

Vicky Gannon, Chair
Paul W. Ciavardini
Jack Mattes
Bruce Prince
Anthony Sutton
Christopher Zaberto

Town of Somers

WESTCHESTER COUNTY, N.Y.



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SOMERS PLANNING BOARD AGENDA **February 11, 2026** **7:30 PM**

MINUTES

Draft Minutes for consideration of approval: January 14, 2026.

CONTINUATION OF PUBLIC HEARING

**1. TRAILSIDE ESTATES AT SOMERS
SITE PLAN APPLICATION & PRELIMINARY SUBDIVISION APPLICATION
REYNOLDS DRIVE
TM 4.20-1-12 & 15.08-1-4**

The Applicant is proposing construction of an 81-unit townhouse community with associated appurtenances. Five of the 81 units will be sponsor provided, and target households at or below the 120% Area Median Income (AMI). The project also proposes the construction of a community center and dog park to be located on a separate parcel which will be dedicated to the Town of Somers. The property is accessed through Somers Realty Planned Hamlet via Reynolds Drive and is located in the Multifamily Residence Baldwin Place (MFR-BP) Zoning District.

PROJECT REVIEW

**2. NEW CINGULAR WIRELESS PCS, LLC (AT&T) FOR AMENDED SPECIAL USE PERMIT
WIRELESS TELECOMMUNICATIONS FACILITY
121 ROUTE 100 -AMATO
TM 38.17-1-5**

The Applicant is applying for an Amended Special Use Permit. The project consists of modifications to the existing wireless telecommunications facility comprising of equipment, antennas and associated cables. The project site is located at 121 Route 100 and is in an R-80 Zoning District.

**3. NORTH EDGE REALTY CORPORATION
PRELIMINARY SUBDIVISION, SITE PLAN, STEEP SLOPE & STORMWATER
MANAGEMENT AND EROSION CONTROL APPLICATIONS
ROUTE 6 AND MAHOPAC AVENUE
TM 4.19-2-2, 3 & 4**

The Applicant is proposing construction of 73-fee simple townhome units consisting of a mix of 2 and 3-bedroom units serviced by public sewer and water with required stormwater improvements. The property is accessed from NYS Route 6 and Mahopac Avenue and is located in the Multifamily Residence Baldwin Place (MFR-BP) Zoning District.

**4. 2 HAGEMAN COURT STEEP SLOPE PROTECTION, STORMWATER MANAGEMENT
AND EROSION AND SEDIMENT CONTROL AND TREE PRESERVATION APPLICATION
TM: 48.09-1-14**

The Applicant is proposing to construct a single-family house with associated septic, well and stormwater improvements. The proposed residence and design layout was originally approved in 2023. The Applicant was directed to resubmit the updated plans in order to receive a new Site Plan approval because of the extent of the changes. The property is located at 2 Hageman Court in an R-80 Zoning District.

ADMINISTRATIVE ITEM

5. Discuss rescheduling of the Site Walk for Rockledge Center.

MEETING ADJOURNMENT

**The next Planning Board Meeting is scheduled for
Wednesday, March 11, 2026 at 7:30pm.
Agenda Subject to Change**

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MEMORANDUM

FEB 05 2026

TO: Town of Somers Planning Board
FROM: Steven Robbins, P.E., LEED AP
DATE: February 4, 2026
RE: Trailside Estates
Technical Review of Site Plan, Stormwater Pollution Prevention Plan (SWPPP), Water and Wastewater Engineering Reports
TM: 4.20-1-12, 15.08-1-4; R-80 District

PLANNING & ENGINEERING
TOWN OF SOMERS

GENERAL

The purpose of this memorandum is to provide a summary of our comments related to our technical review of the submittal addressed to the Office of the New York City Water Inspector General that was submitted for the Trailside Estates development, in the Town of Somers, New York on December 15, 2025.

The Applicant is proposing the construction of a subdivision with 81 town houses and a recreation center. The project site is currently undeveloped and consists of wooded areas. The total proposed limit of disturbance is 22.3 acres, with construction to be phased in six phases. The project site is located within the East of Hudson watershed. The proposed development of this site will cause greater than one (1) acre of disturbance, in addition to disturbance of steep slopes, wetlands, and tree removal.

This review focused on the engineering design and the associated Town Code requirements in accordance with the following:

- Town of Somers Code, Chapter 93: Stormwater Management and Erosion and Sediment Control, and other sections, as applicable.
- Town of Somers Code, Chapter 144: Site Plan Review
- Town of Somers Code, Chapter 148: Steep Slopes Protection
- Town of Somers Code, Chapter 156: Tree Preservation
- Town of Somers Code, Chapter 167: Wetlands and Watercourse Protection
- Town of Somers Code, Chapter 170: Zoning
- New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.
- New York State Department of Environmental Conservation's (NYSDEC's) Stormwater Management Design Manual (SMDM), dated July 2024.



- Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources, Chapter 18 (NYCDEP Regulations).

DOCUMENTS REVIEWED

- Cover Letter, "Trailside Estates at Somers, Reynolds Drive, Town of Somers, Tax Map No: 4.20-1-12 & 15.08-1-4," prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated January 26, 2026.
- Stormwater Pollution Prevention Plan for Trailside Estates at Somers Reynolds Drive, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated May 10, 2024, revised December 12, 2025.
- Soil Management Plan supplemental information, prepared by Gallagher Bassett, Inc., date January 23, 2026.
- Drawings prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., including:

Sheet Number	Sheet Name	Dated	Latest Revision
OP-1	Overall Plan	11/17/2023	01/26/2026
EX-1	Existing Conditions and Removals Plan	11/17/2023	01/26/2026
SP-1.1	Layout & Landscape Plan (1 of 3)	11/17/2023	01/26/2026
SP-1.2	Layout & Landscape Plan (2 of 3)	11/17/2023	01/26/2026
SP-1.3	Layout & Landscape Plan (3 of 3)	11/17/2023	01/26/2026
SP-2.1	Grading & Utilities Plan (1 of 3)	11/17/2023	01/26/2026
SP-2.2	Grading & Utilities Plan (2 of 3)	11/17/2023	01/26/2026
SP-2.3	Grading & Utilities Plan (3 of 3)	11/17/2023	01/26/2026
SP-2.4	Offsite Utilities Plan	1/31/2024	01/26/2026
SP-3.0	Phasing Plan	11/17/2023	01/26/2026
SP-3.1	Phase 1 Plan	11/17/2023	01/26/2026
SP-3.2	Phase 2 Plan	11/20/2025	01/26/2026
SP-3.3	Phase 3 Plan	12/12/2025	01/26/2026
SP-3.4	Phase 4 Plan	12/12/2025	01/26/2026
SP-3.5	Phase 5 Plan	12/12/2025	01/26/2026
SP-3.6	Phase 6 Plan	12/12/2025	01/26/2026



Sheet Number	Sheet Name	Dated	Latest Revision
SP-3.7	Phase 7 Plan	12/12/2025	01/26/2026
SP-3.8	Phase 8 Plan	12/12/2025	01/26/2026
SP-4.1	Erosion & Sediment Control Plan (1 of 3)	11/17/2023	01/26/2026
SP-4.2	Erosion & Sediment Control Plan (2 of 3)	11/17/2023	01/26/2026
SP-4.3	Erosion & Sediment Control Plan (3 of 3)	11/17/2023	01/26/2026
LP-1.1	Lighting Plan (1 of 3)	11/17/2023	01/26/2026
LP-1.2	Lighting Plan (2 of 3)	11/17/2023	01/26/2026
LP-1.3	Lighting Plan (3 of 3)	11/17/2023	01/26/2026
PR-1	Sewer Profiles	4/28/2025	01/26/2026
PR-2	Sewer Profiles	4/28/2025	01/26/2026
PR-3	Water Profiles	10/23/2025	01/26/2026
PR-4	Water Profiles	10/23/2025	01/26/2026
PR-5	Stormwater Profiles	9/22/2025	01/26/2026
PR-6	Stormwater Profiles	10/23/2025	01/26/2026
D-1	Details	11/17/2023	01/26/2026
D-2	Details	11/17/2023	01/26/2026
D-3	Details	11/17/2023	01/26/2026
D-4	Details	11/17/2023	01/26/2026
D-5	Details	11/17/2023	01/26/2026
D-6	Details	4/30/2024	01/26/2026
D-7	Details	12/12/2025	01/26/2026

PERMITS AND APPROVALS REQUIRED

- Town of Somers Planning Board: Preliminary Subdivision Plat Approval
- Town of Somers Planning Board: Stormwater Management and Erosion and Sediment Control Permit
- Town of Somers Planning Board: Steep Slopes Protection Permit
- Town of Somers Planning Board: Tree Removal Permit
- Town of Somers Planning Board: Site Plan Approval
- NYSDEC: SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001)
- Westchester County Department of Health (WCDOH): Approval of Sanitary Sewer Systems and Water Main



- WCDOH: Subdivision Approval
- WCDOH: WCBOL District Boundary Modification
- NYCDEP SWPPP Approval

DISCUSSION

The following is a summary of our comments based on our technical review of the latest submittal. Previously issued comments are noted in *italics* and the corresponding current status and response is shown below in **bold**. Please note that the status of the open comments from the Site Plan Application (i.e., partially addressed, not addressed) have been updated based on the responses provided in this response letter to the Watershed Inspector General's March 10, 2025 comments. It should be noted that further comments will be provided upon review of the subsequent submittals.

General

1. *The Applicant shall provide applications for all required permits as noted in the Permits and Approvals Required section above in this memorandum.*

Addressed.

Stormwater

2. *The Applicant shall provide a draft Notice of Intent and a MS4 SWPPP Acceptance Form to obtain coverage under NYSDEC SPDES General Permit based upon the SWPPP for review and acceptance by the Consulting Town Engineer.* **Addressed.**
3. *The Applicant proposes subsurface infiltration systems for stormwater management. The following comments are regarding the proposed infiltration systems:*
 - a. *The Applicant shall provide signed and sealed deep hole tests and percolation test results from the previously completed field investigations within the proposed infiltration systems' locations.* **Addressed.**
 - b. *The Applicant shall ensure that a minimum infiltration rate of 0.50 in/hr is met at the proposed infiltration locations and shall provide at least 3 feet of separation between the bottom of the infiltration systems and bedrock/groundwater.* **Addressed.**
 - c. *The Applicant shall note that acceptable pretreatment practices for stormwater prior to the infiltrations systems are required. Pretreatment practices shall be designed per the NYSDEC SMDM.* **Addressed.**



- d. *The Applicant shall provide construction details for the proposed infiltration systems. **Addressed.***
 - e. *The Applicant shall provide a note to the plan that any infiltration system shall be subject to inspection by the Consulting Town Engineer or Town Principal Engineering Technician prior to backfill. **Addressed.***
4. *The Applicant has provided a Stormwater Pollution Prevention Plan (SWPPP) that includes post-construction stormwater controls. The following general comments are offered regarding the SWPPP:*
 - a. *The SWPPP shall contain an estimate of site earthwork, indicating total net cut/fill in cubic feet. The Applicant shall also provide a cut/fill table on the plans. **Addressed.***
 - b. *The SWPPP shall contain inspection and maintenance manuals for the proposed subsurface infiltrations systems. **Addressed.***
 - c. *The Applicant indicates a Phasing Plan for construction. The SWPPP shall clearly indicate the construction phasing as part of the overall sequence of construction. **Addressed.***
 - d. *The Applicant shall provide design calculations for the proposed grass diversion swales. **Addressed.***
5. *The Applicant shall provide a plan that indicates the trees to be removed and protected during construction. **Addressed.***
6. *The Applicant shall prepare a draft Stormwater Maintenance Agreement, in accordance with the provisions of Town Code for review by the Consulting Town Engineer & Town Attorney. Upon acceptance, the Stormwater Maintenance Agreement shall be filed with the Westchester County Clerk's Office. **Addressed.***
7. *The Applicant shall confirm minimum/maximum cover requirements are met with the proposed underground infiltration systems. **Addressed.***
8. *The Applicant shall confirm no structural impact will be placed on any proposed underground infiltration systems from the adjacent building or retaining wall foundations. **Addressed.***
9. *The Applicant shall provide top of wall and bottom of wall elevations for the proposed block retaining walls. **Addressed.***
 - a. *The Applicant shall provide engineering design calculations for all retaining walls greater than four feet in height that are signed and sealed by a professional engineer licensed in the State of New York. **Addressed. The Applicant must provide the signed and sealed design calculations for the retaining wall prior to the issuance of a building permit.***



10. *The Applicant shall provide a site or landscaping plan that indicates which existing trees are proposed to be protected and removed during development. **Addressed.***
11. *The Applicant shall demonstrate that the temporary sediment traps have been sized to provide storage for the contributing drainage area per the design criteria in the New York State Standards and Specifications for Erosion and Sediment Control. Temporary sediment traps are required to store 3,600 cubic feet per acre. **Addressed.***
12. *The Applicant shall indicate how the proposed disturbance within slopes steeper than 15% will be protected from erosion during construction. **Addressed.***
13. *The Applicant shall include a note on the plans which states: "Any imported topsoil shall comply with all federal, state, and local requirements for quality and use." **Addressed.***
14. *The Applicant shall include a note on the plans which states: "Off-site disposal of excess cut shall be in accordance with all federal, state, and local requirements." **Addressed.***

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. **Addressed.***
16. *The Applicant shall update Table 2: Design Average Daily Flow to reflect current data from American Water Works Association and Rutgers University. **Addressed***
17. *The Applicant shall provide an updated hydraulic loading rate for the proposed Town Community Center in Table 2: Design Average Daily Flow once its intended use is identified. **Addressed.***
18. *The Applicant stated that Peekskill Wastewater Treatment Plant has sufficient capacity to accommodate the proposed project. The Applicant shall provide a Will Serve Letter from WCDEF stating that the Peekskill Wastewater Treatment Plant can accept wastewater flow from the proposed project. **Addressed.***
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. **Addressed.***
20. *The Applicant shall modify the sewer manhole detail to include an anti-flotation collar. **Addressed.***



21. *The Applicant shall modify the Grading & Utilities Plans to include proposed service connections. **Addressed.***
22. *The Applicant shall provide profiles. **Addressed.***

Water

23. *The Applicant shall analyze the existing capacity and remaining available capacity of the water distribution system that it proposes to connect to. **Addressed.***
24. *The Applicant shall update Table 2: Design Average Daily Flow to reflect current data from American Water Works Association and Rutgers University. **Addressed.***
25. *The Applicant shall provide an updated hydraulic loading rate for the proposed Town Community Center in Table 2: Design Average Daily Flow once it intended use is identified. **Addressed.***
26. *If irrigation is required, the Applicant shall provide an estimated per-acre water demand for the irrigation demand. The Applicant shall provide backup information for how the value is developed. **Addressed. The Applicant notes irrigation will not be proposed as part of this project.***
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. **Addressed.***
28. *The Applicant shall modify the Grading & Utilities Plans to include proposed service connections. **Addressed.***

Comments that followed the completeness review memo from February 15, 2024:

29. *The Applicant shall confirm the 30' buffer setback is applied for all proposed buildings in the subdivision. **Addressed.***
30. *The Applicant shall revise locations of all infiltration systems to have a minimum 10' setback from the property line. **Addressed.***
31. *The Applicant shall confirm the proposed conservation easement on the Layout and Materials Plan sheets. The linetype for the conservation easement at either end varies, and the Applicant shall make this clear. **Addressed.***
32. *The Applicant proposes Pond P-1 within the 100' wetlands buffer. The Applicant shall indicate all proposed wetlands mitigation measures based on the disturbance within the wetlands buffer. **Addressed.***



33. *The Applicant shall ensure all proposed easements are clearly shown on the site plan. **Addressed.***
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. **Addressed.***
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. **Addressed.***
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. **Addressed.***
37. *The Applicant shall update the Grading & Utilities sheets to include proposed contours for the proposed swales. **Addressed.***
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. **Addressed.***
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. **Addressed.***
40. *The Applicant shall provide outlet protection at the downstream most end of the proposed Swale SW 5. **Addressed.***
41. *The Applicant shall clearly indicate proposed fire lanes and emergency zones for emergency vehicle access to the property. **Addressed.***
42. *The Applicant shall provide profiles for the proposed storm drain and water utility lines on the site plans. **Addressed.***
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.
Addressed.

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



53. *The Applicant shall confirm the units the permeable paver patios are utilized on the construction detail on Sheet D-2. **Addressed.***
54. *The Applicant shall ensure that a minimum infiltration rate of 0.50 in/hr is met at the proposed porous pavement locations. **Partially Addressed. The Applicant shall provide updated infiltration test results to the Town when completed.***
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. **Addressed.***
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. **Under Review. Our office is in receipt of the Soil Management Plan prepared by Gallagher Bassett and it is under review.***
57. *The Applicant shall provide responses to the Watershed Inspector General's March 10, 2025 comments, for review as part of the technical review of this project. **Addressed.***

The following comments are provided following review of the latest submittal:

58. The Applicant shall provide responses to the Watershed Inspector General's February 04, 2026 comments, for review as part of the technical review of this project.

Please feel free to contact our office with any questions. Please provide a response memo identifying where responses to these comments can be located on revised submittals.



January 26, 2026

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

RECEIVED
JAN 26 2026
PLANNING & ENGINEERING
TOWN OF SOMERS

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 (37 sheets), last revised January 26, 2026.
- Supplemental information pertaining to the Soil Management Plan, prepared by Gallagher Bassett, dated January 23, 2026.

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 December 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 more clearly indicate on the E&SC sheets of the plan set (SP-4.1-4.3) of the locations where slopes exceed 3:1, where proposed matting is proposed.*

Drawings SP-4.1 thru 4.3 have been revised to indicate the proposed erosion control matting for slopes exceed 3H:1V.

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. Partially Addressed. The Applicant has demonstrated the separation between the roof and floor drains, but does not indicate if the discharge from these drains will impact the abutting wetlands.*

As shown on the enclosed site plans, roof drains and footing drains are shown on the plan and in the legend. There are no floor proposed. The legend indicates the line shown with an "FD" is a footing drain. The discharge of the footing drains will not impact adjacent wetlands as the pipes discharge to rip rap velocity dissipators and the flow coming from said pipes is clean groundwater.

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www.insite-eng.com

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.*

Comment acknowledged. Drawing D-2 had been previously revised to indicate unit numbers that propose permeable paver patios.

54. *The Applicant shall ensure that a minimum infiltration rate of 0.50 in/hr is met at the proposed porous pavement locations. Partially Addressed. The Applicant indicates infiltration testing will be conducted to ensure the minimum infiltration rate is met. The Applicant shall provide the results to the Town in the following submittal.*

Infiltration testing will be conducted and the results provided upon completion as weather conditions allow.

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. Partially Addressed. The Applicant indicates the plan will be provided under a separate cover, and shall be provided to the Town in the following submittal.*

Refer to information provided by Gallagher Bassett for additional information pertaining to the approximate volumes of soil to be handled, where covers systems are proposed to be used and where soils are anticipated to be removed.

Comments received from Somers Town Board Public Hearing, dated January 14, 2026:

1. *Comment from Roland Ciofrone.*

- a. *Concerned about their drinking water wells being contaminated by our site excavation based on previous contamination at Somers Commons Shopping Center.*

Refer to information provided by Gallagher Bassett for additional information pertaining to concerns about drinking water wells being contaminated by proposed site excavation.

2. *Comment from Joe Vala of 7 Meadow Park Drive (via email).*

- a. *Requested screening to protect view from his property and bike trail.*

While plantings are provided between the proposed development and the property located at 7 Meadow Park Drive, additional vegetation has been included to assist with screening from both directions. Additional evergreen trees and shrubs are included on the Landscape Plans to infill the understory area and supplement existing deciduous trees that will remain along the Trailway.

We trust you will find the enclosed information in order, and understand this item has been placed on the February 11, 2026 agenda for continued discussion with the Planning Board. 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:


Richard D. Williams, Jr., P.E.
Senior Principal Engineer

RDW/JLL/tmb

cc: K. Kearney, The Kearney Realty and Development Group, Inc., via email
S. Kearney, The Kearney Realty and Development Group, Inc., via email
C. Martabano, Esq., via email
A. Coppola, AIA, LEED AP BD+C, Coppola Associates, via email

Insite File No. 21241.100

January 23, 2026

Ken Kearney

Kearney Realty & Development Group

P.O. Box 925

Baldwin Place, New York 10505

via email: KKearney@KearneyRealtyGroup.com

Re: Public Comments regarding Trailside Estates
Town of Somers, Westchester County, New York
GBTS Project: 21003-0092

RECEIVED

JAN 26 2026

PLANNING & ENGINEERING
TOWN OF SOMERS

Dear Mr. Kearny:

It is our understanding that at a recent Planning Board meeting regarding Trailside Estates a local resident raised a concern about residual groundwater contamination from Somers Commons (former Baldwin Place Shopping Center) potentially impacting his neighborhood (believed to be the area of Cornelius Lane and Lounsbury Drive), with the specific concern being that any such movement of impacted groundwater would be the result of, or made worse by, construction activities at Trailside Estates.

Gallagher Bassett Technical Services (GBTS), at your request, has reviewed relevant New York State Department of Environmental Conservation (NYSDEC) documentation available for the Baldwin Place Shopping Center (State Superfund Program ID: 360023) in order to evaluate the potential for any increased risks to nearby properties from development activities at your project site. The *Periodic Review Report (2023) – Baldwin Place Shopping Center (PRR)* is attached for your reference.

The Baldwin Place Shopping Center (hereafter "BPSC") was reclassified by NYSDEC in 2016 as a Class 4 site, meaning that remediation is complete, the site no longer presents a significant threat to public health and/or the environment, and further activities are to be completed under a Site Management Plan ("SMP").

A groundwater extraction treatment system was shut down in 2021 and the only remaining Engineering Control is long-term monitoring of groundwater to document continued natural breakdown of solvents in groundwater, as well as comprehensive monitoring and evaluation of groundwater data to demonstrate that groundwater contaminants are stable and not progressing off-site.

