

OFFICE OF THE SUPERVISOR

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

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

SOMERS TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589

RICK MORRISSEY  
SUPERVISOR



**SOMERS TOWN BOARD  
WORK SESSION 7:00PM  
THURSDAY, OCTOBER 4, 2018**  
[www.somersny.com](http://www.somersny.com)

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6:30PM – Executive Session

**A. PLEDGE OF ALLEGIANCE:**

7:00PM – Work Session

**B. PUBLIC HEARING:**

1. Proposed Local Law to amend Chapter 154 entitled Taxation of the Code of the Town of Somers pursuant to the New York State Constitution Article IX and New York Municipal Home Rule Law §10, by creating a new Article X entitled Real Property Assessment of Converted Condominiums and related sections, as they pertain to real property assessment of dwelling units converted to condominiums.

**PUBLIC COMMENT**

Please limit your comments to no more than 3 minutes.

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

**SOMERS TOWN BOARD  
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THURSDAY, OCTOBER 4, 2018  
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**D. TOWN BOARD:**

1. RFPs for an Energy Audit of Town Buildings and Facilities – Discussion
2. Authorize the Supervisor to execute the Justice Court Assistance Program (JCAP) Grant in the amount of \$16,112.00 for the Somers Justice Court, per memo from Barbara Lloyd, Court Clerk, dated September 28, 2018.

**E. FINANCIAL:** No additional business.

**F. HIGHWAY:** No additional business.

**G. PERSONNEL:**

**1. Current Vacancies:**

- a. Affordable Housing Board (1- 2-year term ending 7/11/2019.)
- b. Affordable Housing Board (1- 2-year term ending 7/11/2020.)
- c. Assessment Board of Review (1–5-year term ending 9/30/2018.)
- c. Partners in Prevention (2 – 3-year terms ending 12/31/2019.)
- d. Partners in Prevention (2 – 3-year terms ending 12/31/2020.)

**2. Upcoming Vacancies:**

- a. Library Board of Trustees (1 – 4-year term ending 12/31/2018.)
- a. Planning Board (1 - 7-year term ending 12/31/2018.)
- c. Zoning Board (1 - 5-year term ending 12/31/2018.)
3. Acknowledge resignation of Mr. Michael Papa as member of the Somers Parks and Recreation Board effective September 4, 2018.
4. Acknowledge resignation of Mr. Jerry Stern as member and co-chairman of the Somers Energy Environment Committee effective September 27, 2018.
5. Authorize the reappointment of Mr. Frederic Peace to the Somers Assessment Board of Review to a five-year term ending September 30, 2023.
6. Authorize hiring of a Building Inspector in the Somers Building Department retroactive to October 1, 2018.

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

**I. POLICE:** No additional business.

**J. PROPOSED CONSENSUS AGENDA:**

1. Authorize transfer of the following Bonds to the General Fund per September 7, 2018 memo from Steven Woelfle, Principal Engineering Technician.
  - a. \$100.00 Erosion Control Bond (Luposello)
2. Authorize the return of the following Bonds per September 7, 2018 and September 25, 2018 memos from Steven Woelfle, Principal Engineering Technician.
  - a. \$200.00 Erosion Control Bond (Geoffrey S. Shaw)
  - b. \$300.00 Erosion Control Bond (Nicky Crecco)
3. Accept the following Erosion Control Bond
  - a. \$300.00 Erosion Control Bond Sullivan Wetland Permit – TM: 27.05-1-19
4. Authorize the Supervisor to execute the application to reserve temporary use of the Somers Town House Green from Mitch Kaufman for display of the Menorah.

