

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

# Town of Somers

WESTCHESTER COUNTY, N.Y.



TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589  
TEL (914) 277-5366  
FAX (914) 277-4093  
EMAIL:  
PLANNINGBOARD@SOMERSNY.GOV

## SOMERS PLANNING BOARD AGENDA March 11, 2026 7:30 PM

### TIME EXTENSION REQUEST

1. **GRANITE POINTE RE-GRANT OF FINAL SUBDIVISION APPROVAL, STEEP SLOPES, TREE PRESERVATION, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PERMITS**  
TM: 27.05-3-2&5

Request for the 35<sup>th</sup> 90-day time extension for Granite Pointe Subdivision, Re-Grant of Final Subdivision Approval, Wetland, Steep Slopes, Tree Preservation and Stormwater Management and Erosion and Sediment Control Permits, as per Resolution 2017-10, from April 5, 2026 up to and including July 4, 2026 as per Town Law Section 276 (7) (c) and Town Code Section 150-13M. The property is located on the east side of Route 118/202, adjacent to the Amawalk Reservoir and is located in an R-40 Zoning District for the development of 23 lots in a Cluster Subdivision.

### PUBLIC HEARING

2. **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.

**PROJECT REVIEW****3. 2 HAGEMAN COURT STEEP SLOPE PROTECTION, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL AND TREE PRESERVATION APPLICATIONS  
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 is in an R-80 Zoning District.

**4. 125 MAHOPAC AVENUE WETLAND AND WATERCOURSE PROTECTION AND STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PERMITS  
TM: 26.08-1-14**

The Applicant is proposing the addition of an inground pool, patio and stormwater management within the wetland buffer area. The property is located at 125 Mahopac Avenue and is an R-40 Zoning District.

**5. 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.

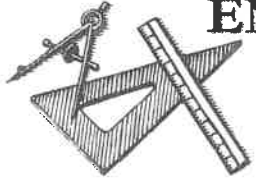
Review of any written comments submitted during the written comment period. Discussion of draft approval conditions.

**MEETING ADJOURNMENT**

**The next Planning Board Meeting is scheduled for  
Wednesday, April 8, 2026 at 7:30pm.**

Agenda Subject to Change

**BIBBO ASSOCIATES  
ENGINEERING, P.C.**



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

February 5, 2026

**RECEIVED**

Somers Planning Board  
335 Route 202  
Somers, NY 10589

**FEB - 9 2026**

**PLANNING & ENGINEERING  
TOWN OF SOMERS**

Attn: Ms. Vicky Gannon, Chairwoman

Re: Suelain Realty, LLC  
Granite Pointe Subdivision  
Final Subdivision Approval  
Request for Extension  
Sh. 27.05, Blk. 3, Lots 2 & 5

Dear Chairwoman and Members of the Board:

On behalf of our client, we are requesting that a 90 day extension be granted for Resolution 2017-10 that will be expiring on April 4, 2026, for the above referenced project.

We have gained access to the property to perform preliminary soil testing; however, the heavy snowfall has hindered progress with the permitting agencies. Further work will be scheduled when the snow melts and the site is at normal conditions.

We respectfully request to be placed on your March 11, 2026 agenda for consideration.

Very truly yours,

Timothy S. Allen, P.E.

TSA/mme

cc: J. Harkins (via email)  
Fite

*Site Design ♦ Engineering*

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

Phone: 914.277.5805

Website: [www.bibboassociates.com](http://www.bibboassociates.com) • E-mail: [bibbo@bibboassociates.com](mailto:bibbo@bibboassociates.com)



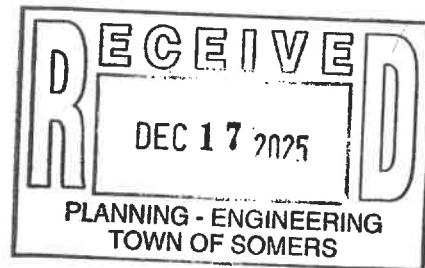
Marks DiPalermo Wilson PLLC  
485 Madison Avenue  
16<sup>th</sup> Floor  
New York, NY 10022

o: 212.370.4477  
f: 212.202.7877  
w: [www.mdw.law](http://www.mdw.law)

VIA EMAIL

December 17, 2025

Chairperson Vicky Gannon  
and Members of the Planning Board  
335 Route 202  
Somers, NY 10589  
[planningboard@somersny.gov](mailto:planningboard@somersny.gov)



Re: **Granite Pointe – TM: 27.05-3-2&5**

Dear Chairperson Gannon and Members of the Planning Board:

My firm represents Suelain Realty (Suelain), owners of the Granite Point Site on Tomahawk Street (Route #118) in Somers, NY (the “Granite Point Site”).

This letter is to update the Board and provide the latest progress on Suelain’s continued correspondence with the New York State Department of Environmental Conservation (DEC) and ongoing efforts to ensure compliance with conditions set forth by this Board for final plat approval.

As you are aware, on October 14, 2015, after completion of the requisite public hearings, this Board granted Conditional Final Subdivision Plat Approval (alongside approval of other relevant permits) via Resolution 2015-10. *See* Somers Planning Board October 14, 2015 Minutes, [linked here](#). The Resolution’s conditions called for, among other things, DEC’s approval related to clean-up of lead that existed on the property exclusively on account of prior owners’ activities.

Suelain’s engineer, who has been working on the project since its inception, has advised that the SEQRA process concluded in 2014 through a Supplementary Environmental Impact Statement (SEIS) which focused mostly on the discovered lead and its removal. Suelain’s engineer has further advised that since that time, the project’s potential impacts, the project’s features, and the site’s environment have not changed (other than the successful remediation of the lead, as discussed below).

DEC has advised that the clean-up was completed and it is our understanding that final test results indicate soils meeting residential standards. Specifically, DEC confirmed that a Final Engineering Report (FER) was delivered to the Westchester County Department of Health (WCHD) who must review and sign off on it. According to DEC, the FER states that remediation is complete and that the “unrestricted” standard had been met for use and that the property would be “delisted.”

