



October 23, 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 October 23, 2025.
- Figure VM-1, "Vehicle Maneuvering Plan", dated October 23, 2025.
- Water Engineering Report, dated October 23, 2025.
- Wastewater Engineering Report, dated October 23, 2025.
- Stormwater Pollution Prevention Plan (SWPPP), last revised October 23, 2025.
- Soil Management Plan, prepared by Gallagher Bassett, dated October 2025.

The above plans and associated documents are being submitted so the Planning Board can progress with their review of the project. We believe all outstanding comments have been addressed and if appropriate and the Board is amenable, we respectfully request the Board schedule a public hearing for the project.

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 April 9, 2025:

General

Wastewater

15. *The Applicant shall document the existing usage and remaining available capacity of the sewer forcemain and pumping system that the project proposes to connect to. Not Addressed. The Applicant indicates that a request was made to the Town of Somers Sewer and Water Department. Once information is obtained, the Applicant shall provide updated water and wastewater engineering reports.*

The Wastewater Report has been updated to document the existing design usage and available capacity of the existing sewer system the project proposes to connect to.

19. *The Applicant shall expand the current sanitary sewer language that includes supporting calculations of the reported wastewater generation rate for the proposed project in accordance with NYSDEC Intermediate Sized Wastewater System Design Standards, 2014. The report shall include, but not be limited to: pipe slopes, capacity percentages, pipe materials, and the peaking factor considered for calculations of the peak flow. Not Addressed. The Applicant indicates that a request was made to Town of Somers. Once information is obtained, the Applicant shall provide additional design calculations in future Wastewater Engineering Reports.*

The Wastewater Report has been updated to include additional information regarding the anticipated wastewater generation and supporting calculations.

Water

23. *The Applicant shall analyze the existing capacity and remaining available capacity of the water distribution system that it proposes to connect to. Not Addressed. The Applicant indicates that a request was made to the Town of Somers Sewer and Water Department. Once information is obtained, the Applicant shall provide updated water and wastewater engineering reports.*

The Water Report has been updated to note the existing and available capacities of the existing water main and includes the results of recently completed hydrant flow testing following the repairs / maintenance to the Amawalk Shenorock Water Tower.

27. *The Applicant stated that hydrant flow testing will be performed to determine actual flows and available pressure. The Applicant shall provide the results upon completion of testing. Not Addressed. The Applicant indicates that a request was made to the Town of Somers Water Department, to obtain information from past hydrant tests. Depending on the information obtained, the Applicant shall request additional testing. Results shall be provided upon completion.*

The Water Report has been updated after conducting hydrant flow testing to reflect the current measured flows and pressures of the existing water main the project proposes to connect to. The results of the hydrant flow test have been included as an appendix of the Water Report.

Additional Comments:

34. *The Applicant shall clearly indicate the proposed grading contours on the Grading & Utilities sheets on the site plans. Many of the proposed contours have sections which are hidden underneath other line work, the Applicant shall make the contours clear and in front.*

Drawings SP-2.1 thru 2.3, "Grading and Utility Plans" and Drawing SP-2.4, "Offsite Utilities Plan" have been revised to more clearly identify the contour locations.

35. *The Applicant shall clearly indicate the proposed inverts and grading contours for the proposed swales on the Grading & Utilities sheets. The construction detail indicates a minimum 10' top width for the swales; however, this minimum width does not appear to be met for all swales.*

Drawings SP-2.1 thru 2.3, "Grading and Utility Plans" have been revised to include proposed grading for all project swales. As previously noted on Drawing D-3, the Grass Swale Detail provides top widths for each proposed grass swale along with their respective inverts.

36. *Under Appendix G of the SWPPP, the Applicant indicates side slopes and longitudinal slopes that exceed the requirements of vegetated swales per the NYSDEC SMDM (3H:1V and 4%, respectively). The Applicant also indicates a minimum bottom width of 1' for Swales 2 and 3,*

which are below minimum requirements for vegetated swales per the NYSDEC SMDM. The Applicant shall explain how the deviation from the standards will not contribute to increased erosion for the conveyance swales.

As noted in Appendix A of the project SWPPP, no credit is being taken for vegetated swales, nor have the swales been stated to be or designed to conform with vegetated swales as outlined in Chapter 5 of the design manual. They are intended to serve as stormwater conveyance mechanisms.

Swale sizing has been provided in Appendix J of the project SWPPP. This sizing has been completed to demonstrate the swales are capable of conveying the noted design storm. As demonstrated in the swales sizing calculations, all grass swale velocities are less than or equal to 5 fps for the 10-year peak discharge as noted in table 5.12 on page 5-52 of the NYSDEC Stormwater Management Design Manual. This project has conservatively designed all grass swales to have less than 5 fps for the 100-year design storm, thus demonstrating and providing grass swales with non-erosive flows.

