract be assigned, transferred, conveyed or otherwise disposed of without written consent of the CLIENT.

The Parties executing this contract agree that the above recitals constitute the entire agreement between the parties for the requested services.

This contract shall be construed under the laws of the State of New York

The parties hereto have executed this agreement as of the date first above written, by their duly authorized officers.

TOWN OF SOMERS, NEW YORK





Timothy Fountain, GISP
Vice President

Sent to:
TA, TA, TC
11/12/25
KD

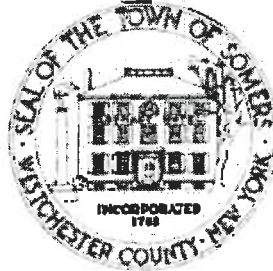
PLANNING AND ENGINEERING DEPARTMENTS

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.gov



David B. Smith
Town Planner
directorofplanning@somersny.gov

Date: October 9, 2025
To: Town Board
From: Steven Woelfle *SW*
Engineering Department
RE: Prodigy Athletics LLC (247 Route 100) Site Plan
Resolution No. 2024-08
TM: 28.10-1-6.1
Release of Erosion Control Bond
Check Received September 19, 2024

This office has no objection to the return of the Erosion Control Bond in the amount of \$500.00.

Please return to:

247 Route 100 LLC
P.O. Box 6522
Carlstadt, NJ 07072-0522

SW/wg

cc: Town Clerk
Director of Finance
Harrison Cook, HCP

PLANNING AND ENGINEERING DEPARTMENTS

Town of Somers
WESTCHESTER COUNTY, N.Y.

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

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.gov



David B. Smith
Town Planner
directorofplanning@somersny.gov

Date: October 22, 2025
To: Town Board
From: Steven Woelfle *SW*
Engineering Department
RE: 247 Route 100 LLC/Rockledge Center Site Plan
Resolution No. 2025-06
TM: 28.10-1-6.1
Release of Erosion Control Bond
Check Received March 19, 2025

This office has no objection to the return of the Erosion Control Bond in the amount of \$900.00.

Please return to:

247 Route 100 LLC
P.O. Box 6522
Carlstadt, NJ 07072-0522

SW/wg

cc: Town Clerk
Director of Finance
Harrison Cook, HCP

Sent to:
TB, TA, TC
10/22/25
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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.gov



David B. Smith
Town Planner
directorofplanning@somersny.gov

DATE: October 21, 2025

TO: Town Board
Director of Finance

FROM: Steven Woelfle *SW*
Engineering Department

RE: Refund of SEQRA/Professional Service Fee
Lackner Wetland and Watercourse Protection Permit #W2025-04
11 Valley Drive
TM: 26.15-1-42

The above-mentioned project has been completed. Please refund the remaining SEQRA/Professional Service Fee in the amount of \$446.85, as follows:

Michael Lackner

SW/wg
cc: Town Clerk
Michael Lackner

Sent to:
TB, TA, TC
10/22/25
KD

PLANNING AND ENGINEERING DEPARTMENTS

Telephone
(914) 277-5366
Fax
(914) 277-4098

Town of Somers
WESTCHESTER COUNTY, N.Y.

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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.gov



David B. Smith
Town Planner
directorofplanning@somersny.gov

DATE: October 21, 2025

TO: Town Board
Director of Finance

FROM: Steven Woelfle *SW*
Engineering Department

RE: Refund of SEQRA/Professional Service Fee
Lucatuorto Wetland and Watercourse Protection Permit #W2025-02
12 Western Way
TM: 17.12-1-27

The above-mentioned project has been completed. Please refund the remaining SEQRA/Professional Service Fee in the amount of \$44.15, as follows:

William Lucatuorto

SW/wg

cc: Town Clerk
William Lucatuorto

PLANNING AND ENGINEERING DEPARTMENTS

Town of Somers

WESTCHESTER COUNTY, N.Y.



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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.gov

David B. Smith
Town Planner
directorofplanning@somersny.gov

Date: October 28, 2025
To: Town Board
From: David B. Smith *DBS*
Director of Planning
Re: Return of Check for Renewal of Special Use Permit
Verizon Wireless – 2580 Route 35
TM: 37.13-2-3

The subject applicant submitted a check in the amount of \$500.00 on October 1, 2025 for an application fee for the Renewal of a Special Use Permit for Verizon Wireless at 2580 Route 35, which was deposited in the Town's account.

