



November 20, 2025

Town of Somers Planning Board
335 Route 202
Somers, NY 10589

RE: Trailside Estates at Somers
Reynolds Drive
Town of Somers
Tax Map No: 4.20-1-12 & 15.08-1-4

Dear Chairperson Gannon and Members of the Board:

Enclosed please find six (6) copies of the following items including four (4) flash drives in support of the subject applications and permits for the subject project:

- Site Plan Set (28 sheets), last revised November 20, 2025.
- Stormwater Pollution Prevention Plan (SWPPP), last revised November 20, 2025.
- Supplemental information pertaining to the Soil Management Plan, prepared by Gallagher Bassett, to be provided under separate cover.

With regard to comments received, we offer the following responses in **bold**. Responses noted as addressed or previously provided have been removed from the responses below:

Memorandum from Steven Robbins, P.E., LEED AP of Woodard and Curran, dated November 11, 2025:

Water

39. *The Applicant proposes the creation of 2:1 steep slope downgradient of Lots 46 and 49. The Applicant shall explain how the creation of these steep slopes will not cause adverse impacts downstream, especially noting that this abuts right against the wetlands buffer. Partially Addressed. The Applicant shall provide a callout and detail for permanent erosion control matting along the steep slope per the NYS Standards and Specifications for Erosion and Sediment Control.*

An erosion control blanket and geotextile anchoring detail has been added to drawing D-5. Additionally, callouts have been added to areas of steep slopes steeper than 3:1 on drawings SP-4.1 – SP-4.3.

45. *The Applicant shall explain how pedestrian traffic will be impacted for all the properties to the west of the main road within the development, considering that sidewalks are only proposed to the east side of the main road. There appears to be no proposed crosswalks connecting the east and west sides of the main road, and the Applicant shall explain how pedestrians will be able to safely travel from one side to the other. Partially Addressed. The Applicant provides explanation for not including sidewalks on the west side of the main road, but does not specify why a crosswalk connecting the west to the east is not included in the layout design.*

At the November 12, 2025 Planning Board meeting, the sidewalk layout was presented and found to be acceptable. As discussed, we have ensured crosswalks

exist at all points where sidewalks intersect with a road. As there are no sidewalks on the west side of the property to intersect with sidewalks on the east, crosswalks will not be provided as there would be no destination beyond the end of the crosswalk. As noted, this type of layout is consistent with residential applications in a suburban environment such as Somers.

49. *The Applicant shall clearly indicate the direction of vehicular traffic on the layout and material sheets for all roadways.* Not Addressed. The Applicant has not provided traffic direction arrows on Drawings SP-1.1 through SP-1.3.

Directional arrows, shown for reference only, have been added to Layout and Landscape Plans (SP-1.1 – SP-1.3).

The following additional comments are provided based on the latest submittal:

50. *The Applicant indicates roof drains and floor drains on the utility plans. The plans shall clearly indicate how the roof drains and floor drains are separate lines, to confirm the additional outfalls do not directly discharge roof drain runoff. The Applicant shall also confirm these direct discharges do not have an adverse impact on the abutting wetlands.*

The roof drains and footing drains have been updated and clarified on the drawing legends. The roof drains and footing drains are separate pipes but have been shown as a combined line type where they overlap to avoid over cluttering the drawings.

51. *It appears that there are several utility crossings (e.g., CB 47 E to SMP 1.2DS IN, Sheet PR-5) where little to no vertical separation looks to be achieved between the storm drain line and the sewer mains/force mains. The Applicant shall confirm minimum vertical separation is achieved or demonstrate what measures are applied to alleviate any separation issues.*

Where possible the separation distances between pipes at pipe crossings between storm and sewer have been increased. If more than 18" of separation between storm and sewer pipes cannot be achieved a Sewer Pipe to Drainage Pipe Crossing Detail outlining a partial encasement and support of the two pipes has been added to drawing D-2.

52. *The Applicant shall explain why subcatchment 1.9 and pond 1.9 are modeled separately from the Post-Development model for the porous paver patios, and how the total HydroCAD would be impacted inclusive of the porous pavement and their subcatchment areas.*

Subcatchment 1.9 was modeled separately to represent a singular unit and porous paver configuration to demonstrate the practice's capacity and sizing is in conformance with the Design Manual requirements. There are 15 units designated as proposed to have porous paver patios. The model was revised so all 15 of the porous paver patios have been linked into the Post-Development model which resulted in a small decrease in overall peak flows to Design Point 1.

53. *The Applicant shall confirm the units the permeable paver patios are utilized on the construction detail on Sheet D-2.*

The noted unit numbers on drawing D-2 have been updated in the Permeable Paver Patio Detail.

54. *The Applicant shall ensure that a minimum infiltration rate of 0.50 in/hr is met at the proposed porous pavement locations.*

Acknowledged. Testing for the additional permeable paver patio areas will be coordinated and conducted to assure a minimum infiltration rate of 0.5 in/hr is possible.

55. *The Applicant shall confirm the contributing areas to the porous pavement areas do not exceed three times the surface of the porous system, per the NYSDEC SMDM requirements.*

As noted in section 2.0 of the project SWPPP the 2015 edition of the NYSDEC New York State Stormwater Management Design Manual will be referenced for the design requirements of the project stormwater management. Appendix M of the project SWPPP has been updated demonstrate the porous paver patios have been sized appropriately per the 2015 design manual standards.

56. *The Applicant has provided soil sample data for the former orchard area and a Soil Management Plan for the safe handling of soils in this area. The Applicant shall provide additional information on the approximate volume of soil to be handled in this area, where cover systems will be used, and where soils are anticipated to be removed from the site.*

Supplemental information prepared by Gallagher Bassett shall be provided under separate cover to address the above comment.

Memorandum from Open Space Committee, dated November 14, 2025:

1. *There is still no detailed tree removal plan showing locations, sizes, and species*

Tree removal was discussed with the Planning Board during the SEQRA/Site Plan review process and determined that providing samples counts and approximating the amount of trees was sufficient for the SEQRA/Site Plan review. It was also acknowledged that a site specific tree count will be performed prior to construction to determine the appropriate tree removal fee.

2. *The stormwater plans still do not detail the inlet sizes of the gratings over catch basins and drain inlets, so the risk to amphibians moving over the site can't be determined.*

The proposed catch basins and drain inlets will have ADA compliant grates which provide for smaller openings and minimizes the risk to amphibians moving over the site.


3. *There are still no curbing details, so it can't be determined if safe Cape Cod style design curbing will be used.*

The applicant had revised the style of proposed curbs to be mountable granite curbs in a previous submission; therefore, we believe the concern has been addressed.

We trust you will find the enclosed information in order, and respectfully request this item be placed on the December 10, 2025 agenda for continued discussion with the Planning Board and a public hearing. If you have any questions or comments regarding this information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

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Insite File No. 21241.100