

TOWN OF SOMERS  
COUNTY OF WESTCHESTER: STATE OF NEW YORK

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In the Matter of the Application of

THE TOWN OF SOMERS

**PETITION**

For the Extension of the Peekskill Hollow Sewer District  
to Include the Boundaries of the Parkview Extension  
Area of Somers Sewer District No. 1

-----) (

**TO: THE BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER**

The Petition of Robert Scorrano, as Supervisor of the Town of Somers, respectfully shows and demonstrates to the Board of Legislators of the County of Westchester:

1. That the Town of Somers is a municipal corporation duly organized and existing under the laws of the State of New York and is located in the County of Westchester, State of New York.

2. That the Town of Somers currently operates Sewer District No. 1 in the Town of Somers.

3. That a Petition, Map and Plan have been prepared by Parkview B & G, LLC (Parkview) dated April 12, 2024, for the extension of the Somers Sewer District No. 1 of the Town of Somers and duly presented to this Town Board: and a duly conducted public hearing on said extension was held on November 14, 2024, at which time the public hearing was closed and the Town Board of the Town of Somers at that time duly adopted a resolution to extend the Somers Sewer District No. 1 to include the boundaries of the Parkview extension area as set forth in its petition.

4. Petitioner is a limited liability company formed and existing under the laws of the State of New York and is in good standing. Petitioner is the owner of two existing parcels of land comprising in the aggregate 56.8 acres. The parcels are shown and designated on the Town of Somers Tax Map as tax parcels 4.20-1-12 and 15.08-1-4. Tax parcel 4.20-1-12 consists of approximately 19.8 acres. With respect to such parcel, 8.9 acres is presently zoned Residence R80; 8.6 acres is presently zoned Residence R40 and 2.3 acres is presently zoned Planned HamletPH. Tax parcel 15.08-1-4 consists of approximately 37 acres and is presently zoned Residence R80. Where the context requires, the two tax parcels shall hereinafter be collectively referred to as the "Property." Access to the Property is through the Somers Realty Planned Hamlet via Reynolds Drive. Petitioner has previously submitted to this Board a petition to rezone the Property to permit the construction of the improvements referenced below in accordance with the provisions of the Multifamily Residence Baldwin Place MFR-BP District. Petitioner proposes to construct an 81 unit townhouse community with associated asphalt road and parking, utility infrastructure,

stormwater management areas, landscaping, lighting, and a walking trail on approximately 49.3 acres of the Property. Five of the 81 units will be sponsor provided (at their cost without any county, state, or federal funding), and target households at or below the 120% AMI. A total of 58 units (including the 5 sponsor provided units at or below 120% AMI) will be three bedroom units and the remaining 23 units will be two bedroom. Additionally, on the remaining 7.5 acres of the Property, Petitioner proposes to construct, as a community benefit for the Town of Somers, a Community Center of approximately 6000 square feet which will include meeting rooms, bathrooms, storage and locker space and recreational areas. The Community Center lot will also include a proposed dog park as an additional community benefit. Upon completion of the construction of the Community Center, solely at the Petitioner's cost, Petitioner will dedicate the Community Center and the lot upon which it is constructed to the Town of Somers. A conservation area will be provided along the eastern portion of the property that will remain undeveloped preserving the land adjacent to the North County Trailway.

5. That the Town Board of the Town of Somers as Lead Agency under SEQRA adopted a Negative Declaration on February 13, 2025, having conducted a complete environmental review under SEQRA. The County of Westchester was an Involved Agency in this coordinated environmental review.

6. That the Town of Somers, therefore, deems it in the public interest that the Parkview extension area be connected to and serviced by the Peekskill Hollow Sewer District owned and operated by the County of Westchester.

7. That appropriate maps, property descriptions and plans have been prepared and submitted to the Town of Somers in connection with the petition of Parkview, all of which are attached hereto as **Exhibit A** and incorporated herein.

8. The resolution of the Town Board of the Town of Somers to extend the Somers Sewer District No. 1 to include the Parkview Extension Area dated February 13, 2025, is attached as **Exhibit B** hereto.

9. That the extension and enlargement of the Peekskill Hollow Sewer District, as proposed, is co-terminus with the boundaries of the Parkview Extension Area of Somers Sewer District No. 1.

10. That the establishment of the Parkview Extension Area of Somers Sewer District No. 1 will not result in any costs or expenses to the Town of Somers since it is proposed that all improvements to be designed, installed and constructed to service said extension area will be privately funded.

11. That a feasibility analysis has been performed which indicates that there is adequate capacity contained in the Peekskill Hollow Sewer District to service the Parkview Extension Area as currently proposed for development.

12. That on February 13, 2025, the Town Board of the Town of Somers adopted a resolution to petition the Board of Legislators of the County of Westchester to consider the

extension and enlargement of the Peekskill Hollow Sewer District as set forth above pursuant to Article 5-A of the County Law. A copy of this resolution is attached as **Exhibit C** hereto.

WHEREFORE, the Town Board of the Town of Somers hereby petitions the County of Westchester for the enlargement and extension of the Peekskill Hollow Sewer District to encompass and include the Parkview Extension Area of Somers Sewer District No. 1 as established by the Town Board of the Town of Somers.