Based on successful completion of the original remedial action specified by NYSDEC, current management under the SMP, and a review of subsequent monitoring data for both groundwater and soil vapor, GBTS provides the following findings and conclusions in regard to the former BPSC:

1. Soil contamination was restricted to the vicinity of a former drycleaner and groundwater flow at the BPSC site is to the southwest, away from the Trailside Estates property (see PRR Figures 2.1 and 2.2);

**PERIODIC REVIEW REPORT (2023)
BALDWIN PLACE SHOPPING CENTER
NYSDEC SITE NO. 360023**

WORK ASSIGNMENT NO. D009809-10

Prepared for:

**New York State Department of Environmental Conservation
Albany, New York**

Prepared by:

**MACTEC Engineering and Geology, P.C.
Portland, Maine**

MACTEC: 3616206104

MARCH 2024

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**PLANNING & ENGINEERING
TOWN OF SOMERS**

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MARCH 2024

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GLOSSARY OF ACRONYMS AND ABBREVIATIONS

1,2-DCE	dichloroethene
AWQV	Ambient Water Quality Values for Human Health
bgs	below ground surface
cis-1-2 DCE	cis-1,2-dichloroethene
COC	Contaminant of Concern
DER	Division of Environmental Remediation
EC	engineering controls
FDR	Field Data Record
GA	Class GA groundwater
GAC	Granular Activated Carbon
GES	Groundwater & Environmental Services, Inc.
GHG	greenhouse gas
GV	Guidance Values
GWETS	groundwater extraction and treatment system
IC	institutional controls
ICP	Inductively Coupled Plasma
LaBella	LaBella Associates
LMSE	Lawler, Matusky, & Skelly Engineers
LTM	long term monitoring
MACTEC	MACTEC Engineering and Consulting, PC or MACTEC Engineering and Geology, P.C.
MCL	Maximum Contaminant Level
MTBE	Methyl-tert-butyl-ether
µg/L	micrograms per liter
ng/l	nanograms per liter

NYS	New York State
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
O&M	Operation and Maintenance
PCE	tetrachloroethene
PDB	passive diffusion bag
PFAS	per- and Polyfluoroalkyl substances
PFOA	perfluorooctanoic acid
PFOS	perfluorooctanesulfonic acid
PM	Project Manager
POET	Point of Entry Treatment
PRR	Periodic Review Report
QAPP	Quality Assurance Program Plan
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RSO	Remedial System Optimization
Site	Baldwin Place Shopping Center site
SM	Site Management
SMP	Site Management Plan
SPDES	State Pollution Discharge Elimination System
SVI	Soil Vapor Intrusion
TCE	trichloroethene
USEPA	United States Environmental Protection Agency
VC	Vinyl Chloride
VOC	volatile organic compound

EXECUTIVE SUMMARY

Site Information			
Site Name:	Baldwin Place Shopping Center	NYSDEC Site No:	360023
Site Location:	80 U.S. Route 6 Somers, Westchester County, New York	Remedial Program:	Inactive Hazardous Waste Disposal
Site Type:	Commercial	Site Classification:	04
Parcel Identification(s):	4.20-1-11 4.20-1-11.6	Parcel Acreage:	28.0
Selected Remedy:	Excavation, Groundwater Extraction Treatment System, Long-term monitoring	Site COC(s):	tetrachloroethene (PCE), trichloroethene (TCE) 1,2-dichloroethene (1,2-DCE)
Category	Summary/Results		
Engineering Controls	<ul style="list-style-type: none"> • Groundwater monitoring well system • Groundwater Extraction and Treatment System (Recovery Wells & Plant 1) • Plant 1 access restriction via chain link fence 		
Institutional Controls	<ul style="list-style-type: none"> • Record of Decision • Deed Restriction (Parcel 4.20-1-11.6) • Site Management Plan • Groundwater monitoring well system 		
Site Classification	Class 4 Inactive Hazardous Waste Disposal Site		
Site Management Plan	SMP – May 2022		
Certification/Reporting Period	January 1, 2023 – December 31, 2023		
Inspection	Frequency		
Site Inspection	Every 15 months		
Remedial System Inspection	Every 15 months		
Monitoring	Frequency		

<p>LTM Groundwater</p>	<ul style="list-style-type: none"> • Two extraction wells (RW-1S and RW-2D) – every 15 months • Ten on-site monitoring wells (MW-4S, MW-4D, MW-5S, MW-7S, MW-7D, MW-8S, MW-9S, MW-9D, MW-12S, and MW-101M) – every 15 months
<p>Soil Vapor</p>	<ul style="list-style-type: none"> • Indoor air and sub-slab vapor – every 3 years
<p>Site Management Activities</p>	<p>The following activities were conducted during this reporting period (January 2023 – December 2023).</p> <ul style="list-style-type: none"> • 02/20/23: Groundwater level measurements • 02/22/23: Site-wide inspection • 02/20/23 – 02/22/23: Groundwater samples were collected from ten monitoring wells. Samples were submitted for laboratory analysis of VOCs and PFAS.
<p>Additional Site Activities</p>	<ol style="list-style-type: none"> 1. The quarterly Groundwater Rebound Evaluation was conducted on February 20 and May 25, 2023. 2. At the request of the NYSDEC, MACTEC supported the NYSDEC by overseeing on-site soil management on 06/12/23 – 06/13/23 related to redevelopment of the Site. 3. At the request of the NYSDEC, MACTEC oversaw the installation of monitoring well MW-12SR (replacement well for MW-12 which was abandoned as part of ongoing construction activities). MACTEC sampled monitoring well MW-12SR for VOCs on August 10, 2023. 4. At the request of the NYSDOH, offsite public and private well sampling for PFAS was conducted at eight properties and nine wells. Sampling occurred in July, August, and December 2023.
<p>Conclusions</p>	<ol style="list-style-type: none"> 1. The current ICs/ECs are adequate for protection of human health and the environment based on current site use. 2. The road boxes on MW-7S and MW-8S are not repairable and need to be replaced.
<p>Recommendations</p>	<ol style="list-style-type: none"> 1. Remove vegetation from the chain link fence at Plant 1 to maintain integrity. 2. Update the SMP to reflect the change in groundwater remedy from a pump and treat system to natural attenuation. 3. Add monitoring wells MW-7M1 and MW-7M2 and recovery well RW-1S to the LTM program (VOCs) to support the

	<p>findings from the groundwater rebound evaluation and continue to demonstrate contaminants are not migrating.</p> <ol style="list-style-type: none">4. Replace road boxes for monitoring wells MW-7S and MW-8S to maintain integrity.5. Remove the standpipes at monitoring wells MW-2S and MW-2D and confirm that the wells were properly abandoned.6. Abandon Recovery well RW-2D and monitoring wells MW-3D and MW-3DD7. Present the historical findings of MTBE at the Site in a memorandum to the NYSDOH that the NYSDEC will review.
Cost Evaluation	<p>The total cost of site management activities this reporting period was \$51,090. This cost includes engineering (e.g., labor and expense) and utilities for the OM&M activities, groundwater rebound evaluation and LTM activities, and reporting activities for MACTEC.</p>

1.0 SITE OVERVIEW

This Periodic Review Report (PRR) summarizes Site Management (SM) activities completed at the Baldwin Place Shopping Center (now Somers Commons) site (Site No. 360023; herein referred to as the Site) from January 1, 2023, to December 31, 2023, and evaluates the effectiveness of the remedial actions. Activities conducted at the Site between January 2023 and December 2023 included the long-term monitoring (LTM) and site inspection, quarterly rebound evaluation, and offsite public and private well sampling. The Site Management Periodic Review Report Notice Institutional and Engineering Controls Certification Form and Institutional and Engineering Controls Property Owner Survey are attached as **Appendices A and B**, respectively.

1.1 SITE HISTORY AND DESCRIPTION

The Site is located at 80 U.S. Route 6 in the Town of Somers, Westchester County, New York, (**Figure 1.1**). Per the Record of Decision (ROD) (New York State Department of Environmental Conservation [NYSDEC], 1995), the Site is an approximately 28-acre property bounded by Route 6 and Tomahawk Street to the north, vacant forested land to the south, a rail-trail and residential property to the east, and Clayton Boulevard and an apartment complex to the west. A Deed Restriction is in place for 1.6 acres of the east central portion of the property referred to as Unit Six (**Figure 1.2**). This Deed Restriction requires adherence to the Site Management Plan and includes (1) a prohibition for use of the property for residential purposes, (2) a prohibition for use of groundwater without proper treatment, and (3) a provision to provide a periodic certification that states compliance with the institutional controls.

A dry-cleaning facility operated at the Site from approximately 1965 through 1991. In 1979, the Westchester County Health Department discovered dry cleaning chemicals and their associated breakdown products (tetrachloroethene [PCE], trichloroethene [TCE] and 1,2-dichloroethene [1,2-DCE]) in the mall's two bedrock water supply wells PW-1 and PW-2. Subsequently, two offsite areas including the commercial area along Route 6 to the west and part of the Meadow Park Road community to the southeast were impacted by site-related contaminants. The original structure where the contaminant release occurred no longer exists; the Site was a mostly vacant shopping center until the early 2000's when it was demolished to make way for the current shopping center (Somers Commons) located on the property.

Following the closing of the dry cleaners, point of entry treatment (POET) systems were installed at nearby private residences affected by groundwater contamination. In 1989 the Site was listed on the NYSDEC Registry of Inactive Hazardous Waste Disposal sites and subject to environmental investigation and remedial action.

A remedial investigation (RI) was conducted at the Site in August 1994 (Vincent Uhl & Associates, 1994). A Feasibility Study (FS) was completed in June of 1995 (Lawler, Matusky & Skelly Engineers [LMSE], 1995). From those reports, the NYSDEC issued a ROD in 1995 specifying the removal of contaminated soils from the Site (NYSDEC, 1995) and remediation of the groundwater. The soil excavation was completed in 1997 followed by the construction of a source area groundwater extraction and treatment system (GWETS) in 1998 (Plant 1). As part of the remedy, a water distribution system was constructed at the Site to supply water to the adjacent Meadow Park Road community (Plant 2) in 1999. When the community was subsequently connected to the public water supply in November of 2001, Plant 2 was kept online as a secondary pump and treat system. Both Plant 1 and Plant 2 (**Figure 1.2**) operated onsite and treated contaminated groundwater through granular carbon vessels. In early 2011, Plant 2 was shut down.

Groundwater extraction and treatment of the source area was conducted onsite through the Plant 1 GWETS. The GWETS was built in 1998 and consists of two extraction wells (RW-1S, an overburden well, and RW-2D, an upper bedrock well) installed within the source area, subsurface conveyance piping to the treatment building, controls, utility service connections, and an activated carbon filtration treatment system. Treated water is discharged to a nearby drainage ditch under a State Pollution Discharge Elimination System (SPDES) Permit Equivalent. Access to Pump House 1 (Plant 1) is restricted by a six-foot chain link fence with locked gates. In April 2021, a Remedial System Optimization (RSO) Evaluation was conducted to determine the extent of residual tetrachloroethene (PCE) contamination in soil in the vicinity of the former remedial excavation to evaluate the extent of PCE soil contamination that could be contributing to groundwater contamination (MACTEC Engineering and Geology [MACTEC], 2021a).

The evaluation indicated that the contamination appears to be in small, discontinuous layers within the shallow overburden, and recommended the temporary shutdown of the GWETS with comprehensive monitoring and evaluation of groundwater data to demonstrate that the concentration of contaminants in groundwater are remaining stable and not progressing off-site (MACTEC, 2021a).

In November 2021, the GWETS was shut down temporarily for an 18-month groundwater rebound evaluation to evaluate natural attenuation of PCE as an alternative to the GWETS (MACTEC, 2021a). Groundwater rebound evaluation monitoring locations are shown on **Figure 1.3**. The evaluation shows that potential contaminant flow paths and potential areas of higher contaminant concentration in groundwater were not evident from collecting multiple samples per monitoring well, per event. As presented in the April 2021 RSO Evaluation, the remaining source of PCE is most likely located in small, discontinuous pockets (MACTEC, 2021a). Since concentrations in groundwater have diminished more than an order of magnitude from their historic high, contamination diffused into the till is likely back diffusing from the till into

groundwater and acting as an ongoing source that is responsible for the persistent high groundwater concentrations during pumping.

A Groundwater Rebound Evaluation Report was submitted to the NYSDEC with recommendations to leave the GWETS shutdown, abandon recovery well RW-2D, and continue long-term monitoring of groundwater for volatile organic compounds (VOCs) and tracer compounds (MACTEC, 2023b). The NYSDEC has changed the remedy for the Site from pump and treat to monitored natural attenuation.

1.2 PHYSICAL SETTING

The physical setting of the Site is discussed in the subsections below.

1.2.1 Land Use

The Site consists of a multi-unit shopping plaza with multiple tenants, and surrounding parking lots. The Site is zoned commercial and is currently utilized for commercial use.

The properties adjoining the Site, and in the neighborhood surrounding the Site, consist of primarily commercial and residential properties, including:

- South – vacant properties
- North – commercial properties
- East – residential properties
- West – commercial and residential properties

1.2.2 Geology

The overburden at the Site consists of a sandy silty till and is approximately 60 feet in thickness in the source area. The till is thinnest near the western/northwestern Site boundary and thickens to the south-southeast. Below the till is a thin mantle of weathered saprolitic granitic gneiss, which is underlain by the fractured granitic gneiss bedrock. The depth to competent bedrock ranges from approximately 11 feet below ground surface (bgs) in the western portion of the Site (vicinity of MW-9S) to approximately 100 feet bgs in the eastern/southeastern portion of the Site (vicinity of MW-3D) (Aztech, 2014).

1.2.3 Hydrogeology

The saturated thickness of the till ranges from less than 1 foot along the western edge of the mall to approximately 75 feet along the eastern portion of the mall. The depth to water in the till ranges from approximately 5 feet bgs in the southwestern portion of the Site (i.e., at monitoring well MW-2S) to 13 feet bgs just west of the source area (i.e., at monitoring well MW-7S).

Shallow groundwater across the site area is interpreted to flow primarily to the west/southwest, and bedrock groundwater is interpreted to flow primarily to the southwest. Vertical hydraulic gradients in the source area are in the downward direction (i.e., from the overburden into the fractured bedrock).

1.3 REMEDIAL GOALS AND REMEDIAL PROGRESS

Remedial goals for the Site, outlined in the ROD, are to prevent direct contact with contaminated soil and/or groundwater, restore groundwater quality to acceptable levels within a reasonable time frame, and to prevent contaminated groundwater from migrating off-site. In accordance with the Site Management Plan (SMP) Revision 1, current SM requirements for monitoring the performance and effectiveness of the remedial measures completed at the Site consist of annual site inspections, quarterly rebound sampling, and environmental LTM (MACTEC, 2022a).

1.3.1 Record of Decision

NYSDEC listed the Site as an Inactive Hazardous Waste Site (ID No. 360023) in 1987. Big V Supermarkets, the responsible party, entered into an Order on Consent with the NYSDEC in September 1991, when as part of an Interim Remedial Measure undertaken prior to issuance of the ROD they installed new POET systems and/or assumed maintenance and operation of existing POET systems for the water supplies of commercial and/or residential properties impacted with site-related VOCs. An RI/FS was subsequently completed to address the soil and groundwater contamination. On November 9, 1995, the NYSDEC issued the ROD which required the following actions to remediate the presence of PCE and related compounds at the Site:

- Excavation of source area contaminated soils to remove the source of contamination to the groundwater.
- Groundwater treatment in the source area. A groundwater pump and treat system (Plant 1) was installed in proximity to the source area to capture vertical and horizontal flow from within and around the source area as well as to capture contaminants that might leach into the groundwater from any residual contaminated soil left in place after the excavation and thereby prevent further contamination of the underlying bedrock aquifer.
- Supply potable water to 19 residences on Meadow Park Road. This was accomplished by developing a new water district that derived its water supply from the two water supply wells associated with the former shopping center and treating that water with granular activated carbon (GAC) prior to distribution to the 19 residences. That water supply would later become known as “Plant 2”.
- Maintain POET systems along US Route 6. This would be accomplished by continuing maintenance and operation of individual POET systems installed on commercial and/or residential properties located along US Route 6. Use of these POET systems would continue until groundwater quality is restored to drinking water standards, or an alternate source of water supply became

available. Additionally, any future wells along Route 6 that became impacted by site-related VOCs in excess of drinking water standards would be equipped with a POET system.

- Connection to alternate water supply. Each of the residences and/or commercial establishments equipped with POET systems would be connected to the regional municipal system when it became available.

1.3.2 Remedial Actions

Big V Supermarkets assumed responsibility for implementing remedial actions required by the ROD until August 6, 2003, when liquidation of their assets under a bankruptcy proceeding terminated their funding of remedial efforts. NYSDEC has assumed direct responsibility for the continued implementation of the ROD since that time.

Source Removal

Source removal was conducted in February 1997 involving excavation of shallow soil from above the footers of the former building foundation and installation of sheet piling to facilitate the excavation of impacted soils at depth. Altogether, approximately 135 cubic yards (236 tons) of source area soil to a depth of 16 feet bgs was removed. In 2015, contamination was detected directly beneath the previously excavated source area.

Potable Water Supply – Meadow Park Road

The community water supply system for the Meadow Park Road residences was constructed in 1998 and began operating in February 1999. The system delivered treated water obtained from the shopping center water supply to 17 of the 19 residences located on Meadow Park Road. The 17 residences in the Meadow Park Road Area were connected to the regional municipal water system when it became available in November 2001, and the connection between the Site's former water supply and Meadow Park Road was terminated. The individual supply wells serving two residences that were not connected into the municipal water system in 2001 were sampled quarterly until 2003, followed by annual sampling in 2004, 2006, and 2007. Analytical results indicated that these two wells were not impacted by VOCs related to the Site, and therefore sampling was ceased (Aztech, 2014).

The Site's former water supply wells continued operation as a secondary pump and treat system (Plant 2) until 2011 when operation of Plant 2 was suspended. Plant 2 was recommended for decommissioning in a 2014 RSO completed by MACTEC and has since been decommissioned/demolished.

2.0 EVALUATION OF REMEDY PERFORMANCE, EFFECTIVENESS AND PROTECTIVENESS

The SMP for the Site includes an institutional controls/engineering controls (ICs/ECs) Plan, Operation and Maintenance (O&M) Plan, LTM Plan, quarterly rebound sampling plan, and associated reporting (MACTEC, 2022a). SM requirements are summarized in **Table 2.1**. The GWETS was in shutdown status during the reporting period; monthly GWETS and system performance monitoring were not conducted.

This PRR documents the SM activities conducted from January 2023 to December 2023:

- Remedial System Inspection: February
- LTM and Site Inspection: February
- Quarterly Groundwater Rebound Assessment: February and May

Soil vapor intrusion (SVI) monitoring is an existing EC for Unit Six (formally Home Goods). Indoor air and sub-slab vapor sampling are required every three years during the heating season to assess the potential for soil vapor intrusion into the commercial building adjacent to the source area (MACTEC, 2022a). SVI monitoring was scheduled during the 2023 LTM event, however, was not completed during the reporting period (see **Section 2.4**).

Additional activities conducted during the reporting period per request by the NYSDEC included:

- Oversight of site redevelopment activities during construction.
- Oversight of the installation of monitoring well MW-12SR
- Offsite public and private well sampling for per-and polyfluoroalkyl substances (PFAS).

This PRR was completed using site-specific documentation, which includes:

- ROD (NYSDEC, 1995)
- SMP (MACTEC, 2022a)
- Deed Restriction (Westchester County, NY, 2015)

This PRR was prepared to document that established controls required by the SMP are operational and effective, that the SMP is being implemented and conducted accordingly, and that the remedy remains protective of the environment and/or public health. SM activities were completed during the reporting period and an evaluation of the performance, protectiveness, and effectiveness of the remedy is summarized below.

2.1 INSTITUTIONAL CONTROLS/ENGINEERING CONTROLS

Contaminated soil and groundwater exist beneath the ground surface; therefore IC/ECs are required to protect human health and the environment. ICs were established via a deed restriction to (1) control use of the Site; and (2) restrict future residential use of the Site; and (3) restrict future use of the groundwater. These measures help ensure that the remedy remains protective in the future. The ICs for the Site include the ROD, Deed Restriction, and Site Management Plan.

ECs for the Site includes a GWETS (i.e., Plant 1) which is comprised of two extraction wells installed within the source area (RW-1S, an overburden well, and RW-2D, an upper bedrock well), subsurface conveyance piping to Plant 1, controls, utility service connections, and the Plant 1 activated carbon filtration treatment system. Access to Pump House 1 (Plant 1) is restricted by a six-foot chain link fence with locked gates (**Figure 1.2**).

During the reporting period, the GWETS was in shutdown status while a groundwater rebound evaluation was conducted evaluate contaminant trends in groundwater (MACTEC 2023b). A Groundwater Rebound Evaluation Report was submitted to the NYSDEC with recommendations to leave the GWETS shutdown, abandon recovery well RW-2D, and continue long-term monitoring of groundwater for VOCs and tracer compounds (MACTEC, 2023b). Figures and Tables from Groundwater Rebound Evaluation Report are attached as **Appendix C**. Notification that the change in groundwater remedy from a pump and treat system to natural attenuation has been approved by New York State Department of Health (NYSDOH) and the Division of Environmental Remediation (DER) management was received by MACTEC via email on December 26, 2023. The NYSDEC has requested the SMP be updated in 2024 to reflect the change in remedy.

A comprehensive site inspection was conducted by MACTEC in February 2023, including an evaluation of the visible components of Plant 1. The GWETS building is secure, and the components appeared to be in good working order.

2.2 OPERATIONS & MAINTENANCE

The GWETS system was in shutdown status during the reporting period and monthly O&M was not conducted in 2023. MACTEC continued to monitor groundwater on a quarterly basis through the first two quarters of 2023 (MACTEC, 2022a).

2.2.1 Inspection & Monitoring

During the reporting period, the treatment system was inspected during the month of February (Appendix D).

Inspection findings: At the time of the inspection, the GWETS was in shutdown status as part of the groundwater rebound evaluation. The inspection of the treatment building identified the following findings:

- Corrosion was observed on the effluent pipe junction after Tank 2.
- Minor damage to the fence resulting from a fallen tree limb and vegetation growing on fence fabric was observed. The fence is still functioning as intended.

2.3 LONG TERM MONITORING

The LTM program described in the SMP includes groundwater elevation monitoring, monitoring well inventory and repair, groundwater sampling and analysis, and soil vapor intrusion monitoring. The LTM and analysis plan for groundwater is shown on **Table 2.2**. There are currently 20 groundwater monitoring wells at the Site (**Figure 1.2**). Since January 2016, ten groundwater monitoring locations, designated as MW-4S, MW-4D, MW-5S, MW-7S, MW-7D, MW-8S, MW-9S, MW-9D, MW-12S and MW-101M, have been sampled at 15-month intervals for VOCs (**Table 2.3**). At the request of the NYSDEC, groundwater samples for PFAS were added to the LTM in 2021 (**Table 2.4**).

