

PLANNING AND ENGINEERING DEPARTMENTS

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

SOMERS TOWN HOUSE  
835 ROUTE 202  
SOMERS, NY 10589  
[www.somersny.com](http://www.somersny.com)

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



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

August 28, 2024

To: Town of Somers Interested and Involved Agencies

From: David B. Smith

Re: Trailside Estates Environmental Review

Cc: Town Board  
Roland Baroni  
Ken Kearney  
Rich Williams

At the most recent Town Board meeting, the Town Board, acting as Lead Agency under the New York State Environmental Quality Review Act (SEQRA) found that the Environmental Assessment Form (EAF), technical reports and plans had sufficient information and in enough detail for the public to understand the Proposed Action, it's potential impacts and any proposed mitigation. Prior to make a determination of significance required by SEQR the Town Board has requested that the attached documents be circulated to the other Boards and Committees in the Town for their review and comment. The Town Board is requesting that comments be provided back to the Town Board by their October work session (10/3/24) for review and consideration. For those that want to download electronic copies of the submission the Town has established a separate link: <https://www.somersny.com/resources/environmental-impact-statements>.

It is understood that the Applicant may be reaching out to individual Boards and Committees to set up a meeting to describe the proposed project in more detail.

In the meantime, should you have any questions of comments on the above or attached please do not hesitate to reach out.

**NOTICE OF SEQRA ACTIONS FOR TRAILSIDE ESTATES RESIDENTIAL DEVELOPMENT**

**Application and Petition for proposed zoning map and text amendments to allow for the construction of 76 Market Rate Townhomes and five (5) sponsored provided units marketed at or below 120% AMI along with an approximately 6,000 square foot community center with an address 0 Route 6 to rezone from an Existing R-80 Residence District, R-40 Residence District and PH- Planned Hamlet District to Multifamily Residence Baldwin Place MFR-BP District and Including Text Amendments to Section 170-13.A. Multifamily Residence MFR District to Add 18(c) Affordable Housing Dwelling Unit Credits.**

**Review requested of Full EAF and Supporting Documentation**

Issued by Town of Somers Town Board  
Westchester County, New York

TM: 4.20-1-12 and 15.08-1-4

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act (SEQRA)) of the New York State *Environmental Conservation Law* and Chapter 92 (Environmental Quality Review) of the *Code of the Town of Somers, New York*.

The Town Board of the Town of Somers, Westchester County, has declared themselves as Lead Agency as part of a coordinated review for Application and Petition for the rezoning of approximately 56.8 acres of real property with an address of 0 Route 6 from R-80 Residence District, R-40 Residence District and PH-Planned Hamlet District to Multifamily Residence Baldwin Place (MFR-BP) District including Text Amendments to Section 170-13.A.18 to create Affordable Housing Dwelling Unit Credits And the eventual development of 76 market rate townhome units, five sponsored provided units marketed at or below 120% AMI and the construction of a 6,000± s.f. community center (the "Proposed Action"). The community center located on 7.5 acres is being donated to the Town of Somers and twenty acres of the property is proposed to be placed in a conservation easement. The Proposed Action also includes the expansion of the Town of Somers Consolidated Water District, the Town of Somers Sewer District 1, and Westchester County Peekskill Sanitary Sewer District.

The Somers Town Board at its meeting of August 8, 2024 accepted the attached Full EAF with technical studies as being adequate for public review and comment under the procedures and requirements of SEQRA and Chapter 92 of the Somers Town Code as part of a coordinated review.

The Proposed Action is a Type I Action under SEQRA as per Chapter 92 of the *Code of the Town of Somers* in conjunction with Article 24 of the *NYS Environmental Conservation Law*.

***TITLE OF ACTION: Trailside Estates Residential Development***

**DESCRIPTION OF ACTION:** The Proposed Action involves a zoning map amendment from R-80 Residence District, R-40 Residence District and PH-Planned Hamlet District to Multifamily Residence Baldwin Place (MFR-BP) District and zoning text amendments to Section 170-13.A.18 to create Affordable Housing Dwelling Unit Credits, the construction of a 6,000± s.f. community center located on 7.5 acres to be donated to the Town of Somers, and the creation of a twenty acre Conservation easement within the property. The Proposed Action also includes the expansion of Town of Somers Consolidated Water District, the Town of Somers Sewer District 1, and Westchester County Peekskill Sanitary Sewer District.