This means that the Granite Point Site is a "green field" with no restrictions whatsoever on the use of the property.

Other conditions within Resolution 2015-10 include re-approval by the Westchester County Health Department, New York City Department of Environmental Protection, and the New York State Department of Transportation. Also, supplemental soil testing for stormwater and septic systems will be required due to the remedial work and restoration by the NYSDEC. Suelain's engineer has advised that these re-approvals will need to meet current regulatory standards and that this project is not "grandfathered," as some have suggested.

Further, we received confirmation from DEC that Suelain may access the site in order to conduct the testing necessary to meet the aforementioned conditions. Suelain is actively working to schedule these tests and make necessary submissions to involved agencies in order to ensure full compliance with their standards.

Finally, a DEC official informed me that he intended to contact Somers officials directly and advise that any delays have been procedural in nature, were attributable to the relevant regulatory agencies (not Suelain), and that remediation was completed satisfactorily to DEC's standards.

We will continue to follow up with DEC and all relevant regulatory agencies, advising you of all updates and developments, via counsel.

Very truly yours,

  
Kristen Wilson

CC: Nicole Montesano, [nmontesano@somersny.gov](mailto:nmontesano@somersny.gov)  
Michael Towey, [MTowey@Abramslaw.com](mailto:MTowey@Abramslaw.com)  
Tim Allen, [tallen@bibboassociates.com](mailto:tallen@bibboassociates.com)

Woodard & Curran Engineering  
and Geological Services P.A. P.C.  
800 Westchester Avenue  
Suite N507  
Rye Brook, New York 10573  
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T 800.426.4262  
T 914.448.2266  
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RECEIVED

## MEMORANDUM

MAR 03 2026

PLANNING & ENGINEERING  
TOWN OF SOMERS

**TO:** Town of Somers Planning Board  
**FROM:** Steven Robbins, P.E., LEED AP  
**DATE:** March 3, 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



### 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 February 24, 2026;
- Draft eNOI, “Construction General Permit (CGP) Electronic Notice of Intent (eNOI) GP-0-25-001”, prepared by Bibbo Associates Engineering, P.C., dated January 22, 2026;
- MS4 SWPPP Acceptance Form, prepared by Bibbo Associates Engineering, P.C.;
- Draft Stormwater Maintenance Agreement, “Stormwater Control Facility Maintenance and Access Agreement prepared by Bibbo Associates Engineering, P.C.;
- Drawings prepared by Bibbo Associates Engineering, P.C., including:

Sheet Number	Sheet Name	Dated	Latest Revision
CS-1	Cover Sheet	10/30/2024	2/23/2026
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	2/23/2026
SP-1	Overall Site Plan	10/25/2024	2/23/2026
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	2/23/2026
UP-2	Utilities Plan	10/30/2024	2/23/2026
LS-1	Landscape Plan	10/25/2024	1/23/2026
EC-1	Erosion Control Plan	10/30/2024	2/23/2026
PH-1	Phasing Plan	10/30/2024	2/23/2026
PH-2	Phasing Plan	10/30/2024	2/23/2026
PH-3	Phasing Plan	10/30/2024	2/23/2026
PH-4	Phasing Plan	10/30/2024	2/23/2026
RP-1	Road Profiles	10/30/2024	12/17/2025



Sheet Number	Sheet Name	Dated	Latest Revision
DP-1	Drainage Profiles	10/30/2024	2/23/2026
DP-2	Drainage Profiles	10/30/2024	2/23/2026
SP-1	Sewer Profiles	10/30/2024	2/23/2026
WP-1	Water Profiles	10/30/2024	2/23/2026
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**). 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. **Addressed.***
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. **Addressed. The zones are no longer applicable and the zoning designation is now the Overlay District.***
  - 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. **Addressed. The Applicant claims the Overlay Permit has been approved and the required code is no longer applicable.***
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. **Addressed.***
2. *The Applicant shall ensure all proposed easements are clearly shown on the site plan. **Addressed.***
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. **Addressed.***
4. *The Applicant shall clearly indicate proposed fire lanes and emergency zones with maneuvering plans for emergency vehicle access to the property. **Not Addressed. The Applicant has not provided the maneuvering plans for emergency vehicle access as stated in the cover letter.***

## 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. **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 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." **Addressed.**
  - b. "Off-site disposal of excess cut shall be in accordance with all federal, state, and local requirements." **Addressed.**
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. **Addressed.**
  - 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. **Addressed.**
  - 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. **Addressed.**
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. **Addressed.**
10. The Applicant shall indicate and confirm adequate horizontal and vertical separation requirements for storm, water, and sewer lines. **Addressed.**

Newly issued comments from the February 24<sup>th</sup>, 2026 submittal are as follows:

1. The Applicant shall provide a written response to the DEP comment letter, dated February 9<sup>th</sup>, 2026, and copy the Town as part of the technical review for this project.

#### **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. Addressed.*

#### 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. Addressed.*

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.



BUREAU OF FIRE PREVENTION

Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE  
ANNEX  
337 ROUTE 202  
SOMERS, NY 10589

Telephone  
(914) 277-5582  
Fax  
(914) 277-3790

THOMAS J. TOOMA, JR.  
CHIEF



RECEIVED

**MEMO TO:** Planning Board

**FROM:** Bureau of Fire Prevention

**RE:** North Edge Realty

**DATE:** March 3, 2026

MAR 03 2026

PLANNING & ENGINEERING  
TOWN OF SOMERS

At our monthly meeting on February 18, 2026, the Bureau reviewed and discussed a Submission for North Edge Realty. The Bureau would like the applicant to address all aspects of compliance of the 2025 NYS Fire Code. They would also like to know what the plans are for sprinkling the buildings. Finally, the Bureau would like to have the opportunity to review the building elevations as to the type of construction and height.