2.3.1 Groundwater Elevation Monitoring

Groundwater elevation monitoring was conducted in February in the 20 on-site monitoring wells. Groundwater elevations are summarized on **Table 2.5**. Shallow and deep groundwater potentiometric surfaces are shown on **Figure 2.1** and **Figure 2.2**, respectively.

2.3.2 Monitoring Well Inventory and Repair

Monitoring well conditions were inspected in February 2023 during the LTM sampling event. Site inspection records and photographs taken during the inspections are included in **Appendix D**. The monitoring wells were observed to be in good-to-fair condition. Monitoring well repairs which were recommended in the 2022 PRR included:

- Replace the bolts on monitoring wells MW-7S and MW-8S to maintain integrity (i.e., reduce potential for precipitation and potentially contaminants from the parking lot to enter the wells).

It was noted during the February 2023 inventory that monitoring wells MW-7S and MW-8 could not be repaired. The road box threads on monitoring well MW-7D are oval shape and no longer accepted bolts. Monitoring well MW-8S has broken bolt tabs on the road box but still sits flush with grade. It was also discovered that monitoring wells MW-2S and MW-2D were filled in with concrete/grout and the locks were removed. An evaluation of the wells determined they were not needed to monitor the effectiveness of the remedy.

2.3.3 Environmental Sampling and Analysis

The LTM program includes collection of groundwater samples from 10 monitoring wells. Groundwater samples were collected using low flow sampling produces and the use of passive diffusion bags (PDBs) for VOCs at 10 monitoring locations. Samples were submitted to Pace Analytical of East Longmeadow, Massachusetts for analysis of VOCs by USEPA method 8260. Field Data Records (FDRs) from this event are included in **Appendix D**.

Compounds detected in groundwater were tabulated and compared to the to New York State (NYS) Class GA Groundwater Standards (GA [NYS, 1999]) for VOCs and NYS Ambient Water Quality Values for Human Health (AWQV) and NYS Maximum Contaminant Levels (MCL) for PFAS (NYSDEC, 2023). Results for compounds detected in one or more groundwater samples are discussed below and presented in **Table 2.3** and **Table 2.4**.

VOC Groundwater Sampling Results – VOC samples were collected from 10 wells.

- PCE and/or its degradation products, trichloroethene (TCE), cis-1,2-dichloroethene (cis-1-2 DCE), and/or Vinyl Chloride (VC) were detected at or above the GA standard in six of the ten monitoring wells sampled.
 - The highest PCE detection, 1,700 micrograms per liter ($\mu\text{g/L}$), was from monitoring well MW-12S, located immediately downgradient of the source area.
- Methyl tert-butyl ether (MTBE) was detected below the guidance values (GV) limits in nine monitoring wells. Results from MW-4D showed MTBE at concentrations of 26 $\mu\text{g/L}$ which exceeds the GV of 10 $\mu\text{g/L}$. Note that MTBE is not a Site Contaminant of Concern (COC) and is historically found north and hydraulically upgradient of the site due to fuel spills at multiple gas stations along Route 6 (1998 Engineers Report prepared for the Water Supply Application for Baldwin Place Mall [Lawler, Matusky & Skelly, 1998]), and is believed to be the result of a separate source.
- VOCs were not detected above the GA standard in groundwater samples from two monitoring well locations upgradient of the source area (MW-4S and MW-8S).
- Site related VOCs were not detected in groundwater samples from two monitoring well locations upgradient of the source area (MW-4S and MW-8S).

- Methylene chloride, a common laboratory contaminant, was detected in MW-4S and MW-8S.

Figure 2.3 shows the interpreted PCE plume which radiates southwest from MW-12S. PCE concentrations were observed in shallow and intermediate, and deep wells with the highest concentrations in the intermediate overburden (MW-12S). PCE degradation products TCE, 1,2-DCE, cis-1,2-DCE, and VC were observed in shallow, intermediate, and deep wells with the highest concentrations in deep well MW-101M. The presence of the degradation products indicates that the primary contaminant, PCE, is being degraded in the sub-surface, likely through biological processes. **Figures 2.4 and 2.5** show the interpreted extent of TCE and cis-1,2-DCE concentrations, respectively.

Time series plots showing concentrations of PCE in select overburden monitoring wells MW-5S (within the source area), MW-12S (immediately downgradient of the source area), and MW-9S (further downgradient) are included in **Appendix E**.

PFAS Groundwater Sampling Results - PFAS samples were collected from seven monitoring wells and two extraction wells.

- Perfluorooctanesulfonic acid (PFOS) and/or perfluorooctanoic acid (PFOA) were detected in each of the wells that were sampled and exceeded the NYS AWQV (2.7 and 6.7 nanograms per liter [ng/l], respectively) and/or the NYS MCL of 10 ng/l (**Figure 2.6**)
 - Concentrations of PFOS ranged from 4.3 to 38 ng/L, exceeding the NYS AWQV at nine locations and the NYS MCL at eight monitoring locations.
 - Concentrations of PFOA ranged from 5.6 to 23 ng/L, exceeding the NYS AWQV at six locations and the NYS MCL at eight monitoring locations.

PFAS concentrations were observed above the NYS AWQV and NYS MCL in monitoring wells MW-4S and MW-4D, which are upgradient of the source area. Concentrations of PFAS in upgradient, source area, and down gradient wells are similar. This data suggests that there could be a contributing off-Site source for PFAS on-site.

2.4 SOIL VAPOR INTRUSION MONITORING

The 2022 SMP for the Site establishes a frequency of every three years for conducting SVI monitoring. Sampling includes sub-slab vapor, indoor air, and outdoor air associated with Unit Six. This location is adjacent to (and south of) the former source area.

Soil vapor intrusion sampling was scheduled to be conducted in February 2023. After mobilizing to the site to collect the SVI samples the following was observed:

- active construction was ongoing within the building
- heat within the building was likely off
- one sub slab location (SS-04) could not be located
- the building was unoccupied.

Given the change in conditions within the building, MACTEC recommend to the NYSDEC PM that the samples not be collected at that time as the results would not meet the objective of evaluating future occupied conditions. The findings were summarized in a technical memorandum which was submitted to the NYSDEC PM on March 17, 2023.

On behalf of the property owner, Groundwater & Environmental Services, Inc. (GES) is scheduled to install a new soil vapor point in early 2024. MACTEC will attempt to complete the SVI sampling in February 2024 or upon notification that the installation is complete.

2.5 ADDITIONAL SITE ACTIVITIES

Additional site activities conducted in 2023 are described below.

2.5.1 Groundwater Rebound Evaluation

In November 2021 a groundwater rebound evaluation was initiated and continued through June 2023. In 2023, the fifth and sixth quarter ground water sampling rounds were conducted for VOCs by USEPA 8260, sodium via USEPA Inductively Coupled Plasma (ICP) 6010, and bromide/fluoride via USEPA 300.0. Groundwater rebound evaluation locations are shown on **Figure 1.3**. The Groundwater Rebound Evaluation Sample Identification and Analyses Plan shown on **Table 2.3**. The following activities were conducted for the groundwater rebound evaluation (MACTEC 2021b):

Fifth Quarter Findings: Groundwater samples were collected from eleven monitoring locations for VOCs and tracer compounds. VOCs were detected at the eleven monitoring locations and results are consistent with the previous rebound evaluation sampling results. Tracer compounds were not detected downgradient of the recovery wells above baseline conditions. New PDBs were deployed in the monitoring locations.

Sixth Quarter Findings: Groundwater samples were collected from eleven monitoring locations for VOCs and tracer compounds. Monitoring well MW-12S was abandoned by the property owner in March 2023 as part of construction activities. Therefore, this monitoring location was not sampled during the sixth and final sampling events. VOCs were detected at the eleven monitoring locations

and results are consistent with the previous rebound evaluation sampling results. Tracer compounds were not detected downgradient of the recovery wells above baseline conditions.

The Groundwater Rebound Evaluation Report was submitted to the NYSDEC in October 2023 (MACTEC, 2023b). Figures and Tables from the Report are attached as **Appendix C**. Notification that the change in groundwater remedy from a pump and treat system to natural attenuation has been approved by NYSDOH and DER management is provided in a memorandum dated December 15, 2023 (**Appendix F**).

2.5.2 New Tenant Construction

UB Somers, Inc., the property owner, leased a portion of the Site to Tractor Supply in 2023. The Owner retained GES as an environmental consultant to prepare an Environmental Compliance Workplan and a Soil Characterization Workplan to summarize proposed redevelopment plans for a portion of the Site and define actions that are required for compliance with the SMP.

At the request of the NYSDEC, MACTEC inspected on-site soil management activities on June 12 and 13, 2023 related to redevelopment of the Site to confirm that the work was completed in compliance with the SMP. The field activities were summarized in a technical memorandum submitted to the NYSDEC PM on June 15, 2023. No issues were noted, and the activities were determined to be in compliance with the SMP.

Monitoring well MW-12S was abandoned by the GES under the direction of the property owner in March 2023 as part of ongoing construction activities. On July 12, 2023, monitoring well MW-12SR was reinstalled in a new location on the property per the approval of NYSDEC. The field activities were summarized in a technical memorandum submitted to the NYSDEC PM on July 27, 2023. There were no deficiencies in process or procedure during installation or development.

MACTEC returned to the Site on August 10, 2023, and sampled monitoring well MW-12SR for VOCs. TCE was detected above the GA standard (11 ug/L); All other VOCs analyzed were below the GA standard, including PCE (**Table 2.3**).

2.5.3 Emerging Contaminant Sampling (PFAS)

At the request of the NYSDOH, offsite public and private well sampling for PFAS was conducted. Twenty-one letters were mailed to private well owners, and five public well supply owners were contacted via phone to schedule a sampling date and time.

Samples were collected in accordance with Drinking Water Well Sampling Standard Operating Procedure (SOP-1) from MACTEC's Program Quality Assurance Program Plan (QAPP) (MACTEC, 2020).

Eight offsite properties and nine wells were sampled for PFAS. Sampling was conducted on July 26th and August 10th, 2023. Sampling procedures, documentation, handling, and sample custody were conducted in accordance with the quality assurance and health and safety plans (MACTEC, 2022) and the Sampling, Analysis, and Assessment of PFAS under NYSDEC's Part 375 Remedial Program (NYSDEC, 2023). Samples were submitted for analysis via USEPA Method 537.

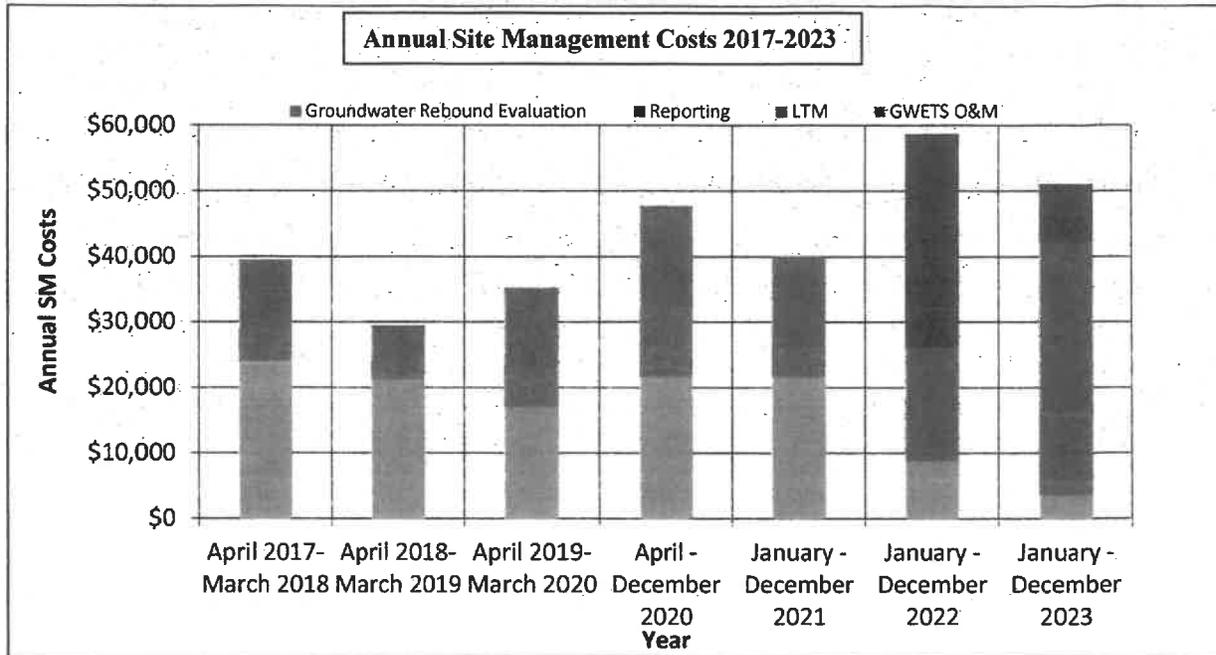
A draft Offsite Public and Private Well PFAS Sampling Report was submitted to the NYSDEC and NYSDOH on November 8, 2023. The NYSDOH requested resampling at four properties. MACTEC completed the sampling in December 2023. Results will be presented in a separate report to the NYSDEC.

3.0 EVALUATION OF COSTS

A cost summary for the reporting period is provided below. Most of the SM costs are associated with reporting. Reporting Costs in 2023 include the LTM & Site Inspection Report, Quarterly Groundwater Rebound Evaluation Letters, Groundwater Rebound Evaluation Report, and PRR.

2023 Annual Site Management Cost Breakdown	
GWETS OM&M	
MACTEC Labor	\$2,639
Utilities	\$877
	\$3,516
LTM	
Labor, Lodging, Travel, and shipping	\$6,154
Laboratory Services	\$6,261
	\$12,415
Groundwater Rebound Evaluation	
Labor, Lodging, Travel, and shipping	\$7,469
Laboratory Services*	\$1,363
	\$8,832
Reporting, including PRR	
MACTEC Labor	\$26,327
	\$26,327
Annual Total:	\$51,090

NOTE: *NYSDEC direct expense



Notes:

- 2017-March 2020: Costs obtained from Aztech PRRs
- 2017-2018: LTM Costs include Soil Vapor Sampling
- 2019-2020: LTM Costs include Soil Vapor Sampling and Emergent Contaminant Sampling
- 2020: Reporting Costs include LTM & Site Inspection Report, Quarterly Reports (Aztech), and PRR
- 2021: Reporting Costs include LTM & Site Inspection Report, Quarterly Reports (LaBella), and PRR
- 2022: Reporting Costs include the 2022 SMP, Climate Vulnerability and Sustainability Assessment Report, Quarterly Groundwater Rebound Evaluation Letters, and PRR
- 2023: Reporting Costs include the LTM & Site Inspection Report, Quarterly Groundwater Rebound Evaluation Letters, Groundwater Rebound Evaluation Report, and PRR

4.0 SUSTAINABILITY AND RESILIENCY

The following section describes sustainability and resiliency actions that can be taken at the Site based upon the revised NYSDEC DER 31-Green Remediation (NYSDEC, 2011), CP-49-Climate Change and DEC Action (NYSDEC, 2021), and CP-75- DEC Sustainability (NYSDEC, 2022).

4.1 GREEN REMEDIATION

DER-31, revised in January 2011, describes strategies for developing and promoting innovative cleanup while restoring contaminated sites to productive use, promoting environmental stewardship, and reducing associated costs while minimizing ancillary environmental impacts from the cleanups (NYSDEC, 2011).

The following green remediation techniques applicable to SM will be considered for the Site:

- Increase energy efficiency/minimize total energy use and greenhouse gas (GHG) emissions to the air by mothballing Plant 1 and discontinuing power service
- Incorporate sustainability into periodic reviews to identify opportunities to reduce energy and other impacts.

Green remediation actions which will be considered for the Site include:

- Identify opportunities to reduce waste generated during field activities
- Identify opportunities to reduce energy
- Reduce O&M visit and LTM frequency.

4.2 CLIMATE CHANGE

CP-49 provides the NYSDEC's policy for incorporating climate change considerations into activities to comply with the specific requirements of the Climate Leadership and Community Protection Act of 2019 and the Community Risk and Resilience Act of 2014 (NYSDEC, 2021).

MACTEC submitted a climate vulnerability and sustainability assessment report in October 2022 (MACTEC, 2022b) that describes current and future conditions at the Site vulnerable to climate change and evaluates baseline GHG emissions.

4.3 SUSTAINABILITY

On January 3, 2022, The NYSDEC issued CP-75, a sustainability plan which describes NYSDEC goals for transitioning to lower carbon emissions which will contribute to a future sustainable economy (NYSDEC, 2022).

The policy includes the following guidance which can be considered for the Site:

- Eliminating greenhouse gasses
- Energy efficiency in facilities
- Preventative maintenance to existing infrastructure to minimize life cycle carbon
- Lower emissions while commuting
- Strive for zero waste
- Minimize hazardous materials and chemicals
- Minimize water usage
- Utilize green products and services
- Utilize low carbon equipment and technologies
- Demonstrate sustainable practices and technologies.

MACTEC will continue to be cognizant of the new sustainability policy and will incorporate sustainable products, technologies, and equipment when feasible. As the GWETS has been in shutdown status, NYSDEC is using energy only to heat Plant 1 during the colder months, and therefore emissions output from the Site have significantly decreased. Per NYSDEC's request, Plant 1 will be mothballed, and power service will be discontinued in 2024, further decreasing emissions.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Current SM activities being conducted at the Site follow compliance with the requirements of the Site’s SMP, and SM activities are effective in monitoring the status of the following remedial goals established in the ROD:

- Prevent exposure to contaminated soil
- Prevent continued degradation of groundwater quality through migration of PCE and its break down products from soil to groundwater
- Prevent exposure (inhalation, ingestion, and dermal) to contaminated groundwater
- Restore groundwater quality (impacted by PCE and breakdown products) to acceptable levels within a reasonable time frame
- Prevent migration and discharge of site contaminants in groundwater to adjacent surface water bodies.

Restoration of groundwater quality at the Site is ongoing.

5.1 INSTITUTIONAL CONTROLS/ENGINEERING CONTROLS

The current ICs/ECs are adequate to achieve the objectives for protection of human health and the environment based on current site use. ICs for the Site via deed restriction, including (1) control use of the Site, (2) restrict future residential use of the Site, and (3) restrict future use of the groundwater, remain in-place and adhered to.

ECs for the Site include a GWETS with two extraction wells, subsurface conveyance piping to Plant 1, controls, utility service connections, and the Plant 1 activated carbon filtration treatment system. During the reporting period, the GWETS was in shutdown status while a groundwater rebound evaluation was conducted to evaluate contaminant trends in groundwater (MACTEC 2023b).

During the February 2023 Site Inspection, it was noted that the road boxes at monitoring wells MW-7S and MW-8S need to be replaced. It was also discovered that monitoring wells MW-2S and MW-2D were filled in with concrete/grout, and the locks were removed.

Soil vapor intrusion sampling was not conducted in 2023 as scheduled due to a change in conditions that would not meet the sampling objectives. Per the NYSDEC’s request, MACTEC will attempt to complete SVI sampling in February 2024, or upon notification the construction is complete when samples will be representative of future occupied conditions.

5.2 OPERATION AND MAINTENANCE PLAN PLAN

The GWETS will remain in shutdown status and a O&M plan is not required. The system will be maintained in a mothballed status in the event that conditions change, and treatment is required.

If the GWETS needs to be reactivated, the measures necessary to operate, monitor, and maintain the system components of the GWETS are described in the O&M Manual (MACTEC, 2022a).

5.3 LONG TERM MONITORING PLAN

The next LTM sampling event is scheduled for June 2024. Sampling will consist of collecting VOC, PFAS, and tracer compound samples via PFAS-free Hydrasleeves. MTBE was detected at concentrations exceeding the GV at one upgradient monitoring location. MTBE is not a Site COC and is historically found north and hydraulically upgradient of the site due to fuel spills at multiple gas stations along Route 6 and is believed to be the result of a separate source.

5.4 EMERGING CONTAMINANT SAMPLING

Offsite public and private well sampling for per- and PFAS was conducted per request by the NYSDOH. Results will be presented in a separate report to the NYSDEC.

5.5 SITE MANAGEMENT PLAN

The 2022 SMP was updated to reflect SM changes, which include addition of groundwater sample collection for emerging contaminants per- and polyfluoroalkyl substances to the LTM program, modification of O&M site visit and sampling schedule, temporary shutdown of the GWETS, and addition of quarterly sampling in and near the source area. A Groundwater Rebound Evaluation Report was submitted to the NYSDEC with recommendations to leave the GWETS in shutdown status, abandon recovery well RW-2D, and continue long-term monitoring of groundwater for VOCs and tracer compounds (MACTEC, 2023b). The change in groundwater remedy from a pump and treat system to natural attenuation has been approved by NYSDOH and DER management. The NYSDEC has requested the SMP be updated in 2024 to reflect the change in remedy.

5.6 RECOMMENDATIONS

To continue optimizing system efficiency and remedial progress at the Site, the following are recommended.

Implementation and evaluation of existing IC/ECs should continue, with the exception of the GWETS.

Per the SMP, conditions warranting the temporary discontinuation of active remediation include the observation that contaminant concentrations in groundwater have become asymptotic over an extended period of time.

MACTEC recommends the following activities associated with the IC/ECs:

- Remove vegetation from the chain link fence at Plant 1 to maintain integrity.

The SMP was updated in the April 2022 to reflect the groundwater rebound evaluation conducted from November 2021 to May 2023. MACTEC recommends that the SMP be updated in 2024 to reflect the change in groundwater remedy from a pump and treat system to natural attenuation.

MACTEC recommends the following activities associated with the LTM:

- Add monitoring wells MW-7M1 and MW-7M2 and recovery well RW-1S to the LTM for VOC analysis to support the findings from the groundwater rebound evaluation and to continue to demonstrate that contaminants are not migrating.
- Replace road boxes for monitoring wells MW-7S and MW-8S to maintain integrity (i.e., reduce potential for precipitation and potential contaminant movement from the parking lot to enter the wells)
- Remove the standpipes at monitoring wells MW-2S and MW-2D and confirm that the wells were properly abandoned.
- Abandon recovery well RW-2D and monitoring wells MW-3D and MW-3DD.
- Present the historical findings of MTBE at the Site in a memorandum to the NYSDOH that the NYSDEC will review.
- Confirm with GES that the missing soil vapor monitoring point was reinstalled and schedule SVI sampling for 2024.