Dated: Somers, New York  
February 21, 2025

TOWN OF SOMERS

By:   
Robert Scorrano  
Supervisor

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

On the 21<sup>st</sup> day of February, in the year 2025, before me, the undersigned personally appeared ROBERT SCORRANO, Supervisor of the Town of Somers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

PATRICIA KALBA  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KA6080158  
Qualified in Westchester County  
Commission Expires SEPTEMBER 09, 2026

**EXHIBIT "A"**



TOWN BOARD OF THE TOWN OF SOMERS  
COUNTY OF WESTCHESTER

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IN THE MATTER OF THE PETITION OF

PARKVIEW B & G LLC

PETITION

FOR AN EXTENSION OF SOMERS SEWER DISTRICT #1

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

PETITIONER, PARKVIEW B & G LLC (hereinafter "Petitioner"), having a principal place of business at 57 Route 6, Suite 207, Baldwin Place, New York 10505, hereby petitions the Town Board of the Town of Somers for an extension of Somers Sewer District #1 and, in connection therewith, states as follows:

1. Petitioner is a limited liability company formed and existing under the laws of the State of New York and is in good standing. Petitioner is the owner of two existing parcels of land comprising in the aggregate 56.8 acres. The parcels are shown and designated on the Town of Somers Tax Map as tax parcels 4.20-1-12 and 15.08-1-4. Tax parcel 4.20-1-12 consists of approximately 19.8 acres. With respect to such parcel, 8.9 acres is presently zoned Residence R80; 8.6 acres is presently zoned Residence R40 and 2.3 acres is presently zoned Planned Hamlet PH. Tax parcel 15.08-1-4 consists of approximately 37 acres and is presently zoned Residence R80. Where the context requires, the two tax parcels shall hereinafter be collectively referred to as the "Property". Access to the Property is through the Somers Realty Planned Hamlet via Reynolds Drive. Petitioner has previously submitted to this Board a petition to rezone the Property to permit the construction of the improvements referenced below in accordance with

the provisions of the Multifamily Residence Baldwin Place MFR-BP District. Petitioner proposes to construct an 81 unit townhouse community on approximately 49.3 acres of the Property. Additionally, on the remaining 7.5 acres of the Property, Petitioner proposes to construct, as a community benefit for the Town of Somers, a Community Center of approximately 6000 square feet which will include meeting rooms, bathrooms, storage and locker space and recreational areas. The Community Center lot will also include a proposed dog park as an additional community benefit. Upon completion of the construction of the Community Center, solely at Petitioner's cost, Petitioner will dedicate the Community Center and the lot upon which it is constructed to the Town of Somers.

2. Petitioner seeks an extension of the Somers Sewer District #1 (hereinafter "SSD1") to enable the Property as referenced above to be serviced with municipal sewer service. In connection therewith, Petitioner will, at no cost or expense to SSD1 or the Town of Somers, provide the sewer infrastructure elements referenced below, which such sewer infrastructure elements would enable future connection of the improvements to be constructed upon the Property as referenced above as depicted in the document attached as Exhibit A hereto, which such document is entitled "Enlarged Somers Sewer #1 and Peekskill Sanitary Sewer Districts Expansion Map".

3. Petitioner proposes, pursuant to Article 12 of the Town Law, that the Town Board of the Town of Somers extend SSD1 so that the boundaries of the SSD1 as extended will include the Property shown on Exhibit A. For purposes of this Petition, such extension of the SSD1 shall be referred to as "the SSD1 Expansion Area".

4. Attached hereto and made part hereof as Exhibits A & B are maps of the existing and proposed boundaries of the SSD1, including an enlarged plan, illustrating the individual properties already located within the existing boundaries of the SSD1 and the Peekskill Sanitary Sewer District and the expansion of such districts as requested by this Petition. Said Exhibits are entitled “Exhibit A - Enlarged Somers Sewer #1 and Peekskill Sanitary Sewer Districts Expansion Map” and “Exhibit B - Somers Sewer #1 and Peekskill Sanitary Sewer Districts Expansion Map”.

5. Attached hereto and made part hereof as Exhibits C and D are engineering drawings showing the preliminary general plan of proposed improvements within the SSD1 Expansion Area. Exhibit C is entitled “Grading & Utilities Plan” consisting of three total sheets, last revised January 31, 2024 (Drawing SP-2.1, SP-2.2, and SP-2.3) and Exhibit D is entitled “Offsite Utilities Plan”, dated January 31, 2024 (Drawing SP-2.4)” as prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., an engineering firm duly licensed by the State of New York. The final design of the proposed improvements is subject to approval by Town of Somers and Westchester County authorities. As set forth thereon, the following sewer infrastructure elements are proposed to be constructed at no cost or expense to SSD1 or the Town of Somers, it being understood that the term “offsite” shall refer to improvements located within the public right-of-way and off the site of the Property and the term “onsite” shall refer to improvements located on the Property:

A. Offsite Improvements:

- a. Proposed Sewer Manholes along Reynolds Drive, Columbus Street, and Hoyt Street (approximately 8);
- b. Proposed Sewer Main along Reynolds Drive, Columbus Street, and Hoyt Street (approximately 1,210 feet in length);
- c. Proposed Sewer Forcemain from onsite sewer pump station (approximately 340 feet in length)

B. Onsite Improvements:

- i. Sewer Manholes (approximately 26);
- ii. Sewer Main (approximately 4,140 length feet);
- iii. Sewer Forcemain (approximately 2,650 feet in length);
- iv. Two sewer pump stations and two valve pits.

6. Attached hereto and made part hereof as Exhibit E is an Engineering Report entitled “Wastewater Engineering Report for Trailside Estates at Somers, Town of Somers, New York dated January 31, 2024” as prepared by Insite Engineering, Surveying & Landscape Architecture, P. C.

7. The SSD1 Expansion Area includes the Property as described above, which such property consists of approximately 56.8 acres which is proposed to be developed in accordance with plans submitted to the Planning Board of the Town of Somers. As set forth above, such plans contemplate the development of the Property for a residential townhouse community of 81 units with associated site appurtenances together with a 6000 square foot Community Center described above.