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**2018 Calendar**

October 4, 2018	7:00pm	Town Board Work Session <b>Public Hearing</b> - Proposed Local Law to amend Chapter 154 entitled <u>Taxation</u> of the Code of the Town of Somers.
October 11, 2018	7:00pm	Town Board Regular Meeting <i>Meeting to be held at Crystal Hall/Somers Community Center</i>
October 16 & 17	1:00pm – 4:30pm	Department Budget Hearings
November 1, 2018	7:00pm	Town Board Work Session
November 8, 2018	7:00pm	Town Board Regular Meeting
December 6, 2018	7:00pm	Town Board Work Session
December 13, 2018	7:00pm	Town Board Regular Meeting

Sent to:  
TB, TA, TC  
9/25/18  
KD

**PUBLIC HEARING NOTICE**

PLEASE TAKE NOTICE that the Town of Somers will conduct a public hearing on October 4, 2018 at 7:00 p.m. at the Town House, 335 Route 202, Somers, New York on a proposed Local Law to amend Chapter 154 entitled Taxation of the Code of the Town of Somers pursuant to the New York State Constitution Article IX and New York Municipal Home Rule Law §10, by creating a new Article X entitled Real Property Assessment of Converted Condominiums and related sections, as they pertain to real property assessment of dwelling units converted to condominiums.

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

By Order of the Town Board  
of the Town of Somers

Patricia Kalba  
Town Clerk

Dated: September 20, 2018

Sent to:  
TB, TA, TC  
cc: Bob K  
9/28/18  
KD

ENERGY ENVIRONMENT COMMITTEE

Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589

Telephone  
(914) 277-5582  
Fax  
(914) 277-3790

DON BLEASDALE  
JERRY STERN  
CO-CHAIRMAN



**MEMO TO:** Supervisor Rick Morrissey

**FROM:** Somers Energy Environment Committee

**RE:** RFPs for Energy Audit of Town Buildings and Facilities

**DATE:** June 25, 2018

Two RFPs for an Energy Audit of Town buildings and facilities were received from Honeywell, as well as Johnson Controls. They were reviewed by Co-Chairmen Don Bleasdale and Jerry Stern, as well as member Frank Maricic who is highly experienced in sustainable energy. The RFPs were quite similar with both companies showcasing many successful energy performance contracts with local and NYS municipalities, as well as schools. Their approach to creating a specific project for Somers is also quite similar:

- Establish scope of project with Town
- Using virtually identical methodology – benchmark energy use over past years and evaluate current energy metrics for all listed buildings (when we met with Honeywell, we listed Annex, Highway Garage, Recreation Center, Town House, Parks and Recreation Office, and Police Department)
- Identify where significant energy savings can be realized by upgrades, replacements and state of the art monitoring/controls
- Identify best financial source for financing (they have no stake in financing other than helping with the loan process and guiding Town towards best financial deal)

Both companies guarantee that projected energy savings will cover annual loan costs but there are subtle, yet potential important differences in their sample Energy Performance Contracts (EPC) that should be reviewed by an Attorney or EPC expert (Bob Kehoe?). It seems with Honeywell – any surplus savings in a calendar year belong to Town and any year's shortfall from projections will be paid by Honeywell. In contrast, Johnson says the same except, they say any year's shortfall will first be covered by any preceding year's surplus. Not clear if this is cumulative or only current and preceding year.

- It was not clear from either company's documents what happens if they cannot project sufficient savings to cover the loan. In such a case, it is assumed that both Honeywell and Johnson Controls would have a no-fault provision, but again this is the kind of detailed review needed from an Attorney or Bob.

Overall, barring any issues an Attorney or Bob Kehoe may find, the Somers Energy Environment Committee's collective impression leaned toward Johnson Controls.

Sent to:  
TB, TA, TC  
9/28/18  
KD

JUSTICE COURT

Town of Somers

WESTCHESTER COUNTY, N.Y.

RECEIVED  
SEP 28 2018

OFFICE OF THE SUPERVISOR  
TOWN OF SOMERS  
TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589

TOWN JUSTICES

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



(914) 277-8225  
FAX  
(914) 277-3771

MEMO

Friday, September 28, 2018

To: Supervisor Rick Morrissey

From: Barbara Lloyd, Court Clerk

Re: JCAP Grant

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Please add to the Town Board Agenda. The Court is applying for the JCAP Grant in the amount of \$16,112.00. Grant authorization for the Supervisor Morrissey to execute JCAP Grant Application.