However, it was later determined that a Renewal of the Special Use Permit will not be necessary since the current approval does not expire until June 14, 2028.

Therefore, this office recommends the Town Board authorize a refund in the amount of \$500.00 to:

Snyder & Snyder LLP
94 White Plains Road
Tarrytown, NY 10591

SW/wg

cc: Town Clerk
Director of Finance
Michael Sheridan, Snyder & Snyder LLP

Sent to:
TB, TA, TC
10/28/25
KD

LAW OFFICES OF
SNYDER & SNYDER, LLP
94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

NEW YORK OFFICE
445 PARK AVENUE, 9TH FLOOR
NEW YORK, NEW YORK 10022
(212) 749-1448
FAX (212) 932-2693

(914) 333-0700
FAX (914) 333-0743

NEW JERSEY OFFICE
ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

WRITER'S E-MAIL ADDRESS

LESLIE J. SNYDER
ROBERT D. GAUDIOSO (NY/NJ)
DOUGLAS W. WARDEN
JORDAN M. FRY (NY/NJ)
MICHAEL SHERIDAN (NY/NJ)
DAVID KENNY (NY/NJ)

msheridan@snyderlaw.net

REPLY TO:

Tarrytown Office

DAVID L. SNYDER
(1956-2012)

October 24, 2025

Nicole Montesano, Planning Board Secretary
Town of Somers
335 Route 202
Somers, New York 10589

Re: NY- Amawalk 3
New York SMSA Limited Partnership d/b/a Verizon Wireless
Application for Special Permit Renewal for the property known
2580 Route 35, Somers, New York ("Property")

Dear Ms. Montesano:

As you are aware, we are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its existing public utility wireless communications facility ("Facility") at the captioned Property. On September 29, 2025, our office submitted a request to renew ("Renewal") the special permit for Verizon Wireless' Facility. It is now our understanding that the Renewal of the special permit was already approved, pursuant to the attached resolution, and does not expire until June 14, 2028.

In connection with the Renewal, we submitted a check for \$500 representing the required fee ("Fee"). As the Renewal is not necessary at this time, we respectfully request that the Fee be returned/refunded.

If you have any questions, please do not hesitate to call me or Angela Poccia at (914) 333-0700. Thank you for your consideration.

Respectfully submitted,
Snyder & Snyder, LLP

By: 
Michael P. Sheridan

MPS/gr
Enclosures

cc: Verizon Wireless

Z:\SSDATA\WPDATA\SS4\WP\NEWBANM\Maybeck\Amawalk 3 (Somers)\Renewal (2025)\Checkreturn.gr.10.24.2025.docx

Sent To:
TB, TA, TC
10/29/25
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

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.gov



David B. Smith
Town Planner
directorofplanning@somersny.gov

Date: October 29, 2025

To: Town Board

From: Steven Woelfle SW
Engineering Department

RE: Gleneida Realty Inc. Site Plan/Resolution 2024-01
TM: 28.06-1-15
Sidewalk Construction Fund

In lieu of constructing a sidewalk at the Somers Storage Center, a check in the amount of \$11,750 has been provided to fund the construction of sidewalk in an alternate location, as per Planning Board Resolution No. 2024-01.

Please deposit into a Trust & Agency Account.

cc: Town Clerk
Director of Finance
Rick DiNardo

OFFICE OF THE SUPERVISOR

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

Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

ROBERT SCORRANO
SUPERVISOR



**Application to Reserve Temporary Use of the Somers
Town House Green for a Permitted Holiday Display**

Name of Organization The Jews of Somers

Address: _____

Telephone Number: _____

E-mail: NYC1Mitch@aol.com

Alternate Name: _____

Address _____

Telephone Number: _____

E-mail: _____

General Description of Display: Town Menorah

Duration of Display (beginning and ending): Saturday, 12/06/25 thru Saturday, 01/10/26

Requested Area for Use: In front of the Elephant Hotel

Mitchell Kaufman

Signature of Applicant

Town Board Action

Mitchell F Kaufman

Print Name

October 3, 2025

Date

Date