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

9. Upon completion, the infrastructure improvements, both onsite and offsite referenced above shall be turned over to the SSD1 and any private property in which such improvements shall be located shall be made accessible by the deeding of any necessary access easements on the Property. Sewer service laterals to each of the proposed 81 townhouse unit buildings on the Property will not be turned over to the SSDI. Sewer service lateral for the proposed Community Center will be turned over to the Town of Somers as part of the 7.5 acre lot upon which it is constructed that the Petitioner will dedicate to the Town of Somers.

10. Because the sewage from SSD1 discharges to the Peekskill Wastewater Treatment Plant, SSD1 is part of the Westchester County Peekskill Sanitary Sewer District. As a consequence of the foregoing, expansion of SSD1 as requested by this Petition requires expansion of the Westchester County Peekskill Sanitary Sewer District. It should be noted in this regard that Tax parcel 4.20-1-12 is already in the Westchester County Peekskill Sanitary Sewer District<sup>1</sup>. This Petition therefore also seeks to expand the Westchester County Peekskill

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<sup>1</sup> The confirming boundary of the Westchester County Sewer District was obtained from Westchester County GIS mapping ([giswww.westchestergov.com/gismap/](http://giswww.westchestergov.com/gismap/)). In accordance with the website's description of layer, "The data

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

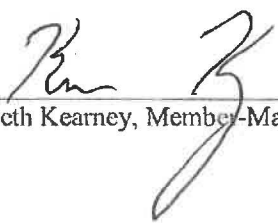
11. Petitioner agrees to comply with the rules and regulations of the SSD1 as presently existing or as same may be amended in the future, including all rates and fee schedules.

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

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layer was derived from sewer districts mapped by the Department of Planning in 1997. Data was updated in 2020 to reflect all available Board of Legislators (BOL) approved additions and take-outs to the year 2019. Updates also include district boundaries updates in June 2015 by GIS to conform to new Westchester County Municipal Boundaries data layer updated in 2014."

PARKVIEW B & G LLC.

  
By: Kenneth Kearney, Member-Manager

State of New York  
County of Westchester

On the <sup>April</sup> 12 day of ~~February~~, 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth Kearney, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

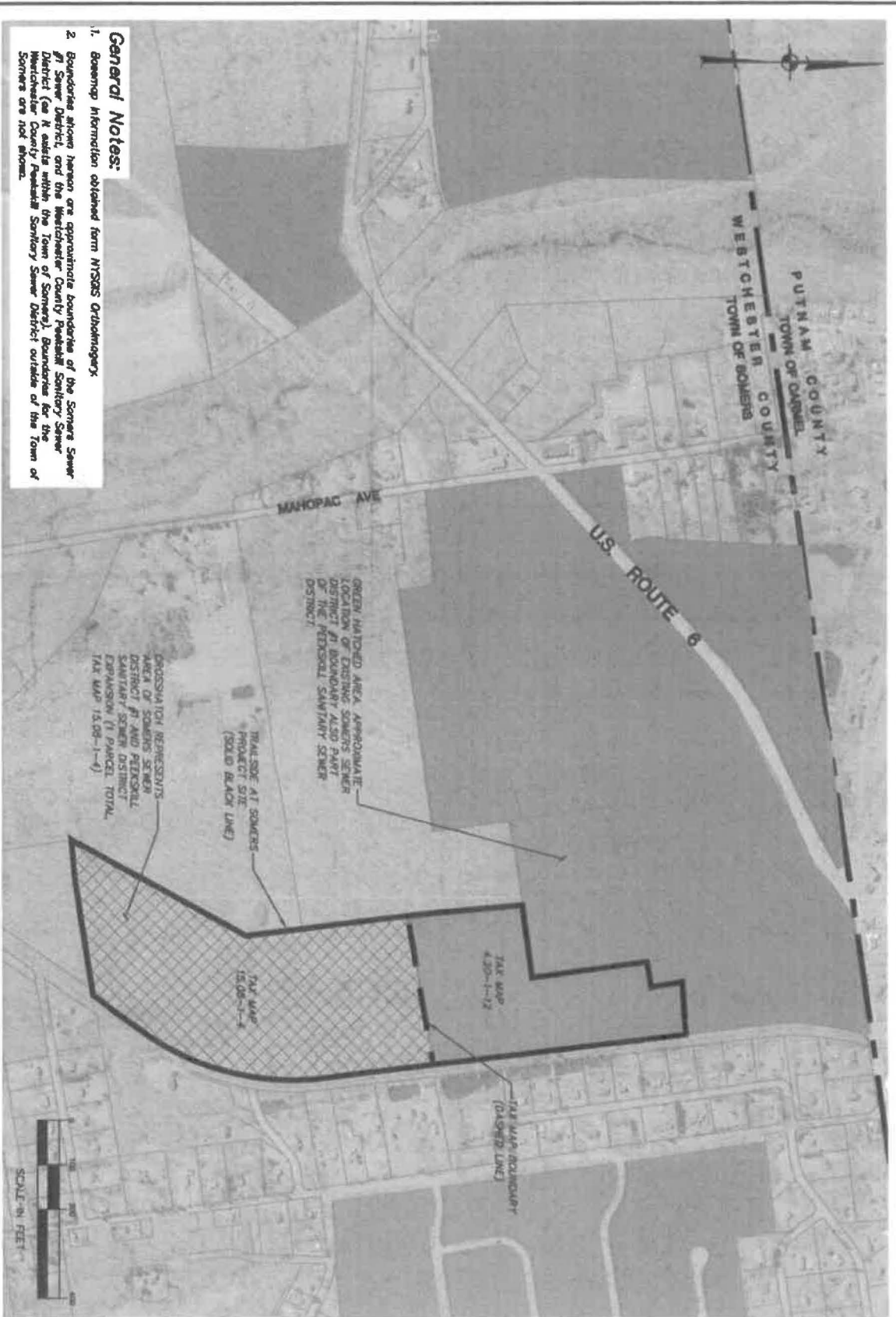
  
Notary Public



## **EXHIBIT A**



# REDUCED SCALE PLAN



## General Notes:

1. Boremap information obtained from NYSDAS Orthophotography.
2. Boundaries shown herein are approximate boundaries of the Somers Sewer District, and the Westchester County Peekskill Sanitary Sewer District (as it exists within the Town of Somers). Boundaries for the Westchester County Peekskill Sanitary Sewer District outside of the Town of Somers are not shown.