September 4, 2018

Town of Somers Parks and Recreation  
Kevin Westerman, Chairman

Dear Kevin,

Effective immediately, I am resigning my position as a board member of the Town of Somers Parks and Recreation department.

I appreciate the opportunity and wish the board much success in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Papa".

Michael Papa

Sent to:  
TB, TA, TC  
9/29/18  
KB

RECEIVED  
SEP 27 2018  
OFFICE OF THE SUPERVISOR  
TOWN OF SOMERS

September 27, 2018


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

Dear Supervisor Morrissey,

With deep regrets I must tender my resignation as Co-Chair of the Energy Environment Committee, effective immediately. Due to personal and work commitments, I find myself in the situation of missing SEEC meetings which I realize has been and will be disruptive to establishing a quorum. I request membership as an associate member if this meets with your approval.

It has been my honor and pleasure to serve this past year as co-chair with Don Bleasdale and to work with the SEEC volunteer members whose passion and perseverance make everything possible. My special thanks to you and the Town Board, particularly Rich Clinchy, for your support to the SEEC.

Sincerely yours,

Jerry 

9/29/18 Per Denise - Jerry is resigning as member and co-chair  
KD

Sent to:  
TB, TA, TC 9/29/18 KA

**Rick Morrissey**

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**From:** Frederic Peace  
**Sent:** Friday, September 28, 2018 11:46 AM  
**To:** Rick Morrissey  
**Subject:** BAR Status

Rick, I would be happy to remain on the BAR for another term.

Ric Peace

Sent to:  
TB, TA, TC  
9/10/18  
KD

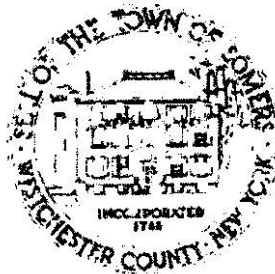
PLANNING AND ENGINEERING DEPARTMENTS



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

Town of Somers  
WESTCHESTER COUNTY, N.Y.

Steven Woelfle  
Principal Engineering Technician  
swoelfle@somersny.com



Syrette Dym, AICP  
Town Planner  
sdym@somersny.com

Date: September 7, 2018  
To: Town Board  
From: Steven Woelfle *SW*  
Principal Engineering Technician  
RE: Luposello Wetland Permit #AW98-114  
DN: 16.14-2-31  
Erosion Control Bond - Transfer to General Fund

This office has been in the process of notifying applicants to request the return of their outstanding erosion control bonds that the Town has in the Trust and Agency Account. The Town attempted to contact Carl Luposello at however, the applicant no longer resides at the property address and the phone is no longer in service.

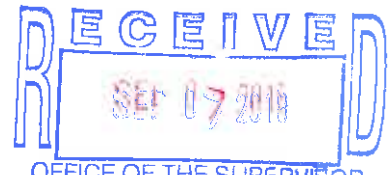
Therefore, this office believes that we have exhausted our attempts to locate the individual and suggests that the bond in the amount of \$100.00 be transferred to the General Fund.

Please be aware that in the event a payee does contact the Town at a future date for the return of the bond, it is my understanding that the bond can still be returned.

SW/wg  
Enc.  
cc: Town Clerk  
Town Attorney  
Director of Finance

Sent to: TB  
TA  
TC 9/10/18  
KD

PLANNING AND ENGINEERING DEPARTMENTS



Telephone  
(914) 277-0366  
Fax  
(914) 277-7093

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Steven Woelfle  
Principal Engineering Technician  
swoeffle@somersny.com



Syrene Dym, AICP  
Town Planner  
sdym@somersny.com

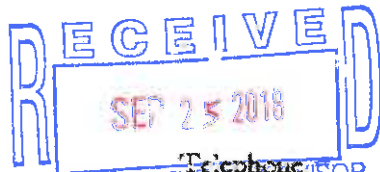
Date: September 7, 2018  
To: Town Board  
From: Steven Woelfle *SW*  
Principal Engineering Technician  
RE: **Check Erosion and Sediment Control/Tree Permit #AESCT2009-43**  
**TM: 16.19-3-45**  
**Release of Erosion Control Bond**  
**Check received November 23, 2009**

This office has no objection to the return of the Erosion Control Bond in the amount of \$200.00.