6.0 REFERENCES

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- LaBella Associates, October 2021a. First Quarter 2021 Operating Summary Report – Baldwin Place Shopping Center Site Number 360023. Prepared for NYSDEC.
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- ~~MACTEC Engineering and Geology, P.C. (MACTEC), 2021a. Remedial System Optimization Evaluation Report. Prepared for the New York State Department of Environmental Conservation, Albany, New York. August 2021.~~
- MACTEC, 2021b. Final Groundwater Rebound Evaluation Field Activities Plan. Prepared for the New York State Department of Environmental Conservation, Albany, New York. October 2021.
- MACTEC, 2022a. Site Management Plan, Baldwin Place Shopping Center, NYSDEC HW Site: 360023, May 2022.
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- MACTEC, 2023b, Final Groundwater Rebound Evaluation Report. Baldwin Place Shopping Center, NYSDEC HW Site: 360023, October 2023.
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- NYSDEC, 2022. CP-75 – DEC Sustainability Policy, Prepared by NYSDEC.
- NYSDEC, 2023. Sampling, Analysis, and Assessment of Per- And Polyfluoroalkyl Substances (PFAS), Under NYSDEC’s Part 375 Remedial Program. April 2023.

New York State Department of Health, 2006. Guidance for Evaluating Soil Vapor Intrusion in the State of New York. Prepared by NYSDOH.

Vincent Uhl Associates, 1994. Draft Remedial Investigation – Baldwin Place Mall. Prepared for Big V Supermarkets, Inc., Florida, New York.

Westchester County, NY, 2015. Declaration of Covenants and Restrictions. Control: 552223073. June 10, 2015.

Nicole Montesano

From: Robert Scorrano
Sent: Tuesday, February 3, 2026 8:21 PM
To: lisavanga@gmail.com
Cc: Nicole Montesano; Gina Arena; Anthony Cirieco; Bill Faulkner
Subject: RE: Proposed development concerns

Dear Lisa,

Thank you for taking the time to write regarding the proposed Trailside and North Edge developments. I appreciate you sharing your concerns and taking part in the public process.

I would like to respond to the issues you raised and provide clarification on how they have been reviewed.

Traffic and cumulative impacts

Traffic impacts were a central focus of the Town's review. The traffic studies for both Trailside and North Edge were prepared using a cumulative analysis methodology, meaning each study accounted for traffic generated by the other project as well as additional potential development along the Route 6 corridor, including projects outside the Town of Somers that could affect overall traffic conditions.

To provide an independent and transparent review, the Town retained its own traffic consultant, Hardesty & Hanover, and requested that they appear before the Town Board to review the studies and respond to questions in a public forum. This ensured the analysis was reviewed independently in addition to the developers' submissions. Hardesty & Hanover confirmed that cumulative traffic impacts were evaluated as part of the environmental review.

Because Route 6 is under New York State jurisdiction, all traffic studies were also provided to the New York State Department of Transportation as part of the review process.

Infrastructure, sewer, and water

Infrastructure capacity, including sewer and water, was reviewed as part of the overall evaluation. Both projects are located in an area already served by public water and sewer. As part of the review, Westchester County confirmed that there is adequate system capacity to support the proposed development.

The review process also requires confirmation that any necessary upgrades or improvements are addressed by the developer, not existing residents. No project may move forward unless it meets the Town's technical requirements and those of applicable regulatory agencies.

Zoning and community character

The allowance for multifamily development in Baldwin Place was established through the Town's Comprehensive Plan and Zoning Code well before these applications were submitted. That framework includes specific criteria related to location, size, and proximity to Route 6 and Mahopac Avenue.

The 2016 Comprehensive Plan Update reaffirmed this approach, recognizing the need for a mix of housing types in appropriate locations and requiring affordable housing components. While multifamily development differs from traditional single-family zoning, it was contemplated through prior planning efforts and reviewed through a full environmental process before any rezoning was enacted.

Process and review

Both Trailside and North Edge have been under review since January 2022. Over that time, the projects have undergone

multiple rounds of analysis, revisions, and public review. The process involved multiple Town boards, consultants, and public hearings, along with opportunities for written public comment and access to reports and materials posted online.

Planning context

The Town's planning policies emphasize directing development to areas where infrastructure already exists. There are relatively few locations in Somers that meet these criteria. Both projects were reviewed within that planning framework and include pedestrian connections and community benefits consistent with the Town's long-term planning goals.

I understand that development proposals can raise concerns, particularly when more than one project is being reviewed at the same time. Those concerns are considered carefully as part of the Town's review process. I hope this information is helpful in explaining how these matters have been evaluated.

Please feel free to reach out if you have additional questions.

Sincerely,

Robert G. Scorrano
Somers Town Supervisor
914-277-3637
supervisor@somersny.gov
www.somersny.gov

From: Lisa Vanga <lisavanga@gmail.com>
Sent: Tuesday, January 27, 2026 9:11 AM
To: Nicole Montesano <nmontesano@somersny.gov>
Cc: Robert Scorrano <rscorrano@somersny.gov>; Gina Arena <garena@somersny.gov>; Anthony Cirienco <anthonycirienco@gmail.com>; Bill Faulkner <billfaulkner.somers@gmail.com>
Subject: Proposed development concerns

Dear Members of the Town Board and Zoning Board,

I am writing to formally express my concern with two separate developments proposed for Baldwin Place:

Trailside development, consisting of 81 single-family homes, and the North Edge development, consisting of 73 multi-family units.

While each project is being reviewed individually, residents are deeply concerned about the cumulative impact of approving both developments in such close proximity. Together, these projects would introduce a substantial number of new housing units into an area that is already experiencing traffic congestion and infrastructure strain.

Of particular concern is the North Edge project, which required a zoning change from single-family homes on one-acre lots to allow multi-family dwellings. This change represents a significant departure from the established zoning pattern and directly impacts the character and appearance of our town, which residents have worked hard to preserve. Approving such a change sets a troubling precedent for future development.

Why was this zoning changed? What are the benefits to our community that warranted a zoning change? I'm also curious as to why the Town Board is lead agency on the North Edge development, it's my understanding that the Planning Board usually acts as lead Agency, So I'm a little confused on how and why this came about?

Traffic impacts remain a major concern. While the traffic study for North Edge resulted in a Level of Service "C," which is already on the borderline of unacceptable, it is unclear whether this study adequately accounted for the additional traffic that would be generated by the Trailside development. Route 6 is already heavily traveled, and residents experience congestion and safety concerns on a daily basis.

Although it looks doable on paper for each development separately when it comes to a traffic study, we think the bigger question and analysis needed is a combined study of both developments. Therefore, we would receive a more accurate traffic analysis to go by. Approving both projects without a comprehensive evaluation of their combined traffic impact would be irresponsible.

Beyond traffic, residents are concerned about the strain these developments will place on local schools, existing infrastructure, and emergency services, including police, fire, and EMS. These services are not unlimited, and rapid development without appropriate planning risks diminishing the quality of life for current residents.

Growth should be thoughtful, measured, and consistent with the character and capacity of the community. As proposed, the Trailside and North Edge developments raise serious questions about compatibility, long-term impacts, and whether the town is being asked to absorb more than it reasonably can.

For these reasons, I respectfully urge the Zoning Board to fully consider the cumulative impacts on traffic, zoning integrity, infrastructure, and community character before moving forward.

Thank you for your time and consideration.

Sincerely,
Lisa Vanga
1 Cornelius lane
Baldwin place NY



**Office of the New York State
Attorney General**

**Letitia James
Attorney General**

February 2, 2026

By Email

Mr. Dave Smith
Director of Planning
Town of Somers, NY
335 Route 202
Somers, NY 10589

RECEIVED

FEB 02 2026

**PLANNING & ENGINEERING
TOWN OF SOMERS**

RE: Trailside Estates SWPPP

Dear Mr. Smith,

The Office of the New York City Watershed Inspector General (WIG or WIG Office) respectfully submits the attached comments on the December 12, 2025 Stormwater Pollution Prevention Plan (SWPPP) for Trailside Estates.

The WIG Office appreciates this opportunity to comment on the Trailside Estates SWPPP and looks forward to working with the Town, Watershed regulators, the Project sponsor, and other stakeholders as review of the Project proceeds.

Respectfully submitted,

Charlie Silver

Charles Silver, Ph.D.
Watershed Inspector General Scientist
Environmental Protection Bureau
Office of the Attorney General
The Capitol
Albany, New York 12224
(518) 776-2395

cc: Cynthia Garcia, DEP; Matt Giannetta, DEP; Karen Stainbrook, DEC

RECEIVED

FEB 02 2026

Trailside Estates
Reynolds Drive
Somers, Westchester County, NY

PLANNING & ENGINEERING
TOWN OF SOMERS

Review of the Stormwater Pollution Prevention Plan (SWPPP)

By: Mary Galasso, P.E.

on behalf of the

Office of the New York City Watershed Inspector General

February 2, 2026

Documents Reviewed

- Stormwater Pollution Prevention Plan (SWPPP) for Trailside Estates Residential Development including Appendices A through N and Figures 1 through 4 prepared by Insite Engineering, Surveying, Landscape Architecture, P.C. (Insite) dated May 10, 2024 and last revised December 12, 2025;
- Drawings OP-1 through D-7 (37 sheets) for Trailside Estates Residential Development, prepared by Insite, dated November 17, 2023 with the latest revision date of December 12, 2025;
- Drawing EW-1, Earthwork Plan for Trailside Estates Residential Development prepared by Insite, dated May 8, 2024 with the latest revision date of December 12, 2025;
- Phosphorus Loading Analysis prepared by Insite dated December 12, 2025; and
- Letter to Mary Galasso from Insite dated December 15, 2025;
- NYC Watershed Inspector General's (WIG's) March 10, 2025 technical comments on Insite's Trailside Estates Residential Development SWPPP.

Project Description

Trailside Estates Residential Development is a proposed 81-unit townhouse development with a community center, a dog park, associated paved access and parking, and stormwater treatment and management. Extensions to existing water and sewer districts are proposed to serve the development. The project is located on a 56.8-acre site on Reynolds Drive in the Town of Somers, Westchester County, NY (the Site). Approximately 22 acres of disturbance is anticipated. Approximately 8 acres of new impervious surfaces are proposed within the area to be disturbed.

The Site is currently undeveloped, wooded land and includes several wetlands. An internal, linear wetland flows from north to south before discharging through an existing culvert under the Empire State Trail near the southeast corner of the

property. The northern portion of the Site also includes another wetland that discharges under the Empire State Trail at a separate location. This wetland is not labeled on the plans, but the limits of its 100-foot buffer are shown on the plans. Adjacent offsite wetlands exist along Reynolds Drive, which is currently a gravel road. A culvert under Reynolds Drive appears to connect the wetlands on either side.

The project is located in the Amawalk Reservoir Watershed in the New York City Watershed. The Amawalk Reservoir is considered phosphorus-restricted by the New York City Department of Environmental Protection (DEP) and is part of the East-of-Hudson Watershed, where enhanced phosphorus removal standards are required by the New York State Department of Environmental Conservation's (DEC's) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities GP-0-25-001 (GP-0-25-001).

General

Many of the WIG Office technical comments dated March 10, 2025 have been addressed by Insite through project design modifications and clarifications to the site plans and SWPPP discussed in Insite's December 15, 2025 letter. Based on project revisions and updates, the following technical comments are provided. Where they relate to previous comments, the comment numbers from the WIG's March 10, 2025 technical comments (March 10, 2025 comments) are referenced.

1. Part III.A.2 of the SPDES GP-0-25-001 requires that a SWPPP "demonstrate consideration in narrative format of the future physical risks due to climate change pursuant to the Community Risk and Resiliency Act (CRRA), 6 NYCRR Part 490, and associated guidance." The SWPPP needs to be revised to include this narrative.
2. The project will be accessed from Reynolds Drive, which is currently a curbed gravel road. The project proposes to pave Reynolds Drive (*See* March 10, 2025 Comment 1). It is understood from Insite's December 15, 2025 Letter to Mary Galasso (December 15, 2025 Letter) that stormwater treatment and management for Reynolds Drive as an impervious surface was designed as part of Somers Realty Phase 3. Confirm that the curve number (CN) used to model the road as proposed for Somers Realty Phase 3 is appropriate for a paved road (i.e., CN = 98).
3. Relative to the March 10, 2025 comment 2, the December 15, 2025 Letter states that at the time Somers Realty Phase 3 was designed, no watercourse was identified within the wetlands on either side of Reynolds Drive. A culvert was provided under Reynolds Drive as part of that project to allow for safe amphibian crossing and for hydrologic conductivity. Since a number of years have passed since the construction of Reynolds Drive and we believe

that DEP's last watercourse evaluation was more than five years ago, the area should be re-evaluated to determine whether the construction of Reynolds Drive and the underlying culvert have established a watercourse under Reynolds Drive.

4. The Empire State Trail runs north-south and immediately east of the Site's eastern property line. Currently, Design Point 1 is shown at a culvert under the Empire State Trail. The location of Design Point 2 needs to be clarified (See also Comment 13, below). Section 1.2 of the SWPPP states that this design point is located at the culvert crossing under the North County Trailway. Drawing EX-1 shows this culvert to be located approximately 100 feet north of the property line at the edge of the wetland near the northeast corner of the property. If the offsite culvert is the location of Design Point 2, the area tributary to this design point may be significantly larger than that modeled in the hydrologic analysis. Confirm whether a culvert is present under the trail which conveys flow from the vicinity of Design Point 2 (See March 10, 2025 Comment 4) and whether this is the location of Design Point 2.
5. The pond and watercourse east of the wetland buffer line between the proposed dog park and Empire State Trail must be labeled as such on all applicable drawings.
6. As previously stated in March 10, 2025 Comment 9, preliminary soil testing conducted in the vicinity of the proposed stormwater treatment practices on April 9, 2024 and on May 6 and 7, 2024 are shown on Drawing FIG-4, "Testing Plan." Shallow groundwater was noted in only one test pit, D-3, at a depth of 30 inches and in the vicinity of a proposed wet swale. Most deep test pits also noted a change in soil type at shallower depths of about 30 inches or less in Paxton, Woodbridge, Ridgebury and Leicester soils. This is consistent with the National Resource Conservation Service's (NRCS) soil descriptions for these soil types which typically exhibit a shallow, denser layer roughly 15 to 40 inches below the surface. The NRCS soil descriptions note seasonal groundwater depths for these soil types generally follow the depth trend of the dense layer, meaning that at least seasonally, groundwater could be encountered at much shallower depths than the test pit measurements indicate. Although the December 15, 2025 Letter states that no mottling was observed, test pit descriptions provided on FIG-4 are vague and do not include any information regarding mottling, color variation, root depth, density etc., that might indicate seasonal high groundwater. Detailed test pit logs at any specific site are necessary to confirm the NRCS soil descriptions or note areas where field conditions vary from the general NRCS soil descriptions. However, absent more detailed test pit descriptions, it should be assumed that seasonally high groundwater will be encountered in the soil

types listed above during mass grading of the Site.

Erosion and Sediment Control/Construction Sequencing

7. Typically, site development projects such as this include equipment and material staging areas during the construction period. In some cases, the staging areas must be relocated during various phases to accommodate the work footprint (*See* March 10, 2025 Comment 11). A small construction staging area is shown on Drawings SP-3.0 through SP-3.2. This staging area shows a temporary soil stockpile and construction trailer on Drawing SP-3.1, but the area is not large enough to accommodate equipment and materials stockpiling. If equipment and materials are to be staged offsite, the offsite location must be specified so that potential associated impacts can be assessed. If equipment and materials staging areas are proposed onsite, they need to be shown and discussed to ensure their feasibility and compatibility with the phases of construction.
8. Construction of the project will last through several freeze/thaw cycles. Clarity must be provided regarding which sediment traps will be active beyond one construction season to demonstrate the adequacy of the proposed phasing, temporary sedimentation practices, and stabilization (*See* March 10, 2025 Comment 13). For example, Temporary Sediment Trap A will be constructed in Phase 2 of the sequence and will function as a temporary sediment trap until conversion to a pretreatment basin in Phase 8. The practice is likely to be in use for more than one construction season. Page 5.46 of the 2016 edition of the “New York State Standards and Specifications for Erosion and Sediment Control” (2016 Blue Book) states that, among other things, if a trap is to be in place beyond one construction season, a full sediment basin must be used. Therefore, this practice must be designed in accordance with the standards and specifications for a sediment basin (*See* the 2016 Blue Book beginning on page 5.19). The SWPPP needs to identify which sediment traps will be active for more than one construction season and include their associated design calculations to demonstrate that each sediment trap or basin complies with the 2016 Blue Book. The plans must be updated as necessary to reflect any associated design changes.
9. Drawing EW-1, “Earthwork Plan” shows areas of cut and fill and includes an earthwork summary for each phase of the project. It appears fill will be imported for the final phases of the project. Drawing EW-1 needs to be revised to describe each color shown on the plan. For example, does blue represent a certain depth of fill and yellow represent a certain depth of cut?
10. Drawing SP-3.1 appears to indicate that stone walls will be removed from the Site during Phase 1 of the project. This needs to be noted in the sequence for this phase.

11. Areas where infiltration practices will be installed need to be cordoned off with orange construction fencing during Phase 1 of the sequence to minimize soil compaction from equipment movement. The fencing can then be inspected and maintained as necessary throughout the remaining phases. This fencing needs to be shown on all phasing drawings that include areas where infiltration practices will be constructed.
12. Show the outlet types and locations for all temporary sediment basins on the phasing drawings (SP-3.0 through SP 3.8) and the erosion control drawings (SP-4.1 through SP-4.3).
13. The Overall Construction Sequence on Drawing SP-3.0 and the sequences for individual construction phases on Drawings SP-3.1 through SP-3.8 must clearly note each piping section (stormwater and sewer) that is to be installed in any given step. Typically, this is done by identifying the drainage or sanitary manholes or other structures along the piping section to be installed using the same identification labels for the structures shown on the plan. For example, Drawing SP-2.1 shows a section of stormwater piping from an end section (labeled ES-4) in pretreatment basin 2.1 PT to a catch basin (labeled CB-5) near the parking area for the proposed community center. This piping section would be identified as ES-4 to CB-5 in step of the overall sequence in which it will be installed.

Hydrology - Water Quantity

14. It is unclear whether Design Point 2 is accurately located (*See* March 10, 2025 Comment 23, and Comment 4 above). Section 1.2 of the SWPPP states that this design point is located at a culvert crossing under the North County Trailway. Drawing EX-1 shows this culvert to be located approximately 100 feet north of the property line. It appears this culvert conveys flow not only from the pond on the property but also from a stream flowing south to the culvert on the northern portion of the property. On Figures 2 and 3 in the SWPPP, Design Point 2 appears to be located not at this off-site culvert, but at the edge of the ponded area within the project property. Please clarify the location and, if necessary, revise the hydrologic analysis to account for all areas flowing to the culvert. Is there a culvert under the Empire State Trail in the location of the Design Point shown on FIG-2 or does the runoff from this drainage area instead flow into a watercourse/wetland, then toward the culvert north of the property?
15. The time of concentration (T_c) is defined as the time required for a drop of water to travel from the most hydrologically remote point in a drainage area to the design point. It is calculated by computing travel times for three different flow regimes: sheet flow, shallow concentrated flow, and channel flow. These travel times are added together for the T_c . An accurate T_c is

necessary to ensure excessive or erosive flows do not impact downstream reaches. A T_c flow path does not necessarily correspond to the path of the physically most distant point to the design point (See March 10, 2025 Comment 24).

The December 15, 2025 Letter indicates that all T_c flow paths were re-evaluated and were generally considered correct except for one small change to Post-Development Drainage Area 1.0S. Other potential T_c flow paths that were evaluated are shown on FIG-2 in the SWPPP. The WIG Office evaluated several pre-development T_c flow paths not shown on FIG-2. It appears that at least for pre-development Drainage Area PRE-2, a longer T_c flow path exists. This begins roughly midway between the east and west boundaries of the Drainage Area along elevation contour 610, near the southern edge of the Drainage Area. The T_c flow path runs north through a flat area as sheet flow. The flow path then changes to shallow concentrated flow before turning east toward the trailway. The sheet flow portion of flow typically generates the longest time of flow. The slope used for sheet flow in Drainage Area PRE-2 is 6% and the slope of the area central to the east and west boundaries of Drainage Area PRE-2 is 1% and may result in longer sheet flow time for this drainage area and an over-all longer T_c .

16. Both the 2015 and the 2024 editions of the New York State Stormwater Management Design Manuals (2015 Design Manual and 2024 Design Manual, respectively) limit pre-development sheet flow to 150 feet, except in very flat areas. Post-development sheet flow lengths are limited to 100 feet with a similar exception for very flat areas. The WIG Office agrees that sheet flow lengths should not be arbitrarily selected based on existing and proposed maximum values presented in either Design Manual as noted in Insite's December 15, 2025 Letter. Sheet flow length must be selected based on the modeler's understanding of existing and proposed site conditions and/or features that will control flow conditions. For this project, the SWPPP needs to include a discussion explaining which conditions and/or features were used in determining sheet flow lengths.