PROJECT: **TRAILSIDE ESTATES AT SOMERS**  
REYNOLDS DR., TOWN OF SOMERS, WESTCHESTER COUNTY, NEW YORK

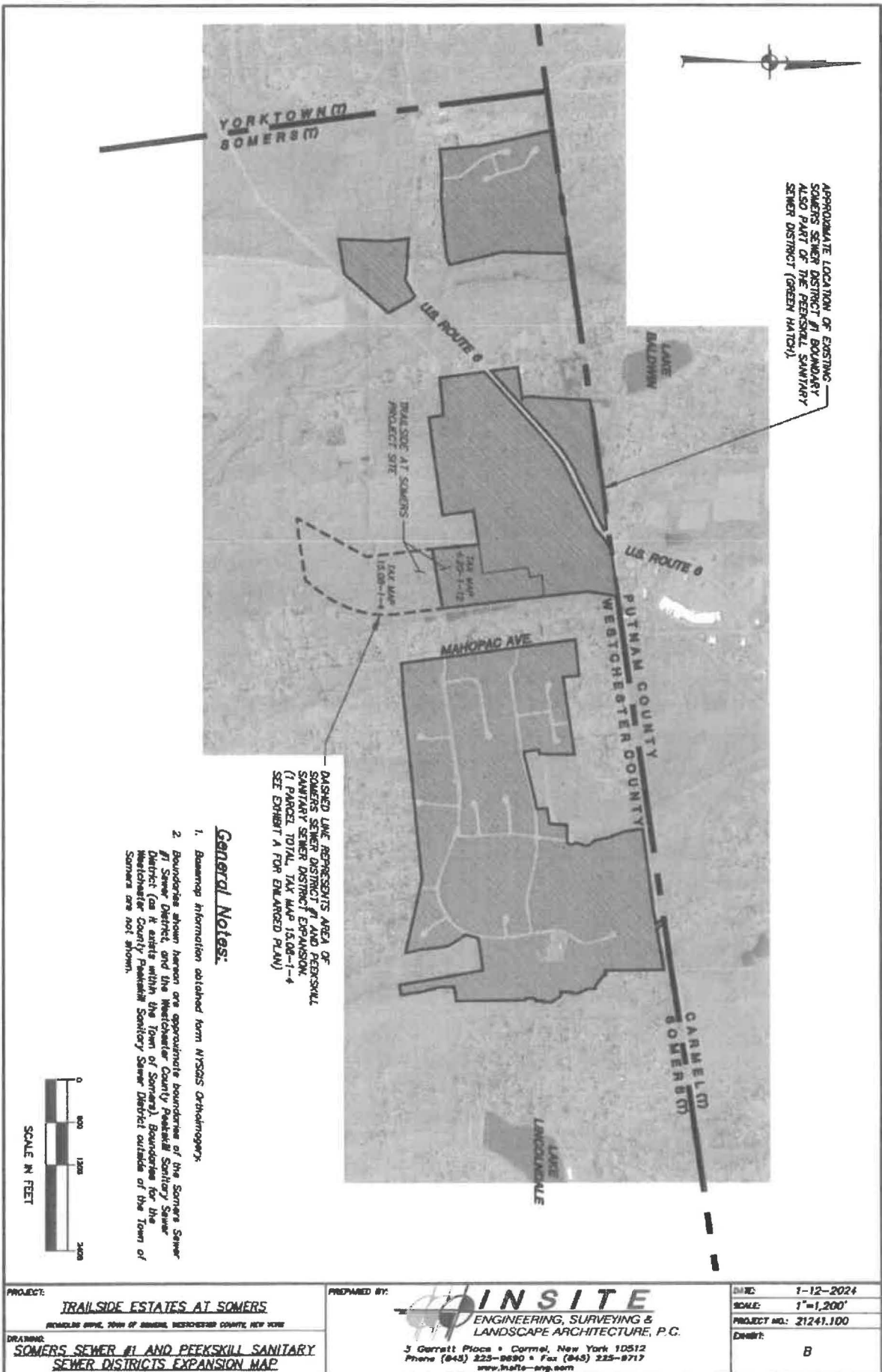
DRAWING: **ENLARGED SOMERS SEWER #1 AND PEEKSKILL  
SANITARY SEWER DISTRICTS EXPANSION MAP**

PREPARED BY: **INSITE**  
ENGINEERING, SURVEYING &  
LANDSCAPE ARCHITECTURE, P.C.  
3 Garrett Place • Carmel, New York 10512  
Phone (845) 225-9650 • Fax (845) 225-9717  
www.insite-eng.com

DATE: 1-12-2024  
SCALE: 1" = 500'  
PROJECT NO.: 21241.100  
EXHIBIT: A

## **EXHIBIT B**

## REDUCED SCALE PLAN



## **EXHIBIT C**

Grading & Utilities Plan consisting of three total sheets, last revised January 31, 2024 (Drawing  
SP-2.1, SP-2.2, and SP-2.3), separately submitted

## **EXHIBIT D**

Offsite Utilities Plan, dated January 31, 2024 (Drawing SP-2.4), separately submitted

## **EXHIBIT E**





## **WASTEWATER ENGINEERING REPORT**

**For**

**Trailside Estates at Somers  
Town of Somers, New York**

**January 31, 2024**

Prepared By

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

## 1.0 INTRODUCTION

The applicant, Parkview B & G, LLC is proposing to construct an 81-unit townhouse community and community center on two parcels totaling 56.8± acres in the Town of Somers. The townhouse units will consist of (58) three-bedroom units and (23) two-bedroom units. The community center will be dedicated to the Town of Somers. The tax parcels are identified as 4.20-1-12 and 15.08-1-4, located in the PH, R40 and R80 zoning districts. Access to the property is proposed through the Somers Realty Planned Hamlet via Reynolds Drive. The site is located on the south side of US Route 6 and between the Somers Realty Planned Hamlet and the North County Trailway.