Please return to:

\_\_\_\_ S. \_\_\_\_  
14 M:

SW/wg  
cc: Town Clerk  
Director of Finance  
Geoffrey S. Shaw



Sent to:  
TB, TA, TC  
9/25/18 KO

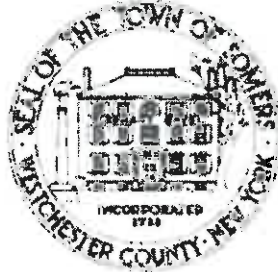
PLANNING AND ENGINEERING DEPARTMENTS

Telephone  
OFFICE OF THE SUPERVISOR  
TOWN OF SOMERS  
914 277-5356  
Fax  
914 277-4093

Town of Somers  
WESTCHESTER COUNTY, N.Y.

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

Steven Woelfle  
Principal Engineering Technician  
swoelfle@somersny.com



Syrette Dym, AICP  
Town Planner  
sdym@somersny.com

**Date:** September 25, 2018  
**To:** Town Board  
**From:** Steven Woelfle *SW*  
Principal Engineering Technician  
**RE:** **Crecco Wetland and Stormwater Management and Erosion and  
Sediment Control Permit AWSMESC#2017-17  
TM: 28.18-1-20  
Release of Erosion Control Bond  
Check received March 9, 2009**

This office has no objection to the return of the Erosion Control Bond in the amount of \$300.00.

Please return to:

Nicky Crecco

NY

SW/wg

cc: Town Clerk  
Director of Finance  
Nicky Crecco



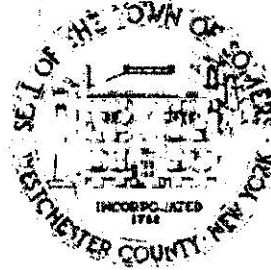
Sent to:  
TO TA,TC 9/21/18 KDS

PLANNING AND ENGINEERING DEPARTMENTS

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

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

Steven Woolfe  
Principal Engineering Technician  
swoolfe@somersny.com



Syrette Dym, AICP  
Town Planner  
sdym@somersny.com

Date: September 20, 2018  
To: Director of Finance T10(914)  
From: Wendy Getting  
Senior Office Assistant  
RE: Erosion Control Bond  
Sullivan Wetland Permit  
T10: 17.05-1-1C

Attached is a check in the amount of \$300.00 posted by David Sullivan,  
10598 in payment of an Erosion Control Bond.

Att.  
cc: Town Board  
Town Clerk

Sent to:  
TB, TA, TC  
9/29/18  
KD

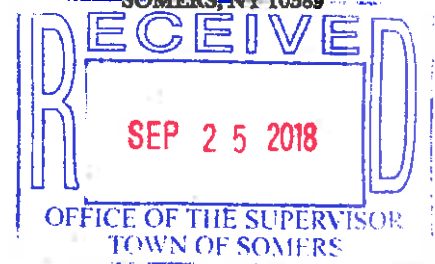
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SOMERS TOWN HOUSE  
385 ROUTE 202  
SOMERS, NY 10589



RICK MORRISSEY  
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: cl. Mitch Kaufman  
9 Catherine Place; Katonah, NY 10536  
Telephone Number: (917) 685-8230 E-mail: NYC1Mitch@aol.com

Alternate Name: \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_  
General Description of Display: Town Menorah

Duration of Display (beginning and ending): Dec 1<sup>st</sup>, 2018 - Jan 5<sup>th</sup>, 2019  
Requested Area for Use: Lawn of The Clapham Hotel

Mitchell F. Kaufman  
Signature of Applicant  
Mitchell F. Kaufman  
Print Name

\_\_\_\_\_  
Town-Board Action  
\_\_\_\_\_  
Date

Sept. 21<sup>st</sup>, 2018  
Date  
Z:\Supervisor\bsherry\Barbara\My Documents\Town House Green Permit Applic..doc