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FEB 27 2026

Affidavit:

PLANNING & ENGINEERING  
TOWN OF SOMERS

I, Jared Boniello do hereby affirm that on February 27 2026,  
pursuant to Sections 170-114C(5) and 150-12E of the Code of the Town of  
Somers, I installed the required sign, informing the public that the Public Hearing  
will be held on Wednesday, March 11, 2026 at the Somers Town House,  
335 Route 202, Somers NY for the North Edge Realty Corp. project.

Jared Boniello

Signature

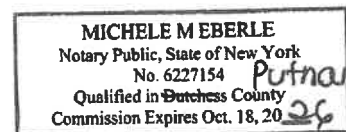
I, Michele M. Eberle a Notary Public do hereby certify that on this, the  
27th day of February 2026, the above named Jared Boniello  
subscribed the foregoing affidavit in my presence, and declare that the matters set  
forth in said affidavit are true, to the knowledge of said deponent.

IN WITNESS WHEREOF, I have hereunto set my hand.

Michele M. Eberle

Notary Public

Commission expires: October 18, 2026



A PROPOSED 72-LOT SUBDIVISION, SITE PLAN, STEEP SLOPES,  
STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL,  
AND TREE REMOVAL APPLICATIONS FOR NORTH EDGE REALTY  
ON THIS PROPERTY WILL BE DISCUSSED AT A PLANNING BOARD  
PUBLIC HEARING ON MARCH 11, 2026 AT 7:30 PM AT THE  
SOMERS TOWN HOUSE. FOR INFO, CALL 914-277-5366

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FEB 27 2026

PLANNING & ENGINEERING  
TOWN OF SOMERS

A PROPOSED 75-FOOT SUBDIVISION, SITE NEAR, STEEP SLOPES,  
STABILIZED MANAGEMENT AND EROSION & SEDIMENT CONTROL,  
AND TREE REMOVAL APPLICATIONS FOR WINTER EDGE REALTY  
ON THIS PROPERTY WILL BE DISCUSSED AT AN PLANNING BOARD  
PUBLIC HEARING ON MARCH 11, 2026 AT 7:30 PM AT THE  
SOMERS TOWN HOUSE, FOR INFO, CALL 914-277-5366

RECEIVED

FEB 27 2026

PLANNING & ENGINEERING  
TOWN OF SOMERS

P /

**PLANNING BOARD  
TOWN OF SOMERS  
WESTCHESTER COUNTY, NEW YORK**

**PUBLIC NOTICE:**

**NOTICE IS HEREBY GIVEN** that the Planning Board of the Town of Somers, Westchester County, New York, has scheduled a **Public Hearing** on **Wednesday, March 11, 2026** at 7:30 p.m. at the Somers Town House, 335 Route 202, Somers, New York, to consider the application of North Edge Realty.

The proposal is more specifically shown on the set of drawings, "North Edge Realty Corp.", prepared by Bibbo Associates Engineering, P.C., dated October 30, 2024 and last revised January 23, 2026.

The Applicant is proposing construction of 73-fee simple townhome units, inclusive of 10 percent of the total units (7 units) designated as affordable housing 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.

The total site disturbance is approximately 12.5 acres.

The subject property is designated on the Town Tax Map: 4.19-2-2, 3 & 4.

Site plan documents for North Edge Realty can be found at the following link:  
<https://www.somersny.gov/resources/environmental-reviews>

Anyone is invited to attend and will be heard on the aforesaid matter.

**BY ORDER OF THE PLANNING BOARD**

**Vicky Gannon, Chair**

Nicole Montesano, Planning Board Secretary

# BIBBO ASSOCIATES ENGINEERING, P.C.



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

February 24, 2026

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

Attn: Ms. Vicky Gannon, Chairwoman

**RECEIVED**

FEB 24 2026

**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. Please note for simplicity, this submission only includes the following:

- 9 copies –Plan sheets, as listed below, prepared by Bibbo Associates Engineering, P.C., dated 2-23-26
  - Cover Sheet, Sheet CS-1
  - Layout Plan, Sheet LP-1
  - Overall Site Plan, Sheet SP-1
  - Utilities Plan, Sheet UP-1
  - Utilities Plan, Sheet UP-2
  - Erosion Control Plan, Sheet EC-1
  - Phasing Plan, Sheet PH-1
  - Phasing Plan, Sheet PH-2
  - Phasing Plan, Sheet PH-3
  - Phasing Plan, , Sheet PH-4
  - Drainage Profiles, Sheet DP-1
  - Drainage Profiles, Sheet DP-2
  - Sewer Profiles, Sheet SP-1
  - Water Profiles, , Sheet WP-1
- 1- Copy - Draft Notice of Intent
- 1- Draft Stormwater Maintenance Agreement
- 5 - USB Flash Drives with all submitted items

*Site Design ♦ Engineering*

Mill Pond Offices • 293 Route 100 • Suite 203 • Somers, New York 10589  
Phone: 914.277.5805

Website: [www.bibboassociates.com](http://www.bibboassociates.com) • E-mail: [bibbo@bibboassociates.com](mailto:bibbo@bibboassociates.com)

We are in receipt of memorandum from Woodard & Curran dated February 4, 2026, and we offer the following responses for consideration:

### **General**

1. The status of the applications for all required permits is noted below:
  - Town of Somers Planning Board: Preliminary Subdivision Application - *Submitted 12-19-2025.*
  - Town of Somers Planning Board: Stormwater Management and Erosion and Sediment Control Permit Application - *Submitted 12-19-2025.*
  - Town of Somers Planning Board: Steep Slopes Protection Permit Application - *Submitted 12-19-2025.*
  - Town of Somers Planning Board: Tree Removal Permit Application – *The applicant's position is a Tree Removal Permit id not required.*
  - Town of Somers Planning Board: Site Plan Approval Application - *Submitted 12-19-2025.*
  - NYSDEC: SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) – *Draft Permit submitted 2-23-2026*
  - Westchester County Department of Health (WCDOH): Approval of Sanitary Sewer Systems and Water Main – *For Final Approval*
  - WCDOH: Subdivision Approval - *For Final Approval*
  - WCDOH: WCBOL District Boundary Modification - *For Final Approval*
  - NYCDEP SWPPP Approval – *Application to NYCDEP made 1-22-2026*
  
2. Comments regarding the project being located within two Residential Zoning Districts, R-40 and R-80 are no longer applicable as well as comments regarding the Zoning Overlay District. The Overlay Distract has been approved for this property and therefore 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 are no longer applicable.
  