A portion of the project is shown as being located in the Westchester County Peekskill Sanitary Sewer District. As part of this application, it is proposed to place the entire property in Somers Sewer District 1 and expand the county sewer district to the entirety of the property. A sanitary sewer conveyance system extension down Reynolds Drive consisting of gravity sewer main and sewer manholes was reviewed and approved by the Town and WCDOH as part of the Somers Realty Phase 3 subdivision but was not constructed. The onsite sewer service will be provided by a sewer collection and conveyance system which will connect to the terminal manhole in Reynolds Drive which was reviewed and approved by the Town and WCDOH as part of the Somers Realty Phase 3 subdivision. The sanitary sewer system will consist of an onsite gravity sewer collection and conveyance system which will discharge to one of two proposed pump stations. From the pump stations, a sewer forcemain will convey the sewage to the terminal manhole in Reynolds Drive.

## 2.0 PROJECT DESIGN FLOWS AND ANTICIPATED FLOWS

Design maximum daily wastewater flows for the proposed project are based on the hydraulic loading rates given in the New York State Department of Environmental Conservation (NYSDEC) publication *Design Standards for Intermediate Sized Wastewater Treatment Works – 2014* (Dec 14). The following table calculates the hydraulic loading rates and the design flow rates (gallons per day or gpd) for the proposed project.

**Table 1: Project Design Maximum Daily Flow Rate**

<b>Proposed Use</b>	<b>Hydraulic Loading Rate</b>	<b>Design Maximum Daily Domestic Flow (gpd)</b>
58 – Three Bedroom Townhomes	330 gpd/dwelling	19,140
23 – Two Bedroom Townhomes	220 gpd/dwelling	5,060
Town Community Center	-	1,000
<b>Total</b>		<b>25,200</b>

For preliminary purposes, an estimate of 1,000 gpd is assumed for the proposed community center to be dedicated to the Town of Somers.. As the project advances an actual maximum daily flow for the community center will be established based on discussions with the Town on anticipated use.

The anticipated design average daily flows for the project is expected to be significantly less than the design maximum daily design flow. The design maximum daily flows represent conservative flows to ensure that the proposed water works are designed with an ample factor of safety. The anticipated actual flows are based on occupancy rates and measured data for water use. Statistical data (obtained from *Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers*, June 2006) for the average number of occupants in a single-family attached dwelling which are owner-occupied (based on number of bedrooms) was used to calculate the expected number of residents anticipated for

the project as shown in the table below. Data from the American Water Works Association (AWWA) shows that the average in home water use is 69 gpd per person. This number is reduced to 45 gpd per person when water saving fixtures are used, which is the case for this project.

**Table 2: Design Average Daily Flow**

Proposed Use	Occupancy Rate	Total Anticipated Residents	Water Use Per Resident (gpd)	Water Use (gpd)
Town Community Center	-	-	-	1,000
58 –Three Bedroom Townhomes	3.08 people/unit	179	45	8,055
23 – Two Bedroom Townhomes	2.16 people/unit	50	45	2,250
<b>Total Anticipated Water Use (gpd)</b>				<b>11,305</b>

As demonstrated above, through the use of water saving fixtures as required by current building code, a design maximum flow of 25,200 gpd is proposed for the project, while the actual anticipated flows are 11,305 gpd.

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

The peak hourly flow for the domestic and park is calculated using a peaking factor that is based on the population of the subject project. *Recommended Standards for Wastewater Facilities - 2004* was used to determine a peaking factor of four.

#### Peak Hourly Flow

$$25,200 \text{ gpd} \div (24 \text{ hr/day}) \div (60 \text{ min/hr}) = 17.5 \text{ gallons per minute (gpm)}$$

$$\text{Peak Hourly Flow} = 17.5 \text{ gpm} \times 4 = \mathbf{70.0 \text{ gpm}}$$

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

Existing 6 inch and 8-inch ductile iron pipe (DIP) forcemains run along US Route 6. These sewer forcemains originate in The Preserves development, and run along US Route 6 ultimately discharging into a manhole located at the intersection of Hill and Lee Boulevards in the Town of Yorktown. Sewage then flows by gravity into the Peekskill Wastewater Treatment Plant. The sewer forcemains north of the project site are owned by the Town of Somers and are part of Somers Sewer District #1. Since the sewage from Somers Sewer District #1 discharges to the Peekskill Wastewater Treatment Plant, Somers Sewer District #1 is also part of the Westchester County Peekskill Sanitary Sewer District. The Trailside Estates at Somers Project is proposing to connect to the conveyance system constructed as part of the Somers Realty Planned Hamlet which ultimately discharges to the existing 6 inch and 8-inch diameter forcemains.

The Peekskill Wastewater Treatment Plant (WWTP) is approved for a monthly average flow of 10 mgd (million gallons per day). Based on review of the discharge monitoring reports from the United States Environmental Protection Agency (EPA), the Peekskill WWTP has averaged between 5.15 to 8.11 mgd over the past 24 months. The proposed project would create an additional 0.03 mgd. Therefore, there is sufficient capacity in the Peekskill WWTP to accommodate the proposed project.