Water Quality

Avoiding or mitigating impacts to receiving water bodies for this project requires implementation of post-construction stormwater treatment and management practices. Both the 2015 Design Manual and the 2024 Design Manual include design requirements and guidelines for these practices. There are also several industry standards and recommendations that can be implemented to ensure proper functioning of stormwater management practices. Some potential modifications that need to be examined to meet the requirements of either Design Manual or industry standards include the following:

17. The Testing Plan (Figure 4) now includes the depths at which infiltration testing was performed, and the December 15, 2025 Letter to Mary Galasso states that the tests were performed in accordance with the 2015 Design Manual. The 2015 Design Manual requires 1 test pit and 1 infiltration test for every 200 square feet of an infiltration practice (*See* page D-2). While it is understood that the amount of testing required by the 2015 Design Manual may be more than is needed on this site, based on the WIG Office’s review of the testing conducted to date, it has concluded that the amount of preliminary testing conducted to date may be inadequate for final stormwater design. Only 1 infiltration test was performed for each infiltration practice and only one deep test pit was excavated for Infiltration Practices 1.7P and 1.3P, though these practices exceed 200 square feet. No testing was conducted within the footprint of Infiltration Basin 2.1P. It is the WIG’s understanding that the test results shown on Figure 4 are preliminary and additional testing will be conducted to appropriate depths. Logs of test pit excavations and infiltration tests need to be included in the SWPPP.
18. Section 6.1.1 of the 2015 Design Manual “suggests” that the drainage area tributary to a micropool extended detention basin be at least 10 acres. However, the “Key Considerations” section on page 6-20 of the 2015 Design Manual states that the contributing area to these practices, also known as P-1 practices, must be greater than 10 acres. This is consistent with the requirements of the 2024 Design Manual which requires a minimum drainage area of 10 acres for this practice. The 2024 Design Manual notes that this minimum can be reduced to 5 acres if a water balance calculation is completed with acceptable results (*See* March 10, 2025 Comment 31). Per the HydroCAD analysis, the drainage area tributary to Micropool Extended Detention Basin 1.2P is 3.6 acres. This is significantly less than that “suggested” by the 2015 Design Manual and also less than the minimum allowed under the 2024 Design Manual with an acceptable water balance calculation. It is unclear how a practice with a significantly smaller drainage area will function as a micropool extended detention basin. Documentation, such as a water balance analysis, needs to be provided to demonstrate that the proposed micropool extended detention basin will perform as intended.
19. Wet Swale 1.1P is adjacent to the proposed Micropool Extended Detention Basin 1.4P at the southern end of the development (*See* March 10, 2025 Comment 34). Based on the existing and proposed grading shown on Drawing SP-2.3, this swale will be constructed in fill. Clarify how a wet swale will be established and maintained in fill.
20. The plans must indicate how Infiltration Practices 1.5P and 1.6P will be accessed for maintenance (*See* March 10, 2025 Comment 35).

21. The Pretreatment Basin Detail on Drawing D-6 includes capped end sections with drilled holes controlling discharge from these basins to their respective infiltration basins. A chart is provided detailing the size of the drilled holes. Elevations of these holes should be included in the chart. A detail is needed showing the configuration and outlet protection where the capped end sections discharge into infiltration basins.
22. Verify that all elevations and dimensions presented in the plans are consistent with the HydroCAD model. For example, HydroCAD models the overflow weirs from pretreatment basins as being 0.7 feet long, but the chart provided for the Pretreatment Basin Detail indicates these weirs will be 8 feet long.
23. This project is located within the Amawalk Reservoir Watershed. The Amawalk Reservoir is a “phosphorus restricted basin” due to an overabundance of phosphorus, which stimulates algae growth and contributes to the formation of algae blooms. Algae blooms adversely impact drinking water quality. Stormwater entering the Amawalk Reservoir from construction and development activities is of great concern (*See* March 10, 2025 Comment 36). To assess the threats to drinking water quality posed by potential stormwater pollutants, a pollutant load analysis (PLA) has been provided to estimate the existing and proposed total phosphorus (TP) load at the Site. Based on this analysis, the project will result in an increase in TP from 8.4 pounds pre-development to 20.47 pounds post-development. With the proposed stormwater treatment, Insite estimates the post-development TP load can be reduced to 7.94 pounds. This is roughly a 0.44-pound reduction of TP.

Review of the PLA provided indicates that the estimated TP loads may not be reasonable given existing and proposed conditions for several reasons. First, Insite’s estimates used an imperviousness of 5% for forest and meadow. Forests and meadows are typically considered to be less than 5% impervious unless there are significant rock outcroppings on a site. This Site does not include such outcroppings. An imperviousness of 2% seems to be more reasonable.

Next, in the post-development condition, Insite’s estimate assumed that “residential” areas were 23% impervious. These include post-development Drainage Areas 1.1S through 1.9S, 2.1S and 2.2S. Review of the HydroCAD analysis in Appendix C of the SWPPP indicates that these Drainage Areas range in imperviousness from 46% to 100%, except for Drainage Area 1.4S which is not impervious. This means that other than Drainage Area 1.4S, which is not significant in size, all residential areas were more than twice as impervious as modeled. A corresponding increase in post-development TP

load will result even if the loading rate for residential areas remains the same.

With regard to treatment efficiencies, Insite cites removal efficiencies published by the East of Hudson Watershed Corporation in their “Stormwater Retrofit Design Manual, Project Years 6 through 10” (EOHWC Retrofit Design Manual), but uses an efficiency for infiltration practices of 100% rather than the 50% that the document specifies. While the WIG Office concurs that well designed and maintained infiltration practices are likely to have higher efficiency rates than specified in the EOHWC Retrofit Design Manual, the justification for using 100% must be provided.

Using the drainage area acreage in Insite’s estimate with the imperviousness noted in the HydroCAD analysis and assuming that forest is 2% impervious, the WIG Office conducted a separate PLA using the Simple Method, the applicant’s land use areas, and the proposed treatment systems. Pollutant concentrations associated with land use areas were selected from Table 2 of the EOHWC Stormwater Retrofit Design Manual. This analysis estimated that a pre-development pollutant load of about 6 pounds was estimated. Post-development, the load was estimated to be about 39.8 pounds without treatment.

Section 3.3 of the 2024 Design Manual includes a list of stormwater practices acceptable for water quality treatment in New York State. Practices on the list must remove 40% or more TP. A post-development, post-treatment load of about 26.1 pounds (more than 4 times the pre-development load) was estimated using this removal rate for each of the practices proposed (infiltration, micropool extended detention, wet swales, and Jellyfish filters) and assuming an efficiency reduction for the second practice in series where applicable, calculated using the same method used in Insite’s analysis.

Infiltration practices are generally understood to have TP removal rates much higher than 40%. Further, the manufacturer of Jellyfish filters cites a removal rate of 64% for these practices, and the EOHWC Retrofit Design Manual cites a 28% removal rate for wet swales. Therefore, the post-development, post-treatment estimate was also conducted using removal rates consistent with those used in Insite’s analysis for the post development loads estimated by the WIG office. When assuming a 100% TP removal rate for infiltration practices and green infrastructure practices, 64% for Jellyfish filters, 40% for micropool extended detention, and 28% for wet swales, the post-development, post-treatment load was estimated to be about 11.3 pounds. This is nearly double the estimated pre-development load.

In summary, the WIG’s PLA determined that the proposed project in its present form would increase phosphorus pollution within the Amawalk

Reservoir drainage basin. The project needs to be modified to reduce post-development TP levels to be equal to or below pre-development levels. To achieve this, the project needs to be reduced in size or additional stormwater treatment measures need to be implemented to reduce TP. If the TP load after project revisions still exceeds pre-development TP levels, offsite TP reductions need to be implemented within the Amawalk Reservoir Basin to offset increases in TP due to this project.

Nicole Montesano

From: PAUL HAROLD <silvbg11@aol.com>
Sent: Saturday, January 31, 2026 11:46 AM
To: Nicole Montesano
Subject: Fwd: proposed

Categories: Red Category

Sent from my iPhone

Begin forwarded message:

From: Lisa Vanga <lisavanga@gmail.com>
Date: January 31, 2026 at 9:55:39 AM EST
To: PAUL HAROLD <silvbg11@aol.com>

Dear Members of the Planning Board,

I am writing to express my concerns about two proposed developments in Baldwin Place: Trailside and North Edge.

Trailside consists of 83 single-family homes, while North Edge proposes 74 multi-family units. Of particular concern is the North Edge project, which required a zoning change from single-family homes on one-acre lots to allow for multi-family dwellings.

This zoning change significantly impacts the character and appearance of our town and undermines the long-standing planning principles that have helped preserve Baldwin Place's small-town and countryside atmosphere. I'm curious as to why this zoning change was permitted and what is the benefits to the community in doing so?

I'm also deeply concerned about traffic impacts. Route 6 already experiences congestion and safety issues, and residents question whether the traffic did that was done for North Edge adequately considered the cumulative impacts of both developments. It is unclear whether the additional traffic generated by the Trailside project was taken into account when evaluating overall roadway capacity and safety.

Beyond traffic, the addition of nearly 160 new housing units raises serious concerns about the strain placed on local schools, infrastructure, and emergency services. Increased demand on police, fire, and EMS services, as well as road maintenance and other municipal resources.

Taken together, these projects represent a level of growth that many residents believe is incompatible with the character, appearance, and capacity of Baldwin Place. I respectfully urge the Planning Board to reconsider these proposals and prioritize responsible planning that preserves the quality of life and community character that residents value.

Thank you for your time and consideration.

Paul Harold

Nicole Montesano

From: David B. Smith
Sent: Wednesday, January 28, 2026 3:50 PM
To: Anthony Sutton; bruce prince; Chris Zaberto; Jack Mattes; Paul Ciavardini; Vicky Gannon; Robert Scorrano; Gina Arena; Anthony Cirioco; Bill Faulkner; Richard Clinchy
Cc: Steve Robbins; Michael Towey; Roland A. Baroni, Jr.; Wendy Getting; Nicole Montesano
Subject: RE: Proposed development concerns

To all,

I would like to take this time to address some of the issues raised in the commentary below.

Re: traffic, as part of the methodology, traffic reports for both Trailside and North Edge included the others traffic contribution to the road system along with other potential projects located within the Route 6 corridor, including projects located outside of the Town of Somers but which may contribute to the potential overall traffic flow within the corridor. This is a typical traffic analysis methodology and was reviewed and confirmed by the Town's own independent third party consulting firm (Hardesty & Hanover). It is noted that Route 6 is under the State's jurisdiction, copies of all of the traffic reports for both projects were provided to NYS DOT as an involved agency. Bottom line, the cumulative impacts were evaluated.

Re: zoning, the Town's Comprehensive Plan and Zoning Code contemplated the potential for multi-family development (Multifamily Residential (MFR) – Baldwin Place) provided they met certain threshold criteria (min. 10- acres; must have an underlying zone of R-40 or R-80; a tract shall have frontage on Rte. 6 and be located no further than 2,000 linear feet from the intersection of Route 6 and Mahopac Avenue). The 2016 Comprehensive Plan noted that the MFR-BP provides the opportunity for alternative housing types and also require 15 percent affordable units (since amended to 10 percent). Further on page 40 of the 2016 Comprehensive Plan Update it is noted:

The Town Board approved amendments to the 1994 Comprehensive Master Plan and the MFR-BP zoning district in 2014 to permit the application of the MFR-BP district to a limited number of parcels west of Mahopac Avenue, including an approximately 17-acre parcel on the south side of Route 6 just west of the Muscoot River. This Plan continues to support this approach, zoning amendments and potential resulting multifamily development, which includes some affordable townhouses...

Further, on page 46 of the CPU there is reference to Traditional Neighborhood Design which calls for compact, pedestrian oriented neighborhoods with a mix of commercial and residential uses, a variety of housing types and public places where people have the opportunities to socialize and engage. It is noted that both Trailside and North Edge have a significant investment in pedestrian sidewalks that connect each community to the commercial uses in Baldwin Place. In addition, the Trailside community includes a community center and dog park to be dedicated to the Town for use by all Somers residents. North Edge has also included a community benefit agreement that includes improvements to the Angle Fly which benefits the Town.

While there may be a "departure" from the underlying zoning, it was duly contemplated as part of the Town's previous planning and zoning efforts and subsequently reviewed with the required "hard look" taken by the Town Board and the other Boards, committees, and other Town entities providing input before the rezoning was enacted. The Town provided ample opportunity for public input during the rezoning process either through participation at public hearings, providing an email link where comments could be submitted for the Town's consideration as well as providing a written comment period. The various plans and reports have been made available to the public on the Town's web-site to further promote transparency.

One of the tenants of “smart growth” is to plan for development where the infrastructure is there to support it (e.g., water, sewer, roads), there not that many places in the Town for this particular type of development, but it is clear that the prior planning and zoning efforts support the recent applications associated with the Trailside and North Edge communities.

Should you have any questions or comments on the above or the comments made below, please do not hesitate to reach out to this office.

Best,

Dave Smith
Town of Somers Planning Department

From: Lisa Vanga <lisavanga@gmail.com>
Sent: Tuesday, January 27, 2026 9:11 AM
To: Nicole Montesano <nmontesano@somersny.gov>
Cc: Robert Scorrano <rscorrano@somersny.gov>; Gina Arena <garena@somersny.gov>; Anthony Cirieco <anthonycirieco@gmail.com>; Bill Faulkner <billfaulkner.somers@gmail.com>
Subject: Proposed development concerns

Dear Members of the Town Board and Zoning Board,

I am writing to formally express my concern with two separate developments proposed for Baldwin Place:

Trailside development, consisting of 81 single-family homes, and the North Edge development, consisting of 73 multi-family units.

While each project is being reviewed individually, residents are deeply concerned about the cumulative impact of approving both developments in such close proximity. Together, these projects would introduce a substantial number of new housing units into an area that is already experiencing traffic congestion and infrastructure strain.

Of particular concern is the North Edge project, which required a zoning change from single-family homes on one-acre lots to allow multi-family dwellings. This change represents a significant departure from the established zoning pattern and directly impacts the character and appearance of our town, which residents have worked hard to preserve. Approving such a change sets a troubling precedent for future development.

Why was this zoning changed? What are the benefits to our community that warranted a zoning change? I'm also curious as to why the Town Board is lead agency on the North Edge development, it's my understanding that the Planning Board usually acts as lead Agency, So I'm a little confused on how and why this came about?

Traffic impacts remain a major concern. While the traffic study for North Edge resulted in a Level of Service “C,” which is already on the borderline of unacceptable, it is unclear whether this study adequately accounted for the additional traffic that would be generated by the Trailside development. Route 6 is already heavily traveled, and residents experience congestion and safety concerns on a daily basis.

Although it looks doable on paper for each development separately when it comes to a traffic study, we think the bigger question and analysis needed is a combined study of both developments. Therefore, we would receive a more accurate traffic analysis to go by. Approving both projects without a comprehensive evaluation of their combined traffic impact would be irresponsible.

Beyond traffic, residents are concerned about the strain these developments will place on local schools, existing infrastructure, and emergency services, including police, fire, and EMS. These services are not unlimited, and rapid development without appropriate planning risks diminishing the quality of life for current residents.

Growth should be thoughtful, measured, and consistent with the character and capacity of the community. As proposed, the Trailside and North Edge developments raise serious questions about compatibility, long-term impacts, and whether the town is being asked to absorb more than it reasonably can.

For these reasons, I respectfully urge the Zoning Board to fully consider the cumulative impacts on traffic, zoning integrity, infrastructure, and community character before moving forward.

Thank you for your time and consideration.

Sincerely,
Lisa Vanga
1 Cornelius lane
Baldwin place NY

Nicole Montesano

From: Lisa Vanga <lisavanga@gmail.com>
Sent: Tuesday, January 27, 2026 9:11 AM
To: Nicole Montesano
Cc: Robert Scorrano; Gina Arena; Anthony Cirienco; Bill Faulkner
Subject: Proposed development concerns

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Thank you for your time and consideration.

Sincerely,
Lisa Vanga
1 Cornelius lane
Baldwin place NY

Nicole Montesano

From: Joe Vala <joevala@gmail.com>
Sent: Wednesday, January 14, 2026 7:00 PM
To: Nicole Montesano; David B. Smith; kkearney@kkearneyrealtylegroup.com
Subject: Trailside Estates Public Comment

RECEIVED

JAN 15 2026
PLANNING AND ENGINEERING
TOWN OF SOMERS

Dear Somers Planning Board Members,

As residents whose backyards and properties directly face the proposed Trailside Estates development across the walking path, we are concerned about the limited screening currently planned, particularly during the winter months when deciduous plants lose their leaves and ferns or other low vegetation provide minimal coverage. This results in unobstructed views of the construction, buildings, and overall development, which we find visually disruptive and detrimental to the enjoyment of our homes, privacy, and the natural openness that has long characterized our neighborhood.

We respectfully request that the developer be required to plant additional mature or fast-growing evergreen trees (such as appropriate species of pines, spruces, or other dense conifers suitable to the local environment) along the relevant sections of the walking path. These trees would provide year-round screening to effectively obscure the view of Trailside Estates from our side, while still allowing for a natural buffer that enhances the aesthetic and ecological value of the area for all community members.

We fully support the thoughtful growth and positive contributions this development can bring to Somers, including preserved open space and community amenities, and we believe stronger landscaping measures like this would help achieve a better balance between progress and neighborly consideration. We would greatly appreciate the opportunity to discuss this suggestion further—perhaps at an upcoming meeting or through written feedback—and are happy to provide more details about the affected areas if helpful.

Thank you sincerely for your attention to this matter and for your ongoing commitment to responsible planning that benefits the entire community.

Sincerely,
Joe Vala
7 Meadow Park Rd
Baldwin Place NY 10505



RECEIVED

January 2, 2026

JAN 07 2026

Town of Somers
Attn: David Smith
Planning Department
335 Route 202
Somers, NY 10589

PLANNING & ENGINEERING
TOWN OF SOMERS

RE: New Cingular Wireless PCS, LLC ("AT&T") building permit application ("Application") for equipment upgrades at the existing wireless telecommunications facility at 121 Route 100, Somers, New York.

Dear Sir/Madam:

AT&T is seeking to perform equipment upgrades to the above-referenced existing telecommunications Facility. We are submitting this application as an eligible facilities request under Section 6409, referenced below. Please find enclosed the following documents in support of our application to obtain the building permit:

- Wireless Facility Application Form
- Letter from the receiver of taxes that all taxes have been paid on the property.
- Letter of authorization from the property owner
- Letter of authorization from New Cingular Wireless PCS, LLC
- Contractor's insurance certificates
- Copy of the engineering license that is registered in New York State, who prepared the FCC RF Emissions Compliance Report
- FCC RF Emissions Compliance Report
- Copy of applicant's FCC License
- Structural report
- Mount Analysis report
- Signed and sealed plans (6 Hard Copies, 4 Electronic)
- Application Fee in the amount of \$800.00
- Escrow Account Fee in the amount of \$2,500.00

Section 6409 of the Federal Middle Class Tax Relief and Job Creation Act (“Section 6409”) was adopted in 2012. Under Section 6409, your city retains discretionary zoning review over the construction of *new* towers, but simple collocations and/or equipment upgrades at existing telecommunications facilities must be approved. The new law provides that:

“a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower, rooftop or base station that does not substantially change the physical dimensions of such tower, rooftop or base station.” (Emphasis added.)

The federal law defines an “eligible facilities request” as **“(A) collocation of new transmission equipment; (B) removal of transmission equipment; or (C) replacement of transmission equipment.”** (Emphasis added.)

Also, the Federal Communications Commission issued a Wireless Infrastructure Report and Order on October 17, 2014 (“FCC Order”) which established regulations that clarify and streamline the municipal approval process for eligible facilities requests under Section 6409. A copy of the FCC Order is enclosed herewith.

The FCC Order clarifies that municipal review of an eligible facilities request is **limited to determining whether the request falls within Section 6409:**

“a State or local government may require the applicant to provide documentation or information only to the extent reasonably related to determining whether the request meets the requirements of this section [Section 6409]. A State or local government may not require an applicant to submit any other documentation, including but not limited to documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities.”47 C.F.R. 1.40001(c)(1) (Emphasis added).

AT&T’s Application is an Eligible Facilities Request under Section 6409

AT&T’s application qualifies as an eligible facilities request under Section 6409 because the proposed installation involves “a modification of an existing wireless tower, rooftop or base station that does not substantially change the physical dimensions of such tower, rooftop or base station.”

As shown on the plans prepared by Elevated Engineering dated September 9th, 2025, AT&T’s proposed installation consist principally of the following elements:

ANTENNA AND TRANSMISSION CABLES					
SECTOR	EXISTING ANTENNA TYPE	FINAL ANTENNA TYPE	ANTENNA AZIMUTH	STATUS	CABLE LENGTH
A1	NNHH-65A-R4	NNHH-65A-R4	20°	RELOCATED	±190'
A2	SBNHH-1D65A	AIR6472 B77Q/B77M	20°	NEW	±190'
A3	NNHH-65A-R4	NNH4-65A-R6H4	20°	NEW	±190'
B1	NNHH-65A-R4	NNHH-65A-R4	190°	RELOCATED	±190'
B2	SBNHH-1D65A	AIR6472 B77Q/B77M	190°	NEW	±190'
B3	NNHH-65A-R4	NNH4-65A-R6H4	190°	NEW	±190'
C1	NNHH-65A-R4	NNHH-65A-R4	290°	RELOCATED	±190'
C2	SBNHH-1D65A	AIR6472 B77Q/B77M	290°	NEW	±190'
C3	NNHH-65A-R4	NNH4-65A-R6H4	290°	NEW	±190'

NOTE: ANTENNA MODELS & TECHNOLOGIES ARE BASED ON THE DE130 SCOPING DOCUMENT, DATED 08/20/25. CONTRACTOR SHALL CONFIRM WITH AT&T RE PRIOR TO CONSTRUCTION.

Accordingly, AT&T's installation involves the collocation and replacement of new transmission equipment that will not increase the height of the installation nor the dimensions of the equipment compound. As a result, the installation "does not substantially change the physical dimensions of such rooftop or base station." Therefore, these proposed equipment upgrades constitute an "eligible facilities request" under Section 6409, and must be approved. Timeline for Review and Approval

We would like to highlight an important timing requirement for processing this application. The FCC Order determined that a municipality must act on an eligible facilities request within sixty (60) days of receiving the application. 47 C.F.R. 1.40001(c)(2) (Emphasis added). (Note, the sixty (60)-day period is also known as the "Shot Clock"). Thus, the city must approve this application within sixty (60) days of its receipt. The FCC Order provides that upon a municipality's failure to act prior to expiration of the Shot Clock, the "request shall be deemed granted" and AT&T will be legally entitled to proceed with construction. 47 C.F.R. 1.40001(c)(4) (Emphasis added).

Note that the FCC Order does allow the Shot Clock to be tolled if an application is incomplete. However, in order to do so, a municipality must provide written notice that the application is incomplete within thirty (30) days of the submittal. 47 C.F.R. 1.40001(c)(3)(i). The notice must "clearly and specifically" describe the missing documents or information, 47 C.F.R. 1.40001(c)(3)(i), and, as previously mentioned, such documentation must be necessary to the determination of whether the application qualifies as an eligible facilities request. If the municipality requests additional information after the first thirty (30) days have passed, we will

still provide any "reasonably related" information allowed under the FCC Order, but the Shot Clock will not be tolled.

In light of the foregoing, AT&T respectfully requests that its proposed equipment upgrades be approved. In the meantime, if you have any questions, please feel free to call or email me. Thank you for your cooperation.