1. We respectfully request the requirement to provide a preliminary Surveyor's Subdivision Plat in accordance with Ch. 150-26 of the Town Code be made as a condition of Final Subdivision Approval.
  
2. The only easement associated with this project is the access and grading easement from Mahopac Avenue, this has been shown on the Site Plan. All property improvements will be covered under a general site easement.
  
3. The limit of disturbance line has been revised to include disturbance within the right-of-way (ROW), along US Rt. 6.
  
4. There are no fire lanes or emergency zones associated with this project, turning maneuvering plans for emergency vehicle access to the property have been included as noted above.

### **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. A draft Stormwater Maintenance Agreement has been prepared and included herewith 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 requested notes regarding imported topsoil and off-site disposal of excess cut material have been added to the phasing plans.
8. This application proposes infiltration basins for stormwater management. WE offer the following:
  - a. The number of test pits and permeability tests were agreed upon with the NYCDEP at the time of testing; the results were well in excess of the minimum required permeability rates for infiltration. Performing additional testing would likely yield similar results. We request that our results are accepted as they have been witnessed and presented. As shown in appendix H of the SWPPP groundwater was encountered at 5 feet for tests pits within Infiltration Basin 2. The elevation of the groundwater was 522.5 +/-, the elevation of the bottom of the infiltration basin is 528.0 +/-, therefore the required separation distance has been provided.
  - b. Portions of the proposed infiltration basins are located within areas of the site having slopes greater than 15%. However, the current New York State Storm Water Management Design Manual notes that the maximum site slope for infiltration is 15%. But goes on to further define that 15% is the preferred maximum slope of the area proposed for installation of a practice and further states "Existing slopes may exceed these values with proper engineering to ensure slope stability and nonerosive runoff velocities from the contributing area." Through the implementation of the project phasing and erosion control plans, including the placement and stabilization of fill upland of the infiltration basins, prudent measures will be in place to negate any adverse impacts on the basins.
  - c. The Infiltration practices associated with this project are open infiltration basins and are not infiltration systems requiring backfill, therefore the requested note is not applicable to this project and has not been provided on the plans.
9. The wood chip walking trail location has been called out on the plans.

10. Horizontal and vertical separation requirements for storm, water, and sewer lines have been verified and labeled as necessary on the plans and profiles.

### **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.

*Comment noted, this information will be provided for Final 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.

*Comment noted, this information will be provided for Final Plan Approval*

13. Sewer lateral connections have been included on the Utilities Plans.

### **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.

*Comment noted, this information will be provided for Final 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.

*Comment noted, this information will be provided for Final 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.

*Comment noted, this information will be provided for Final Approval*

17. Water lateral connections have been included on the Utilities Plan.

We look forward to our continued discussion of this matter at the Public Hearing on March 11, 2026.

Very truly yours,



Timothy S. Allen, P.E.  
Principal

TSA/rh  
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

RECEIVED

FEB 24 2026

DRAFT

**STORMWATER CONTROL FACILITY PLANNING & ENGINEERING  
TOWN OF SOMERS  
MAINTENANCE AND ACCESS AGREEMENT**

This Agreement is made as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between the TOWN OF SOMERS, a New York municipal corporation with offices at 335 Route 202, Somers, NY 10589 hereinafter referred to as the "Town," and NORTH EDGE REALTY CORP., 48 Wood Street, Katonah, New York 10536, hereinafter referred to as " Owner".

WITNESSETH

WHEREAS, Somers Crossing, LLC. is the owner of that certain plot, piece and parcel of land, with the buildings and improvements thereon, situated 29,43 & 45 Route 6 in the Town of Somers, comprising 15.62± acres, and shown and designated on the Tax Map for the Town of Somers as Section 4.19, Block 2, Lots 2,3&4 (the "Land"); and

WHEREAS, the Owner has submitted a Stormwater Pollution Prevention Plan ("SWPPP") to the Town, prepared by Bibbo Associates Engineering, P.C., dated October 30, 2024 and sub sequentially, which sets forth, *inter alia*, the proposed improvements to be constructed and/or installed for the purpose of controlling and mitigating stormwater runoff from the property; and

WHEREAS, the SWPPP has been approved by the Town; and

WHEREAS, as required by the Somers Town Code, a maintenance and access agreement is to be recorded in the Office of the Westchester County Clerk (Division of Land Records) in order to provide for the long-term maintenance and continuation of the various stormwater control measures shown on the approved plans and described in Schedule A, attached (the "Facilities") and

WHEREAS, copies of the approved plans are on file with the Building Department of the Town of Somers with offices at 335 Route 202, Somers, NY 10589; and

WHEREAS, the Owner has also submitted to the New York City Department of

Environmental Protection (DEP) for its review and approval of the same SWPPP as the Owner's proposed development triggers the application of the *Rules and Regulation for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources*, Title 10 New York Codes, Rules and Regulations Part 128-3.9 (a)(11)(i) and (b)(3)(iv) , Title 15 Rules of the City of New York Chapter 18-39(a)(11)(i) and (b)(3)(iii) ("Watershed Regulations"); and

WHEREAS, the DEP has conditionally approved such SWPPP, subject to the terms and conditions therein, and shall be required to approve any amendments, modifications and alterations to the SWPPP; and

WHEREAS, the Town and the Owner desire that Facilities be constructed and installed in accordance with the approved plans and that they thereafter be inspected, used, maintained, repaired and replaced in perpetuity in order to insure that they continue to function in the manner for which they are intended.