**LOCATION:** 0 Route 6 (Tax Lot 4.20-1-12 and 15.08-1-4) Town of Somers, Westchester County, New York

**SUPPLEMENTAL INFORMATION:** A Full Form (EAF) has been prepared for the Proposed Action, a copy of the entire document can be accessed and downloaded by going to <http://www.somersny.com/>. Hard copies are available upon request. This form is being distributed to Involved and Interested Agencies (see list below), and this information is also available for review in the Town Clerk and Planning and Engineering offices at the Town House and on the Town's web site. Prior to making a Determination of Significance under SEQRA, the Town Board is providing an opportunity for all Interested and Involved Agencies and members of the public to comment on the Proposed Action.

Contact: David B. Smith, Town Planner  
335 Route 202  
Somers, New York 10589

Telephone: 914-277-5366

Date of this Notice: August 22, 2024

Response date: October 3, 2024

## **SEQR DISTRIBUTION LIST –**

### **Involved Agencies:**

Town Board  
335 Route 202  
Somers, New York 10589  
Attn: Robert Scorrano, Supervisor

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

Westchester County Department of Health  
25 Moore Avenue  
Mt. Kisco, New York 10549  
Attn: Dr. Sherlita Amler

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

New York State Department of Environmental Conservation-Region 3  
21 South Putt Corners Road  
New Paltz, New York 12561-1620  
Attn.: Kelly Turturro, Regional Director

New York State Department of Transportation Region 8 Office  
4 Burnett Boulevard  
Poughkeepsie, New York 12603  
Attn.: Lance MacMillan, PE, Regional Director

Westchester County Board of Legislators.  
800 Michaelian Office Building  
148 Martine Avenue, 8th Floor  
White Plains, New York 10601  
Attn: Sunday Vanderberg

### **Interested Agencies**

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

Somers Architectural Review Board  
Somers Town House  
335 Route 202  
Somers, New York 10589

Town of Somers Town Clerk  
Somers Town House  
335 Route 202  
Somers, New York 10589  
Attn: Patricia Kalba, Town Clerk

Town of Somers Building Inspector  
Somers Town House  
335 Route 202  
Somers, New York 10589

Somers Bureau of Fire Prevention  
Somers Town House  
335 Route 202  
Somers, New York 10589

Somers Police Department  
Town House  
335 Route 202  
Somers, New York 10589

Somers Energy Environment Committee Somers  
Town House  
335 Route 202  
Somers, New York 10589

Somers Highway Department  
Town House  
335 Route 202  
Somers, New York 10589

New York State Police Department (Somers)  
295 Route 100  
Somers, NY 10589

Somers Central School District  
250 Route 202  
Somers, NY 10589  
Attn: Superintendent Raymond H. Blanch

Westchester County Planning Board  
432 Michaelian Office Building  
White Plains, New York 10601  
Attn: Blanca Lopez, Commissioner

NYS Office of Parks, Recreation and Historic Preservation-Taconic Region  
P.O Box 308  
9 Old Post Rod  
Staatsburg, NY 12580

**Other- Lead Agency Representatives**

David B. Smith, Town Planner  
Town House  
335 Route 202  
Somers, New York 10589

Woodard & Curran Engineering P.A P.C. 709  
800 Westchester Avenue Suite N507  
Rye Brook, NY 10573  
Attn: Steve Robbins

Hardesty & Hanover  
555 Theodore Fremd Ave., Suite C-301  
Rye, NY 10580  
Attn: Greg Del Rio

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

**Other- Project Sponsor Representatives**

Charles V. Martabano, Esq. Attorney at Law  
9 Mekeel Street  
Katonah, NY 10536

Parkview B&G LLC  
c/o Ken Kearney  
57 Route 6, Suite 207  
Baldwin Place, NY 10505

Insite Engineering, Surveying & Landscape Architecture, P.C.  
c/o Rich Williams, P.E.  
3 Garret Place  
Carmel, NY 10512

WESTCHESTER COUNTY  
BOARD OF SUPERVISORS  
2024 SEP -5 PM 3:06  
RECEIVED