37. *The Applicant shall update the Grading & Utilities sheets to include proposed contours for the proposed swales.*

As previously mentioned, Drawings SP-2.1 thru 2.3, "Grading and Utility Plans" have been revised to include proposed grading for all project swales.

38. *The Applicant shall explain how Lots 6 and 3 (and subsequently Lots 1-2, 4-5) will be protected from potential erosive flows with proposed 3:1 slopes directly adjacent to their properties without a conveyance swale. The Applicant shall also provide an explanation for Lots 29-30, and 53-55, where these properties are immediately downgradient of proposed 3:1 slope areas.*

The site plans have been revised to include a swale along the western edge of lot 6 and 3 to convey water around lots 1 thru 6 and into the proposed collection and conveyance system.

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.*

Stormwater runoff from the buildings and the road immediately uphill of the referenced area is being captured and conveyed by the proposed stormwater collection and conveyance system. The referenced slope will be vegetated with erosion control matting and will mainly experience sheet flow across it.

40. *The applicant shall provide outlet protection at the downstream most end of the proposed Swale SW 5.*

Rock outlet protection has been provided at the downstream end of Swale SW5 (refer to Drawing SP-2.1).

41. *The Applicant shall clearly indicate proposed fire lanes and emergency zones for emergency vehicle access to the property.*

Figure VM-1, "Vehicle Maneuvering Plan" has been provided to clearly indicate where emergency vehicles will traverse the site. An E-One HP95 Mid Mount vehicle was utilized to illustrate the vehicle maneuvers; therefore, it is assumed that any smaller emergency vehicle would be able to maneuver the site without conflict.

42. *The Applicant shall provide profiles for the proposed storm drain and water utility lines on the site plans.*

Profiles for the storm drains and water mains have been provided as part of the site plan drawings set (refer to Drawings PR-3 thru PR-6).

43. *The Applicant shall clearly indicate the proposed footprint of subsurface infiltration systems, including the location and quantity of chambers within the footprints shown on the Grading & Utility sheets (1.3P, 1.5P, 1.6P). As the footprints shown in the site plans are not consistent with the HydroCAD footprints for these systems (due to non-rectangular shapes), the site plans must indicate how the chambers fit within the proposed footprint shown.*

The proposed infiltration systems have been revised to illustrate the individual chamber unit locations as shown on Drawings SP-2.1 thru SP-2.3.

44. *The Applicant shall explain how the proposed landscaping immediately adjacent to the footprint of subsurface infiltration system 1.6P will not cause any feasibility issues for installation and long-term health of the landscaping. See Sheet SP-1.2*

Two proposed trees previously located in close proximity to the subsurface infiltration system 1.6P have been shifted to locations that will avoid installation conflicts and accommodate healthy long-term growth of the trees.

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.*

The site plans have been reviewed further pertaining to pedestrian traffic and how it will impact all properties west of the main road within the development. The design intent for this development is to provide a pedestrian friendly neighborhood that is walkable. As shown on the enclosed site plans, a sidewalk is provided on the eastern side of the main road. Given current stormwater planning guidelines which is to reduce impervious surfaces wherever possible, the constraints of the site including slopes, wetlands and their associated buffers and the narrow development area, the proposed sidewalk was limited to the eastern side of the main road to provide direct access for more than half of the residential buildings and to provide a designated pathway for pedestrians to walk along the road. When reviewing similar residential developments within the area, it was observed that no sidewalks are provided at all throughout the roadways with pedestrians sharing the spaces with vehicular travel.

Additional measures including cautionary signage informing vehicular traffic that they are entering a residential zone and directing them to watch for pedestrians has been provided to assist with ensuring a walkable neighborhood.

46. *The Applicant shall clearly indicate maintenance access pathways for all proposed stormwater management basins, and how maintenance access equipment will be able to directly access each basin for maintenance activities.*

Maintenance access paths for each basin have been provided on the grading and utilities drawings.

47. *The Applicant shall clearly indicate the proposed pathway (with proposed material) for the connection between the parking lot of the community center and the proposed dog park on Sheet SP-1.1.*

Drawing SP-1.1 has been revised to identify the pathway connecting the community center parking lot and the dog park as a wood chip trail.

48. *The Applicant shall clarify if there is any proposed grading for the proposed dog park area, along with the connection pathway to the community center.*

No grading is proposed within the dog park and connecting pathway as existing grades fall within ADA accessible route standards.

49. *The Applicant shall clearly indicate the direction of vehicular traffic on the layout and material sheets for all roadways.*


Representational arrows have been provided on Drawings SP-1.1 thru SP-1.3 for the purpose of indicating traffic direction. These representational arrows are not intended to be striped.

We trust you will find the enclosed information in order, and respectfully request this item be placed on the November 12, 2025 agenda for continued discussion with the Planning Board and consideration of scheduling 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.

By:


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RDW/JLL/tmb

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