NOW, THEREFORE, in consideration of the approval and the mutual agreements and understandings set forth herein, and consistent with all applicable provisions of the Town Code, the Town and the Owners hereby agree as follows:

1. The Owner and/or any subsequent owner of the Land shall use, maintain, repair and replace the Facilities in accordance with the maintenance plan contained in the SWPPP, a copy of which maintenance plan is set forth on Schedule "A" which is annexed hereto and hereby made a part hereof (the "Maintenance Procedures").
2. The Owner shall perform the Maintenance Procedures and shall pay all expenses related to the use, maintenance, repair and replacement of the Facilities. In the event that the Land is conveyed to another party or parties, the subsequent owner or owners shall, as a result of such conveyance, assume all responsibility for performing the Maintenance Procedures and for any other costs associated with using, maintaining, repairing and replacing the Facilities located on his or their lot or lots. The conveyance of the Land shall unconditionally release the party conveying the Land from all obligations contained herein, unless provided for otherwise in a contract of sale or other agreement between the parties

to any such conveyance.

3. The Owner, or any subsequent owner or owners of the Land, shall provide for the periodic inspection of the Facilities to determine the condition and integrity of said measures. Such inspection shall be conducted no less than every five (5) years and shall be performed by a professional engineer who is duly licensed by the State of New York. The inspecting engineer shall prepare and submit a written report to the appropriate lot owner and to the Town's Stormwater Management Officer ("SMO") within 30 days following the completion of the inspection. Any such report of the findings shall include, if appropriate, recommendations for future use, maintenance, repair and/or replacement of the Facilities in order to ensure the continuing effectiveness of the Facilities. For avoidance of doubt, owner or owners is still responsible for periodic inspections, maintenance, repair and replacement of Facilities as described in Schedule A, attached.
4. No owner shall authorize, undertake or permit alteration, abandonment, modification or discontinuation of the use of the Facilities except in accordance with written approval of the Town, which shall not be unreasonably withheld.
5. The owner shall undertake any necessary repairs and replacement of the Facilities at the reasonable direction of the Town or in accordance with the recommendations of the inspecting engineer. In the event that the SMO determines that the owner has failed to construct or maintain the Facilities located on his lot in accordance with the SWPPP or has failed to undertake corrective action specified by the Town or by the engineer pursuant to this Paragraph, the SMO shall notify such owner to perform or cause to be performed any such maintenance or corrective action. Any such notice shall be sent to the owner by certified mail, return receipt requested, to the address for such lot owner maintained by the Tax Assessor's Office for the Town. The owner shall have thirty-five (35) days from the mailing of such notice to (a) complete or timely commence such corrective action; or (b) appeal any such determination of the SMO to the Town Board. The decision of the Town Board may be appealed pursuant to the provisions of Article 78 of the New York State Civil Practice Law and Rules.
6. In the event that the owner is (a) duly notified by the Town to undertake maintenance or

corrective action pursuant to Paragraph 5, above; and (b) either (x) the owner does not appeal said notification; or (y) the order of the Town is upheld by either the Town Board or a court of competent jurisdiction and the owner does not, following the outcome of such appeal, carry out said maintenance or corrective action if required to do so, the Town is hereby granted an easement to enter the lot for the purpose of undertaking said maintenance or corrective action to the Facilities. Reasonable notice shall be given prior to such entry. The Town may affix the expenses thereof as a lien against the property.

7. In order to give effect to the provisions of this Agreement, the Town is permitted, at reasonable times, to have access to the Land for inspection of the Facilities. Access to the lot pursuant to Paragraph 6 above or this Paragraph 7 shall be limited to the areas shown on maps provided within the SWPPP.
8. The approval of the Town by resolution or otherwise shall be required prior to any amendment to this Agreement or the SWPPP.
9. This Agreement shall run with the land and shall be binding on the successors and assigns of the Owners. This Agreement must be recorded in the Office of the County Clerk of Westchester (Division of Land Records) by the Owner and shall be effective on the date first written above.
10. The singular number as used herein shall be read as the plural number, and *vice versa*, and the masculine gender shall be read as the feminine or neuter gender, whenever necessary to give full effect to the terms and provisions hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

North Edge Realty Corp.

THE TOWN OF SOMERS

By: \_\_\_\_\_  
Jared Boniello, Member

By: \_\_\_\_\_  
Robert Scorrano, Supervisor

STATE OF NEW YORK )  
COUNTY OF \_\_\_\_\_ ) ss:

On the \_\_\_\_\_ day of \_\_\_\_\_, 2026 before me, a notary public of New York State, personally appeared Gus Boniello, personally known to me or proved to me by satisfactory evidence to be the individual whose name is subscribed to the within instrument and (s) he duly acknowledged to me that (s) he executed the same in his/her capacity and that by his/her signature on the instrument, the individual or person upon behalf of which the individual acted, executed the instrument.

STATE OF NEW YORK )  
COUNTY OF \_\_\_\_\_ ) ss:

On the \_\_\_\_\_ day of \_\_\_\_\_, 2026 before me, a notary public of New York State, personally appeared Rick Morrissey, personally known to me or proved to me by satisfactory evidence to be the individual whose name is subscribed to the within instrument and (s)he duly acknowledged to me that (s)he executed the same in his/her capacity as the Supervisor of the Town of Somers and that by his/her signature on the instrument, the individual or person upon behalf of which the individual acted, executed the instrument.

**Record and Return:**  
Bibbo Associates Engineering, P.C.  
293 Route 100 – Suite 203  
Somers, NY 10589

**SCHEDULE "A" TO STORMWATER CONTROL FACILITY  
MAINTENANCE AND ACCESS AGREEMENT  
BY AND BETWEEN  
THE OWNER AND THE TOWN OF SOMERS**

As used herein, "Short Term Maintenance Requirements" are those stormwater control measures to be undertaken by a lot owner during such time as a project is under construction upon said lot. "Long Term Maintenance Requirements" are those stormwater control measures to be undertaken following the completion of construction on any such lot.