Sincerely,

Alexis Engelhardt

Alexis Engelhardt
Airosmith Development
318 West Avenue
Saratoga Springs, New York 12866
(973)-928-9018
E-mail: aengelhardt@airosmithdevelopment.com

RECEIVED

TOWN OF SOMERS
WESTCHESTER COUNTY, NEW YORK
APPLICATION FOR SPECIAL USE PERMIT JAN 07 2026
WIRELESS TELECOMMUNICATIONS FACILITY

Facility Owner/User American Tower Corporation Tel. #: 781-926-4500 **PLANNING & ENGINEERING**
Address: 10 Presidential Way, Woburn, MA 01801 **TOWN OF SOMERS**
Property Owner: Amato, Michael J. Revocable Living Trust Tel. #: Unknown
Address: 121 Route 100, Katonah, NY 10536
Applicant: New Cingular Wireless PCS, LLC Tel. #: _____
Address: 1 AT&T Way, Bedminster NJ 07921
Managing Agent: Airosmith Development Tel. #: 973-928-9018
Address: 318 West Avenue, Saratoga Springs, NY 12866
Westchester County Agent: _____ Tel. # _____
Address: _____

Premises: Sheet: 38.17 Block: 1 Lot: 5 Situated on the West side of
Route 100 (Street) 882 feet from the intersection of Parent Road (Street)
Zoning District Residential

PROJECT TITLE: 10107989.2191A1A0CN.SOMMERS-WOODS-BRIDGE

DESCRIPTION OF WORK AND PURPOSE:

Modification to existing wireless telecommunications facility comprising of equipment, antennas and associated cables.

TYPE OF PERMIT REQUESTED: _____ ORIGINAL/NEW
X _____ AMENDED (Date of Original Permit)
_____ RENEWAL (Date of Original Permit)

SIZE OF ACTIVITY AREA: _____

ESTIMATED TOTAL VALUE OF WORK: \$20,000.00

PROPOSED STARTING DATE: TBD

PROPOSED COMPLETION DATE: TBD

PLANS PREPARED BY: Elevated Engineering DATED: 09/09/2025

Plans must be submitted with application.

APPLICATION FEE: \$1,000.00 Original/New Special Use Permit Application
\$ 800.00 Amended Special Use Permit Application
\$ 500.00 Renewal of Special Use Permit Application (every 5 years)

Based upon Somers Town Code §133-2. At the time of submission of any application, an Escrow Account shall be established to pay for the costs of professional review services.

DOCUMENTS TO BE SUBMITTED WITH THIS APPLICATION:

14 Copies of all correspondence and plans submitted to the Planning Board.

Please refer to Somers Town Code §170-129.8, Application procedure. for the required documents to be submitted. (see attached)

APPLICANT/FACILITY/OWNER/USER SIGNATURE: 
DATE: 12/2/2025

PROPERTY OWNER'S SIGNATURE: _____
DATE: _____

OFFICE OF THE TAX RECEIVER

Town of Somers

WESTCHESTER COUNTY, N.Y.

Telephone
(914) 277.3610

Fax
(914) 277.8932

Michele A. McKearney
Receiver of Taxes
mmckearney@somersny.com



335 Route 202
Town House
Somers, NY 10589

RECEIVED

December 1, 2025

JAN 07 2026

RE: Amato, Michael J. Revocable Living Trust
121 Route 100
Parcel # 38.17-1-5

PLANNING & ENGINEERING
TOWN OF SOMERS

To Whom It May Concern,

All taxes have been paid in full on the above-mentioned parcel. There are no outstanding liens or taxes due as of the date of this letter.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Michele McKearney
Receiver of Taxes



RECEIVED

LETTER OF AUTHORIZATION FOR PERMITTING

JAN 07 2026

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC d/b/a AT&T
@ ATC Site Name: Somers 2 / **ATC Site #:** 209140 / **Project #** OAA791423
Site Address: 121 Route 100, Katonah, New York 10536
Site Coordinates: 41.27914503, -73.71059991

**PLANNING & ENGINEERING
TOWN OF SOMERS**

I, Regan Buckley, Vice President, Property Management for American Tower*, owner/operator of the tower facility located at the address identified above (the "Tower Facility"), do hereby authorize AT&T and its successor(s), assign(s), and/or agent(s), (collectively, the "Licensee") to act as American Tower's non-exclusive agent for the sole purpose of filing and consummating any land-use, building, or electrical permit application(s) as may be required by the applicable permitting authorities for Licensee's telecommunications' installation on the Tower Facility.

I understand that these applications may be approved with conditions. The above authorization is limited to the acceptance by Licensee only of conditions related to Licensee's installation and any such conditions of approval or modifications will be Licensee's sole responsibility.

Signature:

Print Name: Regan Buckley
SVP, Global Property Management
American Tower*

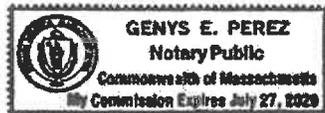
NOTARY BLOCK

Commonwealth of MASSACHUSETTS
County of Middlesex

This instrument was acknowledged before me by Regan Buckley, Senior Vice President, Global Property Management for American Tower*, personally known to me (or proved to me based on satisfactory evidence of identification) to be the person whose name is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.

WITNESS my hand and official seal, this 1st day of December 2025

Notary Seal



Notary Public
Genys E. Perez
My Commission Expires: July 27, 2029

* American Tower is defined as American Tower Corporation and any of its affiliates or subsidiaries.



RECEIVED

JAN 07 2026

PO Box 66699, Albany, NY 12206
| nysif.com

PLANNING & ENGINEERING
CERTIFICATE OF WORKERS' COMPENSATION INSURANCE
TOWN OF SOMERS



SCAN TO VALIDATE
AND SUBSCRIBE

***** 471672749
ATLANTIC COAST RISK SERVICES
25-63 FRANCIS LEWIS BLVD
FLUSHING NY 11358

POLICYHOLDER ALLIED TELECOM CORP (A NJ CORP) 69 WESLEY STREET STE 10 SOUTH HACKENSACK NJ 07606		CERTIFICATE HOLDER TOWN OF SOMERS 337 ROUTE 202 SOMERS NY 10589	
POLICY NUMBER Q2563 411-4	CERTIFICATE NUMBER 803730	POLICY PERIOD 01/29/2025 TO 01/29/2026	DATE 9/18/2025

THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 2563 411-4, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW, AND, WITH RESPECT TO OPERATIONS OUTSIDE OF NEW YORK, TO THE POLICYHOLDER'S REGULAR NEW YORK STATE EMPLOYEES ONLY.

IF YOU WISH TO RECEIVE NOTIFICATIONS REGARDING SAID POLICY, INCLUDING ANY NOTIFICATION OF CANCELLATIONS, OR TO VALIDATE THIS CERTIFICATE, VISIT OUR WEBSITE AT [HTTPS://WWW.NYSIF.COM/CERT/CERTVAL.ASP](https://www.nysif.com/cert/certval.asp). THE NEW YORK STATE INSURANCE FUND IS NOT LIABLE IN THE EVENT OF FAILURE TO GIVE SUCH NOTIFICATIONS.

THIS POLICY DOES NOT COVER CLAIMS OR SUITS THAT ARISE FROM BODILY INJURY SUFFERED BY THE OFFICERS OF THE INSURED CORPORATION.

PRESIDENT
DEMETRIOS POUBOURIDIS
VICE PRESIDENT
VASILIOS STERGIU
ALLIED TELECOM CORP
(TWO PERSON CORP)

THE POLICY INCLUDES A WAIVER OF SUBROGATION ENDORSEMENT UNDER WHICH NYSIF AGREES TO WAIVE ITS RIGHT OF SUBROGATION TO BRING AN ACTION AGAINST THE CERTIFICATE HOLDER TO RECOVER AMOUNTS WE PAID IN WORKERS' COMPENSATION AND/OR MEDICAL BENEFITS TO OR ON BEHALF OF AN EMPLOYEE OF OUR INSURED IN THE EVENT THAT, PRIOR TO THE DATE OF THE ACCIDENT, THE CERTIFICATE HOLDER HAS ENTERED INTO A WRITTEN CONTRACT WITH OUR INSURED THAT REQUIRES THAT SUCH RIGHT OF SUBROGATION BE WAIVED.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS NOR INSURANCE COVERAGE UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICY.

NEW YORK STATE INSURANCE FUND

DIRECTOR, INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 473784505



Policy Number:

Date Entered: 9/18/2025

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Atlantic Coast Risk Services 25-63 Francis Lewis Boulevard Flushing, NY 11358	CONTACT NAME: Anna Kalonaros		
	PHONE (A/C, No. Ext): (718)489-9727	FAX (A/C, No.): (718)489-9730	
E-MAIL ADDRESS: info@atlanticcoastrisk.com			
INSURED Allied Telecom Corp 69 Wesley Street South Hackensack, NJ 07606	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Accelerant Specialty Insurance Company		16890
	INSURER B: New York State Insurance Fund		36102
	INSURER C: Sutton Specialty Insurance Company		16848
	INSURER D: Century Surety Company		36951
	INSURER E: Standard Security Life Insurance Co		69078
INSURER F:			

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	S0012GL00239000	02/03/2025	02/03/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	S0012XS00239100	02/03/2025	02/03/2026	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Q 25634114	01/29/2025	01/29/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	EXCESS LIABILITY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ISCEX0300002387-00	02/03/2025	02/03/2026	Each Occur/Agg \$1,000,000
D	PROPERTY			CCP-1230646	04/10/2025	04/10/2026	LIMITS \$505,937
E	DISABILITY			R64977-000	01/01/2025	12/31/2025	LIMITS STATUTORY

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Town of Somers is included as additional insured as required by written contract with respect to General Liability and Umbrella Liability.

RECEIVED

CERTIFICATE HOLDER Town of Somers 337 Route 202 Somers, NY 10589	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
JAN 07 2026 PLANNING & ENGINEERING TOWN OF SOMERS	AUTHORIZED REPRESENTATIVE Anna Kalonaros

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Workers' Compensation Board

CERTIFICATE OF INSURANCE COVERAGE
NYS DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

PART 1. To be completed by NYS disability and Paid Family Leave benefits carrier or licensed insurance agent of that carrier

<p>1a. Legal Name & Address of Insured (use street address only) ALLIED TELECOM CORP 69 WESLEY STREET SOUTH HACKENSACK, NJ 07606</p> <p><i>Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., Wrap-Up Policy)</i></p>	<p>1b. Business Telephone Number of Insured 2018807387</p> <p>1c. Federal Employer Identification Number of Insured or Social Security Number 47-1672749</p>
<p>2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) Town of Somers 337 Route 202 Somers, NY 10589</p>	<p>3a. Name of Insurance Carrier Standard Security Life Insurance Company of New York</p> <p>3b. Policy Number of Entity Listed in Box 1a R64977-000</p> <p>3c. Policy Effective Period 6/4/2018 to 9/17/2026</p>

4. Policy provides the following benefits:

A. Both disability and Paid Family Leave benefits.
 B. Disability benefits only.
 C. Paid Family Leave benefits only.

5. Policy covers:

A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law.
 B. Only the following class or classes of employer's employees:

RECEIVED
JAN 07 2026
PLANNING & ENGINEERING
TOWN OF SOMERS

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS disability and/or Paid Family Leave benefits insurance coverage as described above.

Date Signed 9/18/2025 By Talin Conti
(Signature of insurance carrier's authorized representative or NYS licensed insurance agent of that insurance carrier)

Telephone Number (212) 355-4141 Name and Title TALIN CONTI/MGR. POLICY SERVICES

IMPORTANT: If Boxes 4A and 5A are checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.

If Box 4B, 4C or 5B is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the NYS Disability and Paid Family Leave Benefits Law. It must be emailed to PAU@wcb.ny.gov or it can be mailed for completion to the Workers' Compensation Board, Plans Acceptance Unit, PO Box 5200, Binghamton, NY 13902-5200.

PART 2. To be completed by the NYS Workers' Compensation Board (Only if Box 4B, 4C or 5B of Part 1 has been checked)

State of New York
Workers' Compensation Board

According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability and Paid Family Leave Benefits Law (Article 9 of the Workers' Compensation Law) with respect to all of their employees.

Date Signed _____ By _____
(Signature of Authorized NYS Workers' Compensation Board Employee)

Telephone Number _____ Name and Title _____

Please Note: Only insurance carriers licensed to write NYS disability and Paid Family Leave benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1. Insurance brokers are NOT authorized to issue this form.



Additional Instructions for Form DB-120.1

By signing this form, the insurance carrier identified in Box 3 on this form is certifying that it is insuring the business referenced in Box 1a for disability and/or Paid Family Leave benefits under the NYS Disability and Paid Family Leave Benefits Law. The insurance carrier or its licensed agent will send this Certificate of Insurance Coverage (Certificate) to the entity listed as the certificate holder in Box 2.

The insurance carrier must notify the above certificate holder and the Workers' Compensation Board within 10 days IF a policy is cancelled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in Box 3c, whichever is earlier.

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This Certificate may be used as evidence of a NYS disability and/or Paid Family Leave benefits contract of insurance only while the underlying policy is in effect.

Please Note: Upon the cancellation of the disability and/or Paid Family Leave benefits policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Insurance Coverage for NYS disability and/or Paid Family Leave Benefits or other authorized proof that the business is complying with the mandatory coverage requirements of the NYS Disability and Paid Family Leave Benefits Law.

NYS DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

§220. Subd. 8

(a) The head of a state or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in employment as defined in this article, and notwithstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits and after January first, two thousand and twenty-one, the payment of family leave benefits for all employees has been secured as provided by this article. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any disability benefits to any such employee if so employed.

(b) The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in employment as defined in this article and notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits and after January first, two thousand eighteen, the payment of family leave benefits for all employees has been secured as provided by this article.

The University of the State of New York
Education Department
Office of the Professions

REGISTRATION CERTIFICATE
Do not accept a copy of this certificate

License Number: 108843-01 Certificate Number: 2790802



JAN 07 2026

MCPHERSON EMILY ANN
792 CHESTNUT BEND
WEBSTER NY 14580-0000

PLANNING & ENGINEERING
TOWN OF SOMERS

LICENSEE/REGISTRANT

EXECUTIVE SECRETARY

is registered to practice in New York State through 10/31/2026 as a(n)
PROFESSIONAL ENGINEER


COMMISSIONER OF EDUCATION
Sarah D. Benson
DEPUTY COMMISSIONER
FOR THE PROFESSIONS

This document is valid only if it has not expired, name and address are correct, it has not been tampered with and is an original - not a copy. To verify that this registration certificate is valid or for more information please visit www.op.nysed.gov.

Woodard & Curran Engineering
and Geological Services P.A. P.C.
800 Westchester Avenue
Suite N507
Rye Brook, New York 10573
www.woodardcurran.com

T 800.426.4262
T 914.448.2266
F 914.448.0147

MEMORANDUM

RECEIVED

TO: Town of Somers Planning Board
FROM: Steven Robbins, P.E., LEED AP
DATE: February 4, 2026
RE: North Edge Realty
Technical Review of Site Plan and Stormwater Pollution Prevention Plan
(SWPPP)
TM: 4.19-2-2, 4.19-2-3, 4.19-2-4; R-40, R-80 Districts

FEB 05 2026

PLANNING & ENGINEERING
TOWN OF SOMERS



GENERAL

The purpose of this memorandum is to provide a summary of our comments related to our technical review of the Site Plan Application for the proposed North Edge Realty development located in the Town of Somers, New York.

The Applicant is proposing the construction of a 15.62 acre multi-family residential development located at 45 Route 6, and proposes to include 77 total units with a recreation building, along with associated roadways, stormwater management facilities, and landscaping. The project site is currently undeveloped and consists of mostly wooded areas, and the Applicant seeks modifications to the existing zoning to create a zoning overlay designation for the Proposed Action. The total proposed limit of disturbance is 13.4 acres, with construction to be phased in four total phases. The project site will cause greater than one (1) acre of disturbance, is located within the East of Hudson watershed, and causes disturbance of steep slopes and tree removal.

This review focused on the engineering design and the associated Town Code requirements in accordance with the following:

- Town of Somers Code, Chapter 93: Stormwater Management and Erosion and Sediment Control, and other sections, as applicable.
- Town of Somers Code, Chapter 144: Site Plan Review
- Town of Somers Code, Chapter 148: Steep Slopes Protection
- Town of Somers Code, Chapter 156: Tree Preservation
- Town of Somers Code, Chapter 170: Zoning
- New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.
- New York State Department of Environmental Conservation's (NYSDEC's) Stormwater Management Design Manual (SMDM), dated January 2015.



- Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources, Chapter 18 (NYCDEP Regulations).

DOCUMENTS REVIEWED

- Cover Letter, "RE: North Edge Realty Corp. Preliminary Subdivision, Site Plan, Steep Slope & Stormwater Management and Erosion Control Applications Route 6 & Mahopac Ave. T.M #'s 4.19-2-2, 3 & 4", prepared by Bibbo Associates Engineering, P.C., dated December 19, 2025;
- Cover Letter, "RE: North Edge Realty Corp. Preliminary Subdivision, Site Plan, Steep Slope & Stormwater Management and Erosion Control Applications Route 6 & Mahopac Ave. T.M #'s 4.19-2-2, 3 & 4", prepared by Bibbo Associates Engineering, P.C., dated January 23, 2025;
- Type 1 Actions and Conditioned Negative Declarations, "Full Environmental Assessment Form (FEAF)", prepared by Bibbo Associates Engineering, P.C., dated December 16, 2025;
- SWPPP, "Stormwater Pollution Prevention Plan for North Edge Realty Corporation", prepared by Bibbo Associates Engineering, P.C., dated October 30, 2024, revised December 17, 2025;
- Survey, "North Edge Realty Topographic Survey of Property Situate in the Town of Somers Westchester County New York," prepared by Link Land Surveyors, P.C., dated April 1, 2021;
- Preliminary Subdivision Plan prepared by Bibbo Associates Engineering, P.C., dated December 17, 2025;
- Drawings prepared by Bibbo Associates Engineering, P.C., including:

Sheet Number	Sheet Name	Dated	Latest Revision
CS-1	Cover Sheet	10/30/2024	1/23/2026
EX-1	Existing Conditions	10/30/2024	12/17/2025
C-1	Constraints Map	10/30/2024	12/17/2025
S-1	Soils Map	10/30/2024	12/17/2025
LP-1	Layout Plan	10/30/2024	1/23/2026
SP-1	Overall Site Plan	10/25/2024	12/17/2025
GP-1	Grading Plan	10/30/2024	12/17/2025
GP-2	Grading Plan	10/30/2024	12/17/2025
UP-1	Utilities Plan	10/30/2024	12/17/2025



Sheet Number	Sheet Name	Dated	Latest Revision
UP-2	Utilities Plan	10/30/2024	12/17/2025
LS-1	Landscape Plan	10/25/2024	1/23/2026
EC-1	Erosion Control Plan	10/30/2024	12/17/2025
PH-1	Phasing Plan	10/30/2024	12/17/2025
PH-2	Phasing Plan	10/30/2024	12/17/2025
PH-3	Phasing Plan	10/30/2024	12/17/2025
PH-4	Phasing Plan	10/30/2024	12/17/2025
RP-1	Road Profiles	10/30/2024	12/17/2025
DP-1	Drainage Profiles	10/30/2024	12/17/2025
DP-2	Drainage Profiles	10/30/2024	12/17/2025
SP-1	Sewer Profiles	10/30/2024	12/17/2025
WP-1	Water Profiles	10/30/2024	12/17/2025
L-1	Lighting Plan	10/25/2024	1/23/2026
D-1	Details	10/30/2024	12/17/2025
D-2	Details	10/30/2024	1/23/2026
D-3	Sewer Details	10/30/2024	12/17/2025
D-4	Erosion Control Details	10/30/2024	12/17/2025
D-5	Erosion Control Details	10/30/2024	12/17/2025

PERMITS AND APPROVALS REQUIRED

- Town of Somers Planning Board: Preliminary Subdivision Plat Approval
- Town of Somers Planning Board: Stormwater Management and Erosion and Sediment Control Permit
- Town of Somers Planning Board: Steep Slopes Protection Permit
- Town of Somers Planning Board: Tree Removal Permit
- Town of Somers Planning Board: Site Plan Approval
- NYSDEC: SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001)
- Westchester County Department of Health (WCDOH): Approval of Sanitary Sewer Systems and Water Main
- WCDOH: Subdivision Approval
- WCDOH: WCBOL District Boundary Modification
- NYCDEP SWPPP Approval



DISCUSSION

The following is a summary of our comments based on our technical review of the submittals as noted under the Documents Reviewed section. This memo includes newly issued comments, previously issued comments (noted in *italics*) and their corresponding status (noted in **bold**) from the SEQRA Site/Civil review memo dated November 5, 2025. Comments are broken down by section (General, Stormwater, Water, and Wastewater). It should be noted that further comments may be provided upon review of the subsequent submittals.

General

1. The Applicant shall provide applications for all required permits as noted in the Permits and Approvals Required section above in this memorandum.
2. The Applicant has indicated the project is located within two Residential Zoning Districts, R-40 and R-80. The following general comments are offered regarding the zoning:
 - a. Any of the standards from "Parcels with land in two or more zoning districts" Ch. 150-23.C of the Town Code shall be considered.
 - b. Depending on the status of the Zoning Overlay Permit, the Applicant shall provide the minimum size of yards in accordance with Ch.170 and the percentage of land in subdivision to be reserved according to Ch. 150 of the Code.
1. The Applicant shall include all required items for a Preliminary Plat per Ch. 150-26 of the Town Code in the Preliminary Subdivision Plan. It appears many of the items listed under this chapter are missing in the document.
2. The Applicant shall ensure all proposed easements are clearly shown on the site plan.
3. The Applicant proposes disturbance within the right-of-way (ROW), along US Rt. 6. The limit of disturbance line shall be updated to reflect any work within the ROW.
4. The Applicant shall clearly indicate proposed fire lanes and emergency zones with maneuvering plans for emergency vehicle access to the property.

Stormwater

5. The Applicant shall provide a draft Notice of Intent and a MS4 SWPPP Acceptance Form to obtain coverage under NYSDEC SPDES General Permit based upon the SWPPP for review and acceptance by the Consulting Town Engineer.