### **4.0 PROPOSED COLLECTION SYSTEM COMPONENTS**

A gravity sewage collection and conveyance system consisting of 8-inch diameter PVC SDR 35 sewer mains and precast concrete manholes will be installed onsite. The sewage collection and conveyance system will flow by gravity to one of two onsite pump stations. Two duplex pump stations are proposed to be installed and will connect to the approved terminal sewer manhole and gravity sewer system along Reynolds Drive. A backup generator will be provided for each pump station to power the pumps in the event of power failure. The proposed sewer collection and conveyance system will consist of

both onsite improvements and offsite improvements along Reynolds Drive, Columbus Street and Hoyt Street. The onsite and offsite improvements are proposed to consist of the following:

- A. Offsite Improvements:
  - a. Proposed Sewer Manholes: 8 Total
  - b. Proposed 8" Diameter Sewer Main: 1,210 length feet
  - c. Proposed Sewer Forcemain: 340 length feet
- B. Onsite Improvements:
  - a. Proposed Sewer Manholes: 26 Total
  - b. Proposed 8" Diameter Sewer Main: 4,140 length feet
  - c. Proposed Sewer Forcemain: 2,650 length feet
  - d. Two Sewer Pump Stations and Two Valve Pits

Wastewater flow from each townhome will be conveyed by individual 4" diameter PVC SDR 35 sewer service connection. The service connections will be installed with a minimum slope of  $\frac{1}{4}$ " per foot meeting the requirements of DEC 14. Each sewer service connection will connect to an 8" PVC SDR 35 gravity sewer main. The 8" gravity sewer mains will flow the proposed onsite pump stations to be conveyed to the sewer conveyance system along Reynolds Drive which was previously approved and proposed to be constructed as part of this project. As part of the proposed connection the Somers Realty Planned Hamlet Pump Station will be analyzed to determine if any modifications are necessary.

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

## 5.0 PUMP STATION DESIGN

Wastewater flow from each townhome and the proposed community center will be conveyed by gravity to one of two onsite sewer pump stations. Sewer pump station #1 is located at the southern end of the project site. Wastewater from the southern most 60 townhome units are conveyed by gravity to sewer pump station #1. From pump station #1, a sewer forcemain conveys the wastewater across the project site and discharges to an onsite sewer manhole where it is then conveyed by gravity to sewer pump station #2. Sewer pump station #2 is located in the northeast corner of the project site. The wastewater from the remaining 21 townhome units and community center are conveyed by gravity to sewer pump station #2. The sewer forcemain from pump station #2 conveys all of the onsite wastewater to the terminal sewer manhole along Reynolds Drive.

The pump stations will be sized to convey at a minimum the peak hourly flow from the subject project and the community center. The pumps will need to achieve this flow rate while pumping against the static and friction heads in the system. The static head the pumps will need to overcome will be from the liquid level in the pump station wet well the elevation of the terminal sewer manhole along Reynolds Drive. Duplex grinder pumps are proposed for each pump station. The grinder pumps allows a smaller diameter forcemain, which will help to achieve a minimum velocity of 2.0 ft/s in the proposed forcemains in accordance with DEC 14. A 3-inch diameter forcemain is envisioned. Headloss calculations and pump sizing will be provided in future reports.

### 5.1 Pumps and Pump Controls

Duplex submersible grinder pumps are proposed to convey the sewage flow contributing to each pump station generated from the proposed development. The pumps will be housed in a six-foot diameter wet well. The submersible pumps will be controlled via a liquid level probe in the wet well that will turn the pumps on or off depending on the water level within the wet well. The pump

controller will also alternate the lead/lag designation of the pumps. Additionally, a backup float system will be provided to operate the pumps independent of the probe controls in the event of a probe control system failure.

## 5.2 Pump Design Criteria

As discussed above, the pump design is based on the average design flow reaching the pump station and a peaking factor of 4.0. The static head and losses associated with bends, entrance and exit losses and valves to calculate a total dynamic head (TDH) at the peak flow using a Hazen-Williams "C" value of 120. The specific flows and TDHs for the pump station are discussed below.

Based upon an average daily flow rate of 25,200 gallons per day (gpd) and a peaking factor of 4.0, a peak design sewage inflow rate of 70 gallons per minute (gpm) was calculated for the entire project. Separate peak design sewage inflow rates will be calculated for each pump station based on the number of townhomes conveyed to each station.

## 5.3 Pump Controls

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

Both submersible grinder pumps within each pump station will shut off at the "both pumps off" set point. When the level in the wet well rises to the second set point, "lead pump on", a signal will be sent to the control panel to turn the lead pump on. The "lead pump on" set point will be 1 foot above the "both pumps off" set point. The lead pump shall operate until the liquid level reaches both pumps off level (pump(s) shut off). If the liquid level in the wet well continues to rise to the "lag pump on" set point, 6 inches above the "lead pump on" set point, the control panel will, in addition to the lead pump, turn on the lag pump. The further rise of the liquid level within the wet well 6 inches to "High Level Alarm" set point will result in an alarm condition being transmitted to operating personnel via an auto-dialer to the sewer system operator.

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

## 5.4 Wet Well

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

Guidrails for the lifting and lowering of the proposed submersible grinder pumps will be provided. A portable hoist socket has been provided at the top of the wet well. This socket will be compatible with a portable hoist currently used by the Somers Sewer Department in order to lift and lower the submersible pumps.

## 5.5 Valve Pit

A precast concrete valve pit will be provided for the pump station to house gate valves, check valves, plug valves and a bypass piping system. The valve pit will also house discharge pressure

gauges on the forcemain. The valve pit will be provided with a floor drain to the wet well for removal of accumulated water. A gate valve will be provided on the drain line.