**Maintenance and Inspection Requirements:**

Maintenance and inspections are required in order to ensure the stormwater and erosion & sediment control practices are acting as designed. Inspections are to be performed by a "Qualified Inspector" at least two (2) times every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days. Upon completion of construction and the subsequent filing of the Notice of Termination, maintenance and inspections are expected to be minimal. Temporary and permanent maintenance and inspection requirements are further discussed below. Proper maintenance and inspections will ensure the longevity and effectiveness of the stormwater pollution prevention plan, and erosion and sediment control plan.

**Short Term Maintenance and Inspection Requirements:**

Inspections performed during construction should verify that all practices are functioning properly, correctly maintained, and that accumulated sediment is removed from all control structures. The inspector must also examine the site for any evidence of soil erosion, the potential for pollutants to enter the storm drain system, turbid discharge at all outfalls, and the potential for soil and mud to be transported on the public roadway at the site entrance. In addition to these general guidelines, the project plans will provide more specific erosion control guidelines, as well as a construction sequence to

guide the contractor through the construction process. Discussed below are specific maintenance and inspection requirements for the temporary practices to be employed at the site.

During construction, the silt fence should be inspected weekly to ensure correct installation. In addition, any accumulated sediment resulting in “bulges” in the silt fence should be removed and mixed with onsite soil. Any damaged or torn silt fence should be replaced.

The construction entrances should be checked to ensure no sediment is being deposited onto the public roadway. Should sediment be observed, it should be removed from the street, and the stone in the construction entrance replaced.

The drop inlet protection shall be checked for accumulated sediment on a monthly basis and after significant rainfall. Any accumulated sediment shall be removed and the crushed stone shall be replaced as needed.

The concrete washout area shall be inspected daily. If the washout area is damaged or leaking it shall be repaired immediately. Accumulated hardened material shall be removed when 75% of the storage capacity is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off-site. The project site shall be frequently inspected to ensure no concrete discharges are taking place in non-designated areas.

Once construction is completed and the site has been stabilized, a “Notice of Termination” shall be filed. At this point limited maintenance requirements are anticipated.

### **Long Term Maintenance and Inspection Requirements:**

Once final stabilization is achieved and construction complete, only limited maintenance will be required. A copy of the Maintenance and Inspection Checklists from Appendix "G" of the New York State Stormwater Management Design Manual is included in Appendix "F" of the project SWPPP to serve as a guide for maintaining and inspecting the stormwater infiltration practices.

Inspections of the following items should be performed at a minimum annually and following significant rainstorms in excess of ½" of rainfall within 24 hours.

*Infiltration Basin:*

- Inspect emergency spillway and rock outlet protection for any dislodged stones or signs of erosion; additional stone / rip-rap shall be added as needed.
- Inspect outlet structure for clogging and debris/sediment accumulation. Any accumulated sediment/debris shall be removed and properly disposed of.
- Basin berm shall be inspected annually and mowed as needed to prevent woody growth.
- Vegetative establishment within the infiltration basin is critical to its function. Any dead, invasive, or diseased species shall be removed immediately and replaced. Additional seed and mulch shall be used as needed to maintain healthy vegetative cover.

*Hydrodynamic Separator - Pretreatment Unit:*

Refer to manufacturer's maintenance schedule in Appendix K for more specific maintenance requirements.

- Inspect after heavy rainfall greater than ½" in 24 hours for the first year to determine an appropriate maintenance schedule. Subsequent inspections are reduced to quarterly.
- When the sediment volume reaches within 24"-30" of the water surface, the system

should be maintained.

- Maintenance is to be performed using a vacuum truck and removing the accumulated sediment pile and debris.

*Catch Basins, Yard Drains, and Drain Manholes:*

- Inspect monthly and after heavy rain storms  $>1/2$ " in 24 hours for sediment accumulation in sumps. Accumulated sediment should be removed immediately.

Inspection and maintenance of all drainage infrastructure shall be completed in accordance with all applicable safety requirements. Steps will be provided in all drain structures in excess of 4' in depth for safe access.

# Construction General Permit (CGP) Electronic Notice of Intent (eNOI) GP-0-25-001

version 1.17

(Submission #: HQJ-SY9G-A1V4N, version 1)

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FEB 24 2026

PLANNING & ENGINEERING  
TOWN OF SOMERS

## Details

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**Originally Started By** Michele Eberle

**Alternate Identifier** The North Edge at Somers—Region 3

**Submission ID** HQJ-SY9G-A1V4N

**Status** Draft

**Active Steps** Form Submitted

## Form Input

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### Eligibility

#### Disturbance Threshold

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**1. Will the construction activity involve soil disturbances listed in Part I.A.1 of GP-0-25-001?**

Yes

**1.a. Will any runoff from the site enter a sewer system classified as a combined sewer?**

No

**1.b. Is this a remediation project being done under a Department approved work plan (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) with a SWPPP which meets the substantive requirements of GP-0-25-001?**

No

**1.c. Is the construction activity related to a stormwater discharge that does not require a permit as described in 40 CFR 122.3(e), e.g. non-point source agriculture or silviculture activities?**

No

#### Other SPDES Permits

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**2. Will the discharge from the construction activity meet all conditions listed in Part I.A.2 of GP-0-25-001?**

Yes

#### Threatened and Endangered Species

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**3. Will the construction activity potentially adversely affect a species that is endangered or threatened per Part I.A.3.?**

No

**State Historic Preservation Act (SHPA)**

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**4. Is the construction activity designated by the Commissioner of the Office of Parks, Recreation and Historic Preservation (OPRHP), pursuant to 9 NYCRR §§428.12 or 428.13 as exempt from the SHPA review (see Attachment 2 of the Letter of Resolution between NYSDEC and OPRHP, dated January 9, 2015)?**

No

**4.a. Will the construction activity:**

- a) occur within an archeologically sensitive area indicated on the sensitivity map, or
- b) have the potential to affect a property that is listed or determined to be eligible for listing on the National or State Registers of Historic Places, or
- c) include a new permanent building on the construction site within the following distances from a building, structure, or object that is more than 50 years old and OPRHP, a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined historically/archeologically significant building, structure, or object:
  - 1-5 acres of disturbance—20 feet
  - 5-20 acres of disturbance—50 feet
  - 20+ acres of disturbance—100 feet?