6. The Applicant shall prepare a draft Stormwater Maintenance Agreement, in accordance with the provisions of Town Code for review by the Consulting Town Engineer & Town Attorney. Upon acceptance, the Stormwater Maintenance Agreement shall be filed with the Westchester County Clerk's Office.
7. The Applicant shall include a note on the phasing plans which states:
 - a. "Any imported topsoil shall comply with all federal, state, and local requirements for quality and use."
 - b. "Off-site disposal of excess cut shall be in accordance with all federal, state, and local requirements."
8. The Applicant proposes infiltration systems for stormwater management. The following comments are regarding the proposed infiltration systems:
 - a. The Applicant shall ensure the required number of test pits and permeability tests are accounted for in the location of the proposed systems. Appendix H of the SWPPP indicates water encountered at 5 feet for tests pits within Infiltration Basin 2. The Applicant shall provide at least 2 feet of separation between the infiltration systems and groundwater according to Chapter 6 of the SMDM.
 - b. Provided the proximity of steep slopes as shown on sheet C-1, the Applicant shall explain how the 15% max site slope requirement for infiltration systems will be met.
 - c. The Applicant shall provide a note to the plan that any infiltration system shall be subject to inspection by the Consulting Town Engineer or Town Principal Engineering Technician prior to backfill.
9. The Applicant provides a wood chip walking trail detail on sheet D-1. The trail shall be called out on the site plans for consistency.
10. The Applicant shall indicate and confirm adequate horizontal and vertical separation requirements for storm, water, and sewer lines.

Wastewater

11. *Since the project is proposing a new pump station to be connected to the existing forcemain system, the capacity analysis shall consider the hydraulic conditions when the proposed and existing pump stations are simultaneously discharging, and the impacts of the additional flow on the operation of the existing systems. **Partially Addressed – the design and capacity analysis of the sewer forcemain system will be developed further during subsequent project phases, and additional analysis of the sewer forcemain system will be required. The Applicant shall provide this information for Site Plan Approval.***



12. Applicant shall confirm with Westchester County DEF that additional flow capacity exists at the Peekskill WWTP. **Partially Addressed – the letter from WCDEF is not a statement of available capacity for this specific project. It should be noted that additional petitions to expand the sewer district to serve this project may be required and more formal documentation of willingness to serve will be required from WCDEF. The Applicant shall provide this information for Site Plan Approval.**

13. The Applicant shall provide all sewer lateral connections on the Utilities Plan.

Water

14. Applicant shall describe the need for irrigation at the property beyond establishment and how this additional demand can be mitigated. It is noted that the irrigation demand alone is greater than the peak hour domestic water demand. **Partially addressed – Additional documentation of irrigation demands shall be provided during subsequent project review phases, and shall not include permanent lawn area irrigation. The current documentation shall be considered a “worst case” for the purposes of environmental impact analysis. The Applicant shall provide this information for Site Plan Approval.**

15. Applicant shall analyze the available fire flow from the system during maximum day demand, and the impact of peak demands (domestic plus irrigation) on system pressures during the peak hour. **Addressed – Applicant shall note that the scope of the project. Partially addressed – As discussed with the Applicant, additional testing may be required to resolve questions about the fire flow testing results and available fire flow. The design of the buildings and overall project scope may be required to change if adequate fire flow is not available. The current analysis shall be considered a “worst case” for the purposes of environmental impact analysis. The Applicant shall provide this information for Site Plan Approval.**

16. Applicant shall confirm that the needed fire flow will not result in a pressure less than 20psi in the distribution system, not just at the flowing hydrant. **Partially addressed – see response to #13. The Applicant shall provide this information for Site Plan Approval.**

17. The Applicant shall provide all water lateral connections on the Utilities Plan.

Please feel free to contact our office with any questions. Please provide a response memo identifying where responses to these comments can be located on revised submittals. Further comments will be provided upon technical review of the submitted information.

Nicole Montesano

From: Robert Scorrano
Sent: Tuesday, February 3, 2026 8:21 PM
To: lisavanga@gmail.com
Cc: Nicole Montesano; Gina Arena; Anthony Ciriaco; Bill Faulkner
Subject: RE: Proposed development concerns

Dear Lisa,

Thank you for taking the time to write regarding the proposed Trailside and North Edge developments. I appreciate you sharing your concerns and taking part in the public process.

I would like to respond to the issues you raised and provide clarification on how they have been reviewed.

Traffic and cumulative impacts

Traffic impacts were a central focus of the Town's review. The traffic studies for both Trailside and North Edge were prepared using a cumulative analysis methodology, meaning each study accounted for traffic generated by the other project as well as additional potential development along the Route 6 corridor, including projects outside the Town of Somers that could affect overall traffic conditions.

To provide an independent and transparent review, the Town retained its own traffic consultant, Hardesty & Hanover, and requested that they appear before the Town Board to review the studies and respond to questions in a public forum. This ensured the analysis was reviewed independently in addition to the developers' submissions. Hardesty & Hanover confirmed that cumulative traffic impacts were evaluated as part of the environmental review.

Because Route 6 is under New York State jurisdiction, all traffic studies were also provided to the New York State Department of Transportation as part of the review process.

Infrastructure, sewer, and water

Infrastructure capacity, including sewer and water, was reviewed as part of the overall evaluation. Both projects are located in an area already served by public water and sewer. As part of the review, Westchester County confirmed that there is adequate system capacity to support the proposed development.

The review process also requires confirmation that any necessary upgrades or improvements are addressed by the developer, not existing residents. No project may move forward unless it meets the Town's technical requirements and those of applicable regulatory agencies.

Zoning and community character

The allowance for multifamily development in Baldwin Place was established through the Town's Comprehensive Plan and Zoning Code well before these applications were submitted. That framework includes specific criteria related to location, size, and proximity to Route 6 and Mahopac Avenue.

The 2016 Comprehensive Plan Update reaffirmed this approach, recognizing the need for a mix of housing types in appropriate locations and requiring affordable housing components. While multifamily development differs from traditional single-family zoning, it was contemplated through prior planning efforts and reviewed through a full environmental process before any rezoning was enacted.

Process and review

Both Trailside and North Edge have been under review since January 2022. Over that time, the projects have undergone

multiple rounds of analysis, revisions, and public review. The process involved multiple Town boards, consultants, and public hearings, along with opportunities for written public comment and access to reports and materials posted online.

Planning context

The Town's planning policies emphasize directing development to areas where infrastructure already exists. There are relatively few locations in Somers that meet these criteria. Both projects were reviewed within that planning framework and include pedestrian connections and community benefits consistent with the Town's long-term planning goals.

I understand that development proposals can raise concerns, particularly when more than one project is being reviewed at the same time. Those concerns are considered carefully as part of the Town's review process. I hope this information is helpful in explaining how these matters have been evaluated.

Please feel free to reach out if you have additional questions.

Sincerely,

Robert G. Scorrano
Somers Town Supervisor
914-277-3637
supervisor@somersny.gov
www.somersny.gov

From: Lisa Vanga <lisavanga@gmail.com>
Sent: Tuesday, January 27, 2026 9:11 AM
To: Nicole Montesano <nmontesano@somersny.gov>
Cc: Robert Scorrano <rscorrano@somersny.gov>; Gina Arena <garena@somersny.gov>; Anthony Cirieco <anthonycirieco@gmail.com>; Bill Faulkner <billfaulkner.somers@gmail.com>
Subject: Proposed development concerns

Dear Members of the Town Board and Zoning Board,

I am writing to formally express my concern with two separate developments proposed for Baldwin Place:

Trailside development, consisting of 81 single-family homes, and the North Edge development, consisting of 73 multi-family units.

While each project is being reviewed individually, residents are deeply concerned about the cumulative impact of approving both developments in such close proximity. Together, these projects would introduce a substantial number of new housing units into an area that is already experiencing traffic congestion and infrastructure strain.

Of particular concern is the North Edge project, which required a zoning change from single-family homes on one-acre lots to allow multi-family dwellings. This change represents a significant departure from the established zoning pattern and directly impacts the character and appearance of our town, which residents have worked hard to preserve. Approving such a change sets a troubling precedent for future development.

Why was this zoning changed? What are the benefits to our community that warranted a zoning change? I'm also curious as to why the Town Board is lead agency on the North Edge development, it's my understanding that the Planning Board usually acts as lead Agency, So I'm a little confused on how and why this came about?

Traffic impacts remain a major concern. While the traffic study for North Edge resulted in a Level of Service "C," which is already on the borderline of unacceptable, it is unclear whether this study adequately accounted for the additional traffic that would be generated by the Trailside development. Route 6 is already heavily traveled, and residents experience congestion and safety concerns on a daily basis.

Although it looks doable on paper for each development separately when it comes to a traffic study, we think the bigger question and analysis needed is a combined study of both developments. Therefore, we would receive a more accurate traffic analysis to go by. Approving both projects without a comprehensive evaluation of their combined traffic impact would be irresponsible.

Beyond traffic, residents are concerned about the strain these developments will place on local schools, existing infrastructure, and emergency services, including police, fire, and EMS. These services are not unlimited, and rapid development without appropriate planning risks diminishing the quality of life for current residents.

Growth should be thoughtful, measured, and consistent with the character and capacity of the community. As proposed, the Trailside and North Edge developments raise serious questions about compatibility, long-term impacts, and whether the town is being asked to absorb more than it reasonably can.

For these reasons, I respectfully urge the Zoning Board to fully consider the cumulative impacts on traffic, zoning integrity, infrastructure, and community character before moving forward.

Thank you for your time and consideration.

Sincerely,
Lisa Vanga
1 Cornelius lane
Baldwin place NY



Kenneth W. Jenkins
Westchester County Executive

Westchester County Planning Board Referral Review
Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code
RECEIVED

February 3, 2026

FEB 03 2026

David Smith, Director of Planning
Town of Somers
335 Route 202
Somers, NY 10589

PLANNING & ENGINEERING
TOWN OF SOMERS

**County Planning Board Referral File SOM-26-002 – North Edge Subdivision
39, 43, & 45 Route 6
Subdivision and Site Plan Approval**

Dear Mr. Smith:

The Westchester County Planning Board has received an application to subdivide and construct a new townhouse development on a 15.62-acre site located near the intersection of US Route 6 and Mahopac Avenue. The site consists of three properties (SBLs 4.19-2-2, 3, & 4) and the rear portion of 5 County Line Drive (SBL 4.19-2-1). The site is currently split-zoned between the R-40 and R-80 Residential districts, however the applicant is undergoing a zoning map amendment appeal to overlay the MFR-BP – Multifamily Residence–Baldwin Place district on the site. The majority of the site is wooded, with one single-family residence located at 43 Route 6. The site lies at the western end of the Baldwin Place hamlet center. The Muscoot River flows within NYC DEP property to the west of the site, and an associated wetland lies along the edge of the property.

Should the zoning amendment be approved, the applicant proposes to demolish the existing residence, re-subdivide the properties, and construct a clustered townhouse development on 13.4 acres of the site consisting of 73 units within 21 buildings (28 two-bedroom and 45 three-bedroom). Eight units would be set as affordable housing, as per Town requirements. A two-story, 1,200 square foot recreation building for residents would be constructed near the Route 6 frontage of the site, and a recreational walking trail would be routed through the common open space area on the west side of the site. Three new streets would be added to provide access to the development, with one entrance provided from Route 6 and a second entrance provided from Mahopac Avenue through a proposed 50-foot easement running through an adjacent residential property and connecting to the neighboring Yorktown Assembly of God church parking lot. Left turns into and out of the site via Route 6 would be prohibited. Each townhouse would be provided a one- or two-car garage, and various visitor and recreation center parking lots would total 77 spaces. A sidewalk is proposed along the Route 6 frontage, and would extend from the site driveway to the intersection with Mahopac Avenue. Two stormwater infiltration basins and landscaping are proposed throughout the site, and the applicant is proposing to connect the site to the Peekskill sewer district.

As part of the proposed development, a community benefits agreement has been established for the developer to restore a portion of the nearby Angle Fly Preserve, which would remove obsolete buildings from the Preserve area in order to restore open space.

We note that as the developer intends to connect the site to the Peekskill sewer district, the SEQR distribution list should include the Westchester County Board of Legislators as an **involved agency**.

We have previously reviewed this application under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code, and provided comment letters dated January 8, 2024 and April 7, 2025. The proposed zoning amendment was previously referred and discussed within these letters. A previous version of this application that consisted of 77 residential units with 15% designated affordable, an 1,800 square-foot recreation building, and 51 visitor parking spaces was also discussed. We now offer the following comments regarding the revised subdivision and site plan application:

1. Consistency with County Planning Board policies.

The concept of redeveloping this site with a new townhouse development is generally consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning* and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*. We appreciate the development of additional clustered housing within the Baldwin Place hamlet and near a Bee Line bus stop.

2. Affirmatively Furthering Fair Housing (AFFH).

We note that the Town has recently updated its affordable housing regulations to reduce the required affordable set-aside from 15% to 10%, and this revised application reflects the new requirements with a reduction of provided affordable housing to eight units. While these new requirements do abide by the recommendations found in the County's Affordable Housing Model Ordinance Provisions, we regret the loss of affordable units that were initially to be provided under the previous application. We encourage the Town to continue to work with applicants to provide as many affordable units as possible within this and future developments.

3. Croton Watershed protection.

The site is located in the Croton Watershed. Components of the site development may be subject to compliance with the New York City Department of Environmental Protection (NYC DEP) *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources*. Adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance. We note that a Stormwater Pollution Prevention Plan has been prepared, which is under review by the NYC DEP.

4. NYS DOT review.

Route 6 is a State highway. The Town should continue to work with NYS DOT to identify any required permits for the proposed project and to evaluate potential traffic impacts to Route 6.

5. Stormwater management.

We appreciate that the applicant proposes to utilize stormwater infiltration basins within the site. The applicant should be encouraged to explore additional at-grade stormwater management solutions that

treat runoff on-site wherever possible, such as using pervious paving for parking areas, or the installation of vegetative rain gardens.

6. County sewer impacts.

As the applicant intends to connect the site to the sewer district, the proposed development will increase sewage flows into the existing infrastructure. The increased flow will add to the volume of sewage flow requiring treatment at a Water Resource Recovery Facility operated by Westchester County. Since 2010, it has been the policy of the County Planning Board that municipal governments should require applicants to identify mitigation measures that offset projected increase in flow, in order to comply with the *County Environmental Facilities Sewer Act*. The best means to do so is through reductions in inflow/infiltration (I&I) at a ratio of three for one for market rate units and a ratio of one for one for affordable units.

The County Planning Board further recommends that the Town implement a program that requires inspection of sewer laterals from private homes for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows. At a minimum, we encourage the Town to enact a requirement that a sewer lateral inspection be conducted at the time property ownership is transferred and any necessary corrective action be enforceable by the municipal building inspector.

7. Pedestrian infrastructure.

We appreciate that a new sidewalk is proposed to be installed between the site driveway and Mahopac Avenue, which will expand the existing sidewalk network along Route 6 within Baldwin Place. We also continue to agree with the analysis provided within the previous application that crosswalks should be installed at the intersection of Route 6 and Mahopac Avenue, in order to better connect the new sidewalk to the existing sidewalk network.

However, we note that this pedestrian infrastructure does not continue within the proposed development. While we appreciate the addition of a recreational trail along the western side of the property, the applicant should consider installing additional sidewalks within the development to connect the residencies, as there would be many driveway curb-cuts and parking lots along the new streets that could prove inhospitable to pedestrians. A sidewalk along the proposed street connecting to Mahopac Avenue should also be considered.

8. Bicycle parking.

We encourage the applicant to install bicycle parking areas within the proposed development, especially near the proposed recreation building. Also, as increased development occurs within the Baldwin Place hamlet, the Town should consider the installation of bike paths along Route 6.

9. Transportation demand management.

We note that the applicant has increased the visitor and recreation center parking total to 77 spaces, which is more than the total number of residential units being proposed. We question the need for such

an excess of parking on the site, especially as each unit would also include a garage and driveway. Ensuring that the transportation needs of new residents are accommodated through means other than private automobiles is an important factor in reducing the dependency on cars and encouraging dense residential growth without overburdening the street network and existing parking supply. The County's *Transportation Demand Management Toolkits* provides strategies for municipalities, employers, and developers to reduce the need for single-occupancy vehicle commutes, which could help future residents avoid the need to park private vehicles. Site infrastructure should be designed to encourage residents to walk or cycle within the new development and to the recreation building, instead of driving. We recommend that the Town and applicant review these *Toolkits* to ensure transportation needs are met while reducing the space set aside for vehicles.

10. Construction within a regulated stream/wetland buffer.

As the County Planning Board consistently recommends that construction and alteration of land within regulated wetlands and stream/wetland buffers should be avoided, we appreciate that the applicant has designed the proposed development to avoid all on-site wetland and buffer areas.

11. Tree removal remediation.

We note that the EAF estimated 710 trees would be removed from the heavily wooded site, yet only 71 trees are proposed to be planted on-site. While we understand that the applicant is working with the Town to restore a portion of the Angle Fly Preserve, we are concerned that the tree reduction impacts to the development site may not be fully mitigated, specifically the removal of trees in areas of steep slopes. The applicant and the Town should work to ensure that the greatest possible number of existing trees are protected, and the Town should consider requiring additional vegetation be planted on areas of disturbed steep slopes.

12. Recycling.

The Town should require the applicant to verify that there is sufficient space to accommodate the storage needs for recyclables under the County's recycling program. County regulations for recycling may be found at: <https://environment.westchestergov.com/recycling>.

13. Green building technology.

We encourage the applicant to include as much green, or sustainable building technology as possible within the proposed development. In addition, the Town and the applicant should give consideration towards the provision of electric vehicle parking capabilities within the proposed parking lots and within the townhouse garages.

14. Universal Design.

We encourage the Town to consider the principles of universal design in this development, in addition to any building standards required by ADA regulations. Universal Design standards allow all residents and visitors to fully engage in our public and residential spaces. Universal Design is also an important

means of enabling household residents to age in place, as well as to provide accessible pedestrian access and parking for persons with mobility issues.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD



Bernard Thombs
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning
Vincent Kopicki, Commissioner, Westchester County Department Environmental Facilities
Steve Elie-Pierre, Director of Maintenance, Westchester County Department of Environmental Facilities
Theresa Fleischman, Housing Program Director, Westchester County Department of Planning
Leonard Gruenfeld, Director of Community Development, Westchester County Department of Planning
Craig Lader, Director of Transportation Planning, Westchester County Department of Planning
Heather Reiners, Smart Commute Program Coordinator, Westchester County DPW&T
Cynthia Garcia, Bureau of Water Supply, SEQR Coordination Section, NYC DEP
Anne Darelius, NYS Department of Transportation, Region 8
Christopher Lee, NYS Department of Transportation, Region 8
Paul Januszewski, Vice President - Project Executive, MTA Construction and Development (TOD)

Nicole Montesano

From: PAUL HAROLD <silvbg11@aol.com>
Sent: Saturday, January 31, 2026 11:46 AM
To: Nicole Montesano
Subject: Fwd: proposed

Categories: Red Category

Sent from my iPhone

Begin forwarded message:

From: Lisa Vanga <lisavanga@gmail.com>
Date: January 31, 2026 at 9:55:39 AM EST
To: PAUL HAROLD <silvbg11@aol.com>

Dear Members of the Planning Board,

I am writing to express my concerns about two proposed developments in Baldwin Place: Trailside and North Edge.

Trailside consists of 83 single-family homes, while North Edge proposes 74 multi-family units. Of particular concern is the North Edge project, which required a zoning change from single-family homes on one-acre lots to allow for multi-family dwellings.

This zoning change significantly impacts the character and appearance of our town and undermines the long-standing planning principles that have helped preserve Baldwin Place's small-town and countryside atmosphere. I'm curious as to why this zoning change was permitted and what is the benefits to the community in doing so?

I'm also deeply concerned about traffic impacts. Route 6 already experiences congestion and safety issues, and residents question whether the traffic did that was done for North Edge adequately considered the cumulative impacts of both developments. It is unclear whether the additional traffic generated by the Trailside project was taken into account when evaluating overall roadway capacity and safety.

Beyond traffic, the addition of nearly 160 new housing units raises serious concerns about the strain placed on local schools, infrastructure, and emergency services. Increased demand on police, fire, and EMS services, as well as road maintenance and other municipal resources.

Taken together, these projects represent a level of growth that many residents believe is incompatible with the character, appearance, and capacity of Baldwin Place. I respectfully urge the Planning Board to reconsider these proposals and prioritize responsible planning that preserves the quality of life and community character that residents value.

Thank you for your time and consideration.

Paul Harold

Nicole Montesano

From: David B. Smith
Sent: Wednesday, January 28, 2026 3:50 PM
To: Anthony Sutton; bruce prince; Chris Zaberto; Jack Mattes; Paul Ciavardini; Vicky Gannon; Robert Scorrano; Gina Arena; Anthony Cirienco; Bill Faulkner; Richard Clinchy
Cc: Steve Robbins; Michael Towey; Roland A. Baroni, Jr.; Wendy Getting; Nicole Montesano
Subject: RE: Proposed development concerns

To all,

I would like to take this time to address some of the issues raised in the commentary below.

Re: traffic, as part of the methodology, traffic reports for both Trailside and North Edge included the others traffic contribution to the road system along with other potential projects located within the Route 6 corridor, including projects located outside of the Town of Somers but which may contribute to the potential overall traffic flow within the corridor. This is a typical traffic analysis methodology and was reviewed and confirmed by the Town's own independent third party consulting firm (Hardesty & Hanover). It is noted that Route 6 is under the State's jurisdiction, copies of all of the traffic reports for both projects were provided to NYS DOT as an involved agency. Bottom line, the cumulative impacts were evaluated.

Re: zoning, the Town's Comprehensive Plan and Zoning Code contemplated the potential for multi-family development (Multifamily Residential (MFR) – Baldwin Place) provided they met certain threshold criteria (min. 10- acres; must have an underlying zone of R-40 or R-80; a tract shall have frontage on Rte. 6 and be located no further than 2,000 linear feet from the intersection of Route 6 and Mahopac Avenue). The 2016 Comprehensive Plan noted that the MFR-BP provides the opportunity for alternative housing types and also require 15 percent affordable units (since amended to 10 percent). Further on page 40 of the 2016 Comprehensive Plan Update it is noted:

The Town Board approved amendments to the 1994 Comprehensive Master Plan and the MFR-BP zoning district in 2014 to permit the application of the MFR-BP district to a limited number of parcels west of Mahopac Avenue, including an approximately 17-acre parcel on the south side of Route 6 just west of the Muscoot River. This Plan continues to support this approach, zoning amendments and potential resulting multifamily development, which includes some affordable townhouses...