#### 5.6 Check Valves

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

#### 5.7 Control Panel

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

#### 5.8 Auto-dialer and Alarm Communication

In order to transmit pump station alarm conditions, an autodialer with telephone will be provided. Alarm conditions will include pump station "Wet Well High Level" alarm, "Wet Well Low Level" alarm, "Power Failure" alarm and "Pump Failure" alarm. The auto-dialer will be capable of transmitting the four alarms separately. The power and pump failure systems will also have contacts connected to the autodialer. The autodialer shall call a designated representative of the owner and Adam Smith at the Town of Somers Sewer Department. Dial out numbers will be coordinated at startup.

#### 5.9 Forcemains

The proposed sewer forcemains will be used to convey raw sewage from the sewer pump stations to the terminal sewer manhole along Reynolds Drive. Two (2) 3" diameter PVC SDR 21 forcemains are envisioned. The PVC SDR 21 will have bell and spigot joints and factory installed gaskets. The fittings and elbows will be glued SCH 80 fittings. Any horizontal or vertical bends will be provided with concrete thrust blocks. The forcemain shall be provided with 3'-6" minimum cover.

#### 5.10 Emergency Backup Power

The controls, autodialer and telephone modem will be connected to an uninterrupted power supply (UPS) to maintain control and communications while the backup generator starts.

A natural gas generator will supply backup power. The generator will be able to run both the lead and lag pump, controls and communications. An automatic transfer switch will provide automatic startup of the backup generator and automatic transfer between primary and backup power as required.

" EXHIBIT "B"



Record & Return to:  
Roland A. Baroni, Jr.  
ABRAMSFENSTERMAN,LLP  
81 Main Street, Suite 400  
White Plains, NY 10601

At a meeting of the Town Board of the Town of Somers at Town Hall located at 335 Route 202, Somers, Westchester County, New York on the 13<sup>th</sup> day of February, 2025 at 7:00 P.M.

**RESOLUTION TO EXTEND THE  
SOMERS SEWER DISTRICT #1**

WHEREAS, a Petition, Map, Plan and Report have been prepared by PARK.VIEW B & G, LLC dated April 12, 2024, for the extension of the Somers Sewer District #1 of the Town of Somers, New York, and duly presented to this Town Board; and

WHEREAS, an Order was duly adopted by the Town Board on October 10, 2024, reciting the filing of said petition, the improvements proposed, the boundaries of the proposed extension, and the estimated expenses thereof and specifying November 14, 2024 at 7:00 p.m. as the time and the Town Hall in said Town as the place where the said Board would meet to consider the petition and to hear all persons interested in the subject thereof, concerning the same; and

WHEREAS, such Order was duly posted, published and served as required by law; and

WHEREAS, a hearing in the matter was duly held by the Board on the 14<sup>th</sup> day of November, 2024 commencing at 7:00 p.m. o'clock at the Town Hall in said Town and considerable discussion upon the matter having been had, and all persons desiring to be heard having been duly heard and thereupon the hearing being duly closed; and

WHEREAS, the Town Board as Lead Agency under SEQRA adopted a Negative Declaration February 13, 2025 having conducted a complete environmental review under SEQRA; and

WHEREAS, the Town Board has reviewed the submissions for the Proposed Action and, in particular, the Map, Plan and Report dated April 12, 2024, pertaining to the proposed extension of the Somers Sewer District #1; and

WHEREAS, based upon its review of the submitted petition and the environmental record for the Proposed Action, the Town Board makes the following environmental findings pursuant to SEQRA:

1. As discussed in the Map, Plan and Report, there is adequate capacity in the existing system to service the project.



2. The Town Board has weighed and balanced relevant environmental impacts with social, economic and other considerations.
3. The Town Board hereby certifies that the requirements of Part 617 of Title 6 NYCRR have been met.
4. The Town Board hereby certifies that consistent with the social, economic and other essential considerations, from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.

NOW, upon the evidence given at such hearing and on motion of Supervisor Scorrano seconded by Councilman Ciriaco, it is

RESOLVED AND DETERMINED, that (a) the petition aforesaid is signed and acknowledged or proved as required by law, it duly complies with the requirements of Section 191 of the Town Law as to sufficiency of signers with respect to the boundaries of the proposed district extension as herein approved and it is otherwise sufficient; (b) all property and property owners within the proposed district extension are benefitted thereby; (c) all the property and property owners benefitted are included within the limits of the proposed district expansion; and (d) that it is in the public interest to grant in whole the relief sought; and it is further

RESOLVED AND DETERMINED, that the extension of the Somers Sewer District #1 as proposed in said petition be approved; that such extension be designated as "Parkview Water Extension"; that the improvements to be constructed by the Petitioner or its successors be constructed at the sole cost and expense of the Petitioner, and such extension be bounded and described as set forth in **Schedule A** attached hereto; and it is further

RESOLVED, that the Town Clerk shall file certified copies thereof, in duplicate, in the office of the State Department of Audit and Control in Albany, New York and record same with the County Clerk, County of Westchester, Division of Land Records within ten (10) days hereof.

Roll Call:

Vote:

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

AYE  
AYE  
AYE  
AYE  
AYE

STATE OF NEW YORK  
COUNTY OF WESTCHESTER  
TOWN OF SOMERS

I, PATRICIA KALBA, Town Clerk of the Town of Somers, do hereby certify that I have compared the preceding Resolution with the original thereof filed in my office at Town Hall, 335 Route 202, Somers, Westchester County, New York, that the same is a true and correct copy of said original and the whole thereof.