No

**4.b. Is there documentation at the construction site demonstrating:**

- a) that the construction activity is not within an archeologically sensitive area indicated on the sensitivity map, and that the construction activity is not immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and
- b) that there is no new permanent building to be built on the construction site within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the construction site within those parameters that OPRHP, a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined the building, structure, or object more than 50 years old is not historically/archeologically significant:
  - 1-5 acres of disturbance – 20 feet
  - 5-20 acres of disturbance – 50 feet
  - 20+ acres of disturbance – 100 feet?

Yes

**State Environmental Quality Review (SEQR)**

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**5. Is the construction activity subject to SEQR (Part I.A.5.), or the equivalent environmental review from another NYS or federal agency (Part I.A.6.)?**

Yes

5.a. Has the owner/operator obtained documentation that the project review pursuant to SEQR, or the equivalent, has been satisfied per Part I.A.5. or I.A.6. of GP-0-25-001?  
Yes

**Uniform Procedures Act (UPA) Permits**

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6. Has the owner/operator obtained all necessary UPA permits from NYSDEC, or the equivalent from another NYS or federal agency per Part I.A.7.a. of GP-0-25-001? Select "Yes" if no UPA permits, or the equivalent, are required for this construction activity.  
Yes

**Steep Slope**

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7. Is the construction activity within the watershed of surface waters of the State classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website?  
Yes

7.a. Will the construction activity disturb land with no existing impervious cover and on steep slope, as defined in Appendix A of GP-0-25-001?  
No

**Owner/Operator Information**

8. Owner/Operator Name  
NORTH EDGE REALTY CORPORATION

9. Owner/Operator Contact Person Information

First and Last Name	Phone	E-mail
GUS BONIELLO	(914) 245-9000	gtboniello@aol.com

10. Owner/Operator Mailing Address

48 WOOD ST  
KATONAH, NY 10536-3309  
USA

11. Is the billing contact different from the Owner/Operator Contact?  
No

12. What type of organization is the owner/operator?  
Corporation

12.b. Is the owner/operator registered with the Department of State to do business in New York State?  
Yes

12.b.i. Department of State ID #  
5901719

The Department of State ID can be found using the following link:  
[Department of State | Division of Corporations](#)

## Site Information

### **13. Project/Site Name**

The North Edge at Somers

### **14. Site Address**

39, 43 & 45 ROUTE 6  
YORKTOWN HEIGHTS, NY 10598  
Westchester

### **DEC Region**

3

### **15. Site Latitude & Longitude**

41.34011536062563,-73.7691682275858

## Project Details

### **16. This eNOI submission is for:**

One or more phases of a common plan of development or sale in accordance with Part I.D.1.c.

### **16.a. Does the entire common plan of development or sale meet the eligibility requirements in Part I.A.5. or 6.?**

Yes

### **16.b. Does the phase or phases meet all other eligibility requirements in Part I.A.?**

Yes

Per Part I.D.1.c.iii., the Required SWPPP Components by Project Type from Part III.C. is based on the entire common plan of development or sale, not the phases.

### **17. Does the project type fall under Table 1 or Table 2 of Appendix B of GP-0-25-001? If any portion of the construction activity falls under Table 2, regardless of the size of the disturbance, select "Table 2".**

Table 2

### **18. Consistent with Part III.B.1.c.i. of GP-0-25-001, provide a concise overview of the project. Describe existing and proposed conditions, and include any other relevant information.**

The subject property currently consists as three adjoining parcels consisting of 11.84 ac, 2.77 ac and 1.02 ac, comprising a total acreage of 15.62 acres. An existing single-family residence exists on the 1.02 ac parcel which fronts on NYS Route 6, the remaining parcels are undeveloped.

Land cover is mostly wooded with a small portion of impervious surface and lawn area associated with the existing residence. A wetland buffer associated with NYSDEC wetland ML-10 exists along the western property line. There is no proposed disturbance within the 100' regulated buffer area.

The proposed development plans consist of a 73-unit townhouse development, construction of associated roadway and parking infrastructure, closed piping drainage conveyance systems and stormwater treatment facilities. The proposed townhouses will be served by sewer collection and water distribution systems which will be owned by the Town of Somers Sewer District No. 1 and the Town of Somers Consolidated Water District No.1 respectively.

---

Enter the total project site acreage, the acreage to be disturbed, and the future impervious area (acreage) within the disturbed area, rounded to the nearest tenth of an acre.

**19. Total Site Area (acres)**

15.6

**20. Total Area to be Disturbed (acres)**

13.4

**21. Existing Impervious Area to be Disturbed (acres)**

0.1

**22. Future Impervious Area Within Disturbed Area (acres)**

6.0

**Nature of the project:**

Redevelopment with increase in impervious area

**23. Do you plan to disturb more than 5 acres of soil at any one time?**

No

---

**24. Indicate the percentage (%) of each Hydrologic Soil Group(HSG) at the site.**

**A (%)**

0

**B (%)**

0

**C (%)**

98

**D (%)**

2

**25. Enter the planned start and end dates of the disturbance activities.**

**Start Date**

06/01/2026

**End Date**

06/01/2030

**26. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.**

Muscot River, Upper, and tribs - 1302-0050

**27. Type of waterbody identified in question 26?**

River Off Site

**28. Has the surface waterbody in question 26 been identified as a 303(d) segment in Appendix D of GP-0-25-001?**

No

**29. Is this project located in one of the Watersheds identified in Appendix C of GP-0-25-001?**

Yes

**30. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?**

No

**31. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?**

No

**32. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?**

No

**33. Is this property owned by a state authority, state agency, federal government or local government?**

No

## **Required SWPPP Components**

### **General SWPPP Requirements**

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**34. Has a SWPPP been developed in conformance with the requirements in Part III. of GP-0-25-001?**