Further, on page 46 of the CPU there is reference to Traditional Neighborhood Design which calls for compact, pedestrian oriented neighborhoods with a mix of commercial and residential uses, a variety of housing types and public places where people have the opportunities to socialize and engage. It is noted that both Trailside and North Edge have a significant investment in pedestrian sidewalks that connect each community to the commercial uses in Baldwin Place. In addition, the Trailside community includes a community center and dog park to be dedicated to the Town for use by all Somers residents. North Edge has also included a community benefit agreement that includes improvements to the Angle Fly which benefits the Town.

While there may be a "departure" from the underlying zoning, it was duly contemplated as part of the Town's previous planning and zoning efforts and subsequently reviewed with the required "hard look" taken by the Town Board and the other Boards, committees, and other Town entities providing input before the rezoning was enacted. The Town provided ample opportunity for public input during the rezoning process either through participation at public hearings, providing an email link where comments could be submitted for the Town's consideration as well as providing a written comment period. The various plans and reports have been made available to the public on the Town's web-site to further promote transparency.

One of the tenants of “smart growth” is to plan for development where the infrastructure is there to support it (e.g., water, sewer, roads), there not that many places in the Town for this particular type of development, but it is clear that the prior planning and zoning efforts support the recent applications associated with the Trailside and North Edge communities.

Should you have any questions or comments on the above or the comments made below, please do not hesitate to reach out to this office.

Best,

Dave Smith
Town of Somers Planning Department

From: Lisa Vanga <lisavanga@gmail.com>
Sent: Tuesday, January 27, 2026 9:11 AM
To: Nicole Montesano <nmontesano@somersny.gov>
Cc: Robert Scorrano <rscorrano@somersny.gov>; Gina Arena <garena@somersny.gov>; Anthony Cirioco <anthonycirioco@gmail.com>; Bill Faulkner <billfaulkner.somers@gmail.com>
Subject: Proposed development concerns

Dear Members of the Town Board and Zoning Board,

I am writing to formally express my concern with two separate developments proposed for Baldwin Place:

Trailside development, consisting of 81 single-family homes, and the North Edge development, consisting of 73 multi-family units.

While each project is being reviewed individually, residents are deeply concerned about the cumulative impact of approving both developments in such close proximity. Together, these projects would introduce a substantial number of new housing units into an area that is already experiencing traffic congestion and infrastructure strain.

Of particular concern is the North Edge project, which required a zoning change from single-family homes on one-acre lots to allow multi-family dwellings. This change represents a significant departure from the established zoning pattern and directly impacts the character and appearance of our town, which residents have worked hard to preserve. Approving such a change sets a troubling precedent for future development.

Why was this zoning changed? What are the benefits to our community that warranted a zoning change? I'm also curious as to why the Town Board is lead agency on the North Edge development, it's my understanding that the Planning Board usually acts as lead Agency, So I'm a little confused on how and why this came about?

Traffic impacts remain a major concern. While the traffic study for North Edge resulted in a Level of Service “C,” which is already on the borderline of unacceptable, it is unclear whether this study adequately accounted for the additional traffic that would be generated by the Trailside development. Route 6 is already heavily traveled, and residents experience congestion and safety concerns on a daily basis.

Although it looks doable on paper for each development separately when it comes to a traffic study, we think the bigger question and analysis needed is a combined study of both developments. Therefore, we would receive a more accurate traffic analysis to go by. Approving both projects without a comprehensive evaluation of their combined traffic impact would be irresponsible.

Beyond traffic, residents are concerned about the strain these developments will place on local schools, existing infrastructure, and emergency services, including police, fire, and EMS. These services are not unlimited, and rapid development without appropriate planning risks diminishing the quality of life for current residents.

Growth should be thoughtful, measured, and consistent with the character and capacity of the community. As proposed, the Trailside and North Edge developments raise serious questions about compatibility, long-term impacts, and whether the town is being asked to absorb more than it reasonably can.

For these reasons, I respectfully urge the Zoning Board to fully consider the cumulative impacts on traffic, zoning integrity, infrastructure, and community character before moving forward.

Thank you for your time and consideration.

Sincerely,

Lisa Vanga

1 Cornelius lane

Baldwin place NY

Nicole Montesano

From: Lisa Vanga <lisavanga@gmail.com>
Sent: Tuesday, January 27, 2026 9:11 AM
To: Nicole Montesano
Cc: Robert Scorrano; Gina Arena; Anthony Cirienco; Bill Faulkner
Subject: Proposed development concerns

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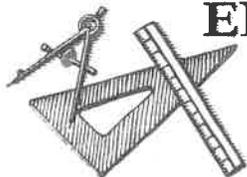
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Sincerely,
Lisa Vanga
1 Cornelius lane
Baldwin place NY

BIBBO ASSOCIATES ENGINEERING, P.C.



Timothy S. Allen, P.E.
Nicholas Gaboury, P.E.
Matthew J. Gironda, P.E.

January 23, 2026

RECEIVED

JAN 23 2026

Somers Planning Board
335 Route 202
Somers, NY 10589-3206

Attn: Ms. Vicky Gannon, Chairwoman

PLANNING & ENGINEERING TOWN OF SOMERS

Re: North Edge Realty Corp.
Preliminary Subdivision, Site Plan, Steep
Slope & Stormwater Management and
Erosion Control Applications
Route 6 & Mahopac Ave.
T.M. #'s 4.19-2-2, 3 & 4

Dear Chairwoman and Members of the Board:

On behalf of our client, please find the following enclosed in support of Preliminary Subdivision, Site Plan and Steep Slopes applications:

- 9 copies –Plan sheets, as listed below, prepared by Bibbo Associates Engineering, P.C., dated 1-23-26
 - Cover sheet, Sheet CS-1
 - Layout Plan, Sheet LP-1
 - Overall Site Plan, Sheet SP-1
 - Landscape Plan, Sheet LS-1
 - Lighting Plan, Sheet LI-1
 - Details, Sheet D-2

- 5 - USB Flash Drives with all submitted items

During our initial meeting on January 14, 2026, the Board requested additional information be added to the plans. For ease of review and discussion the relevant pages have been included in this submission.

We offer the following in response to the Board's requests:

1. Additional details have been added to better depict the church property, Parking spaces have been defined, the existing fencing and playground area have been added to the plan, existing traffic flow patterns have been shown, and the existing shed to be relocated has also been shown. Furthermore, a crosswalk has been proposed to facilitate pedestrian traffic to

Site Design ♦ Engineering

Mill Pond Offices · 293 Route 100 · Suite 203 · Somers, New York 10589

Phone: 914.277.5805

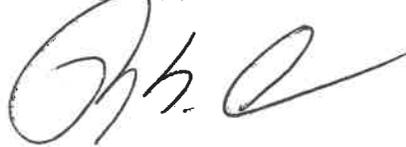
Website: www.bibboassociates.com · E-mail: bibbo@bibboassociates.com

the field to the north of the existing parking lot and as shown by the additional details the existing play area will not be impacted by the construction of Street "C".

2. A lighting plan has been added to the plans set and included as noted.
3. The landscape plan has been revised to remove the proposed crown vetch and replace it with a native steep slope stabilization seed mix.
4. A split rail fence has been added behind Units 1 through 21 to protect residents of the embankment sloping to the stormwater basins. A fence detail has been added to the detail sheet.
5. The parking space that was erroneously not depicted across from unit 24 has been shown.

We respectfully request that this matter be placed on your January agenda for consideration and scheduling of a Public Hearing.

Very truly yours,



Timothy S. Allen, P.E.
Principal

TSA/mme
Enclosures

cc: G. Boniello (*via email, w/encls.*)
J. Boniello (*via email, w/encls.*)
R. O'Rourke, Esq. (*via email, w/encls.*)
J. Siebert, Esq. (*via email, w/encls.*)
S. Robbins, P.E., (*via email, w/encls.*)
D. Smith, AICP (*via email, w/encls.*)
N. Montesano (*via email, w/encls.*)
W. Getting (*via email, w/encls.*)
File

January 23, 2026

Mr. John Currie, Planning Board Chairman
Town of Somers Planning & Engineering Department
335 US-202
Somers, New York 10589

RECEIVED

JAN 27 2026

RE: Proposed Residence @
2 Hageman Court
Town of Somers, New York

PLANNING & ENGINEERING
TOWN OF SOMERS

Updated Design Layout for New Owner of the 2 Hageman Property:

Dear Mr. Currie:

The proposed residence and design layout on the 2 Hageman Court property was originally approved in 2023. This approval included Town Planning Board and WCDOH approvals. The property has since been sold and the new owner has expressed interest in changing the design layout as shown on the attached plans. The updated layout was approved by the WCDOH on December 17, 2025 (the approved plans and forms have been included with this submission). We were directed to resubmit the updated plans in order to receive a new site plan approval because of the extent of the changes. The formerly approved residence and driveway layout has been shown on the Site Layout Plan (yellow dashed lines) to help you better understand what has changed. The proposed residence is still a three-bedroom residence, but the overall footprint has been reduced by approximately 500 sf. The limit of disturbance has changed but the overall amount of disturbance has essentially stayed the same (0.8 acres). The garage and driveway locations have been switched to the eastern side of the residence instead of on the western shown as previously approved. The driveway will now be gravel as to reduce the quantity of impervious surfaces to maximum extent practicable. The septic system will still be located in the front yard with the expansion area located in the back. The stormwater mitigation system has been consolidated and is now located at the back of the residence which will collect all roof runoff. There is still no proposed disturbance within the 100' foot wetland buffer. There will be increase in the amount of retaining walls, which has increased the amount of disturbance to steep slope areas by about 4,700 sf, proposed but it should be noted that all walls will still be less than four feet high.

I look forward to discussing this matter with you further at the next Planning Board meeting. In the meantime, should you have any questions or require additional information regarding the information provided, please do not hesitate to contact our office at 914-907-4692.

Sincerely,

Rick Bohlander

Rick Bohlander, PE
Project Engineer

CONSTRUCTION APPROVAL APPLICATION

(WCDOH OFFICE USE ONLY)

WCDH File # S 2025-23 Municipality: Town of Somers Fee Amount: \$750.00

Watershed Basin Name: New Croton Reservoir & Muscoot Reservoir If NYCDEP Watershed: Joint Review Delegated Review

SEP 14 2022 - MUL-0783 - AJS.1

On-site Wastewater Treatment System Private Water Supply Residential Commercial

Is property in a Water District: Y N Name: _____ Is property in a Sewer District: Y N Name: _____

Property Information:

Property Name 2 Hageman Court

Property Address 2 Hageman Court, Katonah, New York Zip Code 10536

TMD: Section 48.09 Block 1 Lot 14 R.S. Lot _____ Lot Area 2.25 Acres

Realty Subdivision: _____ Map # _____ Date Filed _____

Owner Name: Leo Gray Owner Email: drlgray@gmail.com

Address: 2 Hageman Court, Katonah State New York Zip Code: 10536

Building Type: Single-Family Residential # of Bedrooms: 3 Total Habitable Space: 3,540 Sq. Ft.

On-site Wastewater Treatment System (OWTS) Information:

Design Flow: 330 gpd Soil Percolation Rate: 21-30 min./in Slope of OWTS Area: 1.10 % Septic Tank Size: 1,250 Gallons

Absorption Trench(es): Length: 413 Lin. Ft. Trench Width: 2 Ft. Area: 826 Sq. Ft.

Absorption Pit(s): # Pits N/A Diameter: N/A Ft. Depth: N/A Ft. Area: N/A Sq. Ft.

Other (circle or specify): Tri-Galleys 4X4 Galleys Flow Diffusers Other: _____

Number _____ Length: _____ Lin. Ft. Width: _____ Ft. Area: _____ Sq.Ft./Lin Ft.

ETU/ATU Make & Model _____

Other Requirements:

Pump System: Pump/Siphon Chamber: Size: _____ Gal. Dose Draw and Volume _____ inches _____ Gal.

Curtain Drain: Depth: _____ Ft. Width: _____ Ft. R.O.B. Sand and Gravel Fill Section: Depth: _____ Ft.

Separate Sewage Contractor (SSC): Name: TBD WCDH SSC License # _____

Water Supply System Information: Private Water Supply Public Water Supply Name: _____ **RECEIVED**

Well Driller Name: TBD NYSDEC Reg # _____

Other Requirements/Conditions: _____

JAN 27 2026

I represent that I am wholly and completely responsible for the design and location of the proposed system(s). I warrant that the system above described will be constructed as shown on the approved plan or approved amendments thereto and in accordance with the standards, rules and regulations of the Westchester County Department of Health; that on completion thereof, a "Certificate of Construction Compliance" satisfactory to the Commissioner of Health will be submitted to the Department and a written guarantee will be furnished the owner, his successors, heirs or assigns, by the builder that said builder will place in good operating condition any part of said OWTS which fails to operate for a period of two (2) years immediately following the date of the issuance of the approval of the Certificate of Construction Compliance of the OWTS or any repairs thereto; that the drilled well described above will be located as shown on the approved plan and that said well will be installed in accordance with the standards, rules and regulations of the Westchester County Department of Health and requirements of the WCDOH Private Well Testing Law..

Date: 7/22/2025 Signed: _____ P.E./R.A. Seal _____

APPROVED FOR CONSTRUCTION

This approval expires one (1) year from the date issued unless construction of the building has been undertaken, and is revocable for cause or may be amended or modified when considered necessary by the Commissioner of Health. Any change or alteration of construction requires a new permit.

Date: 12/17/25 Approved By: _____



Woodard & Curran Engineering
and Geological Services P.A. P.C.
800 Westchester Avenue
Suite N507
Rye Brook, New York 10573
www.woodardcurran.com

T 800.426.4262

T 914.448.2266

F 914.448.0147

RECEIVED

MEMORANDUM

FEB 05 2026



TO: Town of Somers Planning Board
FROM: Steven Robbins, P.E., LEED AP
DATE: February 4, 2026
RE: 247 Route 100, LLC - Rockledge Center
Review of Site Plan Permit Application
TM: 28.10-1-6.1, OLI District

PLANNING & ENGINEERING
TOWN OF SOMERS

GENERAL

The purpose of this memorandum is to provide a summary of our comments related to our review of the Site Plan Application that was submitted for the proposed building addition of the Prodigy Athletics development located at 247 Route 100 in the Town of Somers, New York.

The Applicant is proposing a 18,500 square-foot addition to Building C (referred to as "Building D") which will include three volleyball courts and one indoor mini turf field as well as site improvements. The total site disturbance is approximately 0.85 acres. The project site is located within the East of Hudson Watershed and the Groundwater Protection Overlay District within the Town of Somers.

This review focused on the engineering design and the associated Town Code requirements in accordance with the following:

- Town of Somers Code, Chapter 93: Stormwater Management and Erosion and Sediment Control
- Town of Somers Code, Chapter 144: Site Plan Review
- New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.
- New York State Department of Environmental Conservation's (NYSDEC's) Stormwater Management Design Manual (SMDM), dated July 2024.

DOCUMENTS REVIEWED

- Cover Letter, "Re: Site Plan Application, 247 Route 100, LLC – Rockledge Center, 247 Route 100, Sh. 28.10, Blk. 1, Lot 6.1", prepared by Bibbo Associated Engineering, P.C., dated December 15, 2025;
- Site Plan Application, prepared by Bibbo Associated Engineering, P.C., dated December 10, 2025;
- Project Narrative, prepared by Harrison Cook Property Group, dated November 5, 2025;
- Short Environmental Assessment Form, by Michael Piccirillo Architecture, dated November 10, 2025;
- Parking Study Addendum, prepared by Barton & Loguidice, dated November 5, 2025;



- Stormwater Pollution Prevention Plan (SWPPP) "247 Route 100, LLC. 247 Route 100 Somers (T)", prepared by Bibbo Associated Engineering, P.C., dated November 26, 2025;
- Site Plans, prepared by Bibbo Associated Engineering, P.C., dated November 26, 2025;

PERMITS AND APPROVALS REQUIRED

- Town of Somers Planning Board: Site Plan Application Permit
- Town of Somers Planning Board: Stormwater Management and Erosion Control Application Permit
- Town of Somers Planning Board: Special Exception Use Permit

DISCUSSION

The following is a summary of our preliminary comments based on our technical review of the latest submittal. It should be noted that further comments will be provided upon review of additional information.

1. The proposed development activity is located within the Town of Somers Groundwater Protection Overlay District and requires the issuance of a special exception use permit. Consistent with the Town Code requirements listed in §170.32, the Applicant shall be required to comply with the criteria necessary for issuance of Special Exception Use Permit including the preparation of a Groundwater Protection Plan.
2. The Applicant shall confirm the exact limit of disturbance proposed for the building addition and site development. The Short Environmental Assessment Form claims 0.43 acres, while the SWPPP states 0.85 acres.
3. The Applicant is applying for site plan permit and shall comply with all the standards according to Ch.144-7 of the Town Code. The following general comments are offered regarding applicable standards:
 - a. The Applicant shall estimate site earthwork, indicating total net cut/fill in cubic feet
 - b. The Applicant shall include any proposed grading on Sheet SP-1 for the reconfiguration of the parking lot or within the limit of disturbance identified on EC-1.
 - c. The Applicant shall identify infrastructure demolition/protection and tree protection on the plan set.
 - d. The Applicant shall prepare a draft engineer's estimated cost of the proposed sewer and stormwater infrastructure.
 - e. The Applicant shall explain how the proposed ES outfall will not have negative impacts on the existing southern drain inlet at the property line.
4. The Applicant proposes a reconfiguration of the existing parking lot adjacent to existing Building A and proposed Building D. This parking lot contains an existing drain inlet that appears will have a revised contributing drainage area entering the



existing stormwater treatment system. The Applicant shall confirm the existing treatment system is able to handle the revised flows entering the system and revise the HydroCAD model in the SWPPP to indicate revised stormwater flows and volumes.

5. The Applicant shall include the proposed concrete sidewalks in the hydrologic model as this is newly proposed impervious surfaces. The hydrologic model shall indicate the pre vs post conditions of the area of concrete sidewalk and the corresponding drainage area to the downstream drain inlet located to the north of existing building B.
6. The Applicant shall provide a map depicting existing and proposed drainage areas utilized for the hydrologic model.
7. The Applicant indicates a 10 in/hr exfiltration rate for the proposed Cultec subsurface infiltration system; however, the soils map indicates the underlying soils to be HSG B. The Applicant shall provide test pits and percolation test results that confirms the proposed exfiltration rates utilized in the HydroCAD model, as well as confirmation of adequate vertical separation to groundwater elevation from the system invert.
8. The Applicant proposes infiltration within the proposed subsurface system. The Applicant shall clarify how pretreatment will be provided prior to infiltration.
9. The Applicant shall demonstrate the velocities exiting the proposed flared end section and provide outlet protection practices as necessary. It appears the 12" pipe exiting the flared end section is in a significant slope which may cause high velocities.
10. The Applicant shall indicate top of wall and bottom of wall elevations for the proposed boulder landscape wall.
11. The Applicant shall indicate the direction of proposed traffic and provide turning radii to ensure proper flow of delivery vehicles within the area of the reconfigured parking lot adjacent to Buildings A and D.
12. The Applicant shall indicate the proposed concrete washout facility location on the site plans.
13. The Applicant shall provide the sizes of the proposed septic tank and pump chamber and provide construction details on the site plans. The site plans indicate the sizes are TBD.
14. The Applicant shall update the scale on the site plans. It does not appear to be 50' scale as indicated in the graphic scale.
15. The Applicant shall prepare a draft Stormwater Maintenance Agreement, in accordance with the provisions of Town Code for review by the Consulting Town Engineer & Town Attorney.
16. The Applicant shall provide a draft Notice of Intent and MS4 SWPPP Acceptance Form to obtain coverage under NYSDEC General SPDES Permit based on the SWPPP for review and acceptance by the Consulting Town Engineer.
17. The Applicant shall include a note on the plans which states the following:



- a. "Any imported topsoil shall comply with all federal, state, and local requirements for quality and use."
- b. "Off-site disposal of excess cut shall be in accordance with all federal, state, and local requirements."
- c. "No construction activity, the sound or noise from which is audible beyond the boundaries of the property on which such construction activity is located, shall start before 7:00 a.m. or extend beyond 6:00 p.m. No construction activity shall be allowed on Sundays or legal New York State holidays."

Please feel free to contact our office with any questions. Please provide a response memo identifying where responses to these comments can be located on revised submittals.



**Environmental
Protection**

Rohit T. Aggarwala
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner

465 Columbus Avenue
Valhalla, NY 10595

Tel. (845) 340-7800
Fax (845) 334-7175
prush@dep.nyc.gov

January 13, 2026

David B. Smith, Town Planner
Town of Somers Planning Board
335 Route 202
Somers, New York 10589

**Re: Notice of Intent to be Lead Agency
Prodigy Athletics LLC
243 Route 100
Town of Somers; Westchester County
Tax Map #: 28.10-1-6.1
DEP Log #: 2005-MU-0088-SQ.4**

RECEIVED

JAN 13 2026

**PLANNING-ENGINEERING
TOWN OF SOMERS**

Dear Mr. Smith and Members of the Planning Board:

The New York City Department of Environmental Protection (DEP) has reviewed the Town of Somers Planning Board's (Board) referral, site plans and short Environmental Assessment Form (EAF) for the above-referenced project.

The project site is located in the Muscoot Reservoir drainage basin of the New York City Water Supply. As Muscoot Reservoir is phosphorous restricted, water quality impacts to the receiving reservoirs from pollutant-laden runoff must be avoided or mitigated.

The proposed action involves construction of an 18,452 SF single-story indoor sports facility.

DEP's status as an involved agency stems from its review and approval authority for the commercial SSTS pursuant to Section 18-38 of the *Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations) and the SSTS Delegation Agreement with Westchester County Health Department.

Based upon review of the circulated documents, DEP respectfully submits the following comments for the Board's consideration:

1. As proposed, the project does not require a DEP-approved SWPPP. The project creates less than 40,000 square feet of impervious surface and will involve less than 2 acres of disturbance.
2. The septic system application to manage effluent from the new building will need to be jointly reviewed by DEP and Westchester County. The applicant's representative may contact Melissa Ng at MNg@dep.nyc.gov to coordinate field testing.

3. The parking study addendum indicates the facility has 30 “land banked” overflow parking spaces. The facility operator should ensure no parking of vehicles occurs over any septic fields/leach pits in order to limit damage to the system.

Thank you for the opportunity to provide comments. You may reach the undersigned at cgarcia@dep.nyc.gov or (914) 749-5302 with any questions or if you care to discuss the matter further.

Sincerely,

Nelsi Guzman (for Cynthia Garcia)
Cynthia Garcia, Supervisor
SEQRA Coordination Section

c: T. O'Malley, NYSDEC
H. McVeigh, WCHD