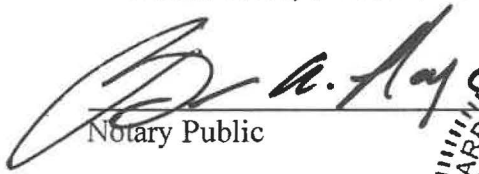
I further certify that all members of the Town Board had due notice of the meeting at which said resolution was adopted.

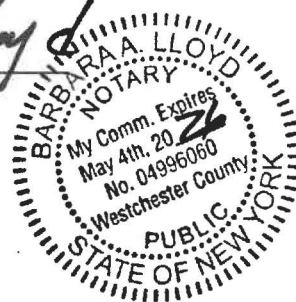
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town this 19<sup>th</sup> day of February, 2025.

  
PATRICIA KALBA  
Town Clerk

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

On the 19<sup>th</sup> day of February in the year 2025 before me, the undersigned personally appeared PATRICIA KALBA, Town Clerk of the Town of Somers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public



## SCHEDULE A

Tax Parcels

1. 4.20-1-12

2. 15.08-1-4

## EXHIBIT "C"

Record & Return to:  
Roland A. Baroni, Jr.  
ABRAMSFENSTERMAN,LLP  
81 Main Street, Suite 400  
White Plains, NY 10601

At a meeting of the Town Board of the Town of Somers at Town Hall located at 335 Route 202, Somers, Westchester County, New York on the 13<sup>th</sup> day of February, 2025 at 7:00 P.M.

**RESOLUTION TO EXTEND THE  
SOMERS CONSOLIDATED WATER DISTRICT No.1**

WHEREAS, a Petition, Map, Plan and Report have been prepared by PARK.VIEW B & G, LLC dated April 12, 2024, for the extension of the Somers Consolidated Water District No. 1 of the Town of Somers, New York, and duly presented to this Town Board; and

WHEREAS, an Order was duly adopted by the Town Board on October 10, 2024, reciting the filing of said petition, the improvements proposed, the boundaries of the proposed extension, and the estimated expenses thereof and specifying November 14, 2024 at 7:00 p.m. as the time and the Town Hall in said Town as the place where the said Board would meet to consider the petition and to hear all persons interested in the subject thereof, concerning the same; and

WHEREAS, such Order was duly posted, published and served as required by law; and

WHEREAS, a hearing in the matter was duly held by the Board on the 14<sup>th</sup> day of November, 2024 commencing at 7:00 p.m. o'clock at the Town Hall in said Town and considerable discussion upon the matter having been had, and all persons desiring to be heard having been duly heard and thereupon the hearing being duly closed; and

WHEREAS, the Town Board as Lead Agency under SEQRA adopted a Negative Declaration February 13, 2025 having conducted a complete environmental review under SEQRA; and

WHEREAS, the Town Board has reviewed the submissions for the Proposed Action and, in particular, the Map, Plan and Report dated April 12, 2024, pertaining to the proposed extension of the Somers Consolidated Water District No. 1; and

WHEREAS, based upon its review of the submitted petition and the environmental record for the Proposed Action, the Town Board makes the following environmental findings pursuant to SEQRA:

1. As discussed in the Map, Plan and Report, there is adequate capacity in the existing system to service the project.

2. The Town Board has weighed and balanced relevant environmental impacts with social, economic and other considerations.
3. The Town Board hereby certifies that the requirements of Part 617 of Title 6 NYCRR have been met.
4. The Town Board hereby certifies that consistent with the social, economic and other essential considerations, from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.

NOW, upon the evidence given at such hearing and on motion of Supervisor Scorrano seconded by Councilman Faulkner, it is

RESOLVED AND DETERMINED, that (a) the petition aforesaid is signed and acknowledged or proved as required by law, it duly complies with the requirements of Section 191 of the Town Law as to sufficiency of signers with respect to the boundaries of the proposed district extension as herein approved and it is otherwise sufficient; (b) all property and property owners within the proposed district extension are benefitted thereby; (c) all the property and property owners benefitted are included within the limits of the proposed district expansion; and (d) that it is in the public interest to grant in whole the relief sought; and it is further

RESOLVED AND DETERMINED, that the extension of the Somers Consolidated Water District No. 1 as proposed in said petition be approved; that such extension be designated as "Parkview Water Extension"; that the improvements to be constructed by the Petitioner or its successors be constructed at the sole cost and expense of the Petitioner, and such extension be bounded and described as set forth in **Schedule A** attached hereto; and it is further

RESOLVED, that the Town Clerk shall file certified copies thereof, in duplicate, in the office of the State Department of Audit and Control in Albany, New York and record same with the County Clerk, County of Westchester, Division of Land Records within ten (10) days hereof.

Roll Call:

Vote:

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

AYE  
AYE  
AYE  
AYE  
AYE

STATE OF NEW YORK

COUNTY OF WESTCHESTER  
TOWN OF SOMERS

I, PATRICIA KALBA, Town Clerk of the Town of Somers, do hereby certify that I have compared the preceding Resolution with the original thereof filed in my office at Town Hall, 335 Route 202, Somers, Westchester County, New York, that the same is a true and correct copy of said original and the whole thereof.

I further certify that all members of the Town Board had due notice of the meeting at which said resolution was adopted.

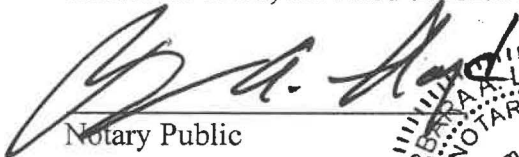
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town this 19<sup>th</sup> day of February, 2025.



PATRICIA KALBA  
Town Clerk

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

On the 19<sup>th</sup> day of February in the year 2025 before me, the undersigned personally appeared PATRICIA KALBA, Town Clerk of the Town of Somers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

**SCHEDULE A**

## Tax Parcels

1. 4.20-1-12

2. 15.08-1-4