Yes

**35. Does the SWPPP demonstrate consideration of the future physical risks due to climate change pursuant to the CRRA, 6 NYCRR Part 490, and associated guidance per Part III.A.2. of GP-0-25-001?**

Yes

**36. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?**

Yes

**37. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the NYS Stormwater Management Design Manual?**

Yes

**37.a. Which version of the NYS Stormwater Management Design Manual was used to develop the SWPPP?**

2024

### **SWPPP Preparer**

---

**39. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:**  
Professional Engineer (P.E.)

**40. Name of the person who prepared the SWPPP**  
TIMOTHY S. ALLEN, P.E.

**41. SWPPP Preparer Organization Name**  
BIBBO ASSOCIATES ENGINEERING, P.C.

**42. SWPPP Preparer Contact Information**

First and Last Name	Phone	E-mail
TIMOTHY S. ALLEN	(914) 277-5805	tallen@bibboassociates.com

**43. SWPPP Preparer Address**

293 ROUTE 100  
 SUITE 203  
 SOMERS, NY 10589

**Download SWPPP Preparer Certification Form**

Please take the following steps to prepare and upload your preparer certification form:

- 1) Click on the link below to download a blank certification form
- 2) The certified SWPPP preparer should sign this form
- 3) Upload the completed form

[Download SWPPP Preparer Certification Form](#)

**44. Please upload the SWPPP Preparer Certification**

NONE PROVIDED

**Comment**

NONE PROVIDED

**44.a. Has the SWPPP Preparer Certification Form been signed by the SWPPP preparer in accordance with Part VII.J of GP-0-25-001?**

NONE PROVIDED

**Erosion & Sediment Control Criteria**

**45. Has a construction sequence schedule for the planned management practices been prepared?**

Yes

**Post-Construction Criteria**

**Site Planning and Soil Restoration**

**46. Identify all site planning practices that were used to prepare the final site plan/layout for the project.**

Preservation of Buffers

Reduction of Clearing and Grading

**47. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6 ("Soil Restoration") of the Design Manual.**

All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).

**Water Quality Criteria**

**49. Water Quality Sizing Criteria**

Total WQv required (acre-feet)	Total RRv provided (acre-feet)	Minimum RRv (acre-feet)	Total WQv provided (acre-feet)	Sum of RRv and WQv provided
1.884	1.884			1.884

**Water Quantity Criteria**

---

**50. Per Section 9.2.1.C.VI and VII of the 2024 Design Manual, is there 0% change to hydrology that increases the discharge rate and volume from the project site?**

No

**51. Does one of the waiver conditions apply to the channel protection for this construction activity?**

Yes

**51.a. The need to provide channel protection has been waived because:**

Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems.

**52. Does one of the waiver conditions apply to the Qp and Qf for this construction activity?**

No

**Overbank Flood Control Criteria (Qp)**

**52.b.i. Pre-Development (CFS)**

40.86

**52.b.ii. Post-Development (CFS)**

20.48

**Total Extreme Flood Control Criteria (Qf)**

**52.b.iii. Pre-Development (CFS)**

91.13

**52.b.iv. Post-Development (CFS)**

61.64

**Operation and Maintenance**

---

**53. Has a long-term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?**

Yes

**53.a. Identify the entity responsible for the long-term Operation and Maintenance.**

Town of Somers & HOA

**Post-Construction SMP Identification**

---

**54. Post-Construction RR Techniques and Standard SMPs**

<b>RR Techniques and SMPs</b>	<b>Contributing Impervious Area (acres)</b>	<b>Total Contributing Area (acres)</b>
Infiltration Basin (I-2)	15.6	

**55. Alternative SMPs**

<b>Type of Alternative SMP</b>	<b>Manufacturer of the Alternative SMP</b>	<b>Name of the Alternative SMP</b>	<b>Contributing Impervious Area (acres)</b>
NONE PROVIDED	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED

## Other Permits

**56. Identify other permits, existing and new, that are required for this project/facility.**

None

**57. Is this NOI for a change in owner/operator per Part I.G.?**

No

## MS4 SWPPP Acceptance

**59. Will the construction activities be within the municipal boundary(ies) of Traditional Land Use Control MS4 Operator(s) and discharge to the MS4(s)?**

Yes

**59.a. Which form is required per Part I.D.2.b.ii.?**

MS4 SWPPP Acceptance Form

### **MS4 SWPPP Acceptance Form Download**

Download the MS4 SWPPP Acceptance Form from the link below.

[MS4 SWPPP Acceptance Form](#)

**60. MS4 Acceptance or No Jurisdiction Form Upload**

NONE PROVIDED

**Comment**

NONE PROVIDED

**60.a. Has the form been signed by the principal executive officer or ranking elected official—or duly authorized representative of that person—in accordance with Part VII.J. and submitted along with this NOI?**

NONE PROVIDED

## Owner/Operator Certification

### **Owner/Operator Certification Form Download**

Download the Owner/Operator Certification Form by clicking the link below.

[Owner/Operator Certification Form](#)

**61. Upload Owner/Operator Certification Form**

NONE PROVIDED

**Comment**

NONE PROVIDED

**61.a. Has the Owner/Operator Certification Form from Appendix J been signed by the owner/operator, or a representative of the owner/operator in accordance with Part VII.J of GP-0-25-001 and uploaded to the eNOI?**

NONE PROVIDED

## Additional Project Information

**62. Enter any additional pertinent project information in the text box below.**

NONE PROVIDED

## Status History

---

	User	Processing Status
1/22/2026 3:11:07 PM	Michele Eberle	Draft

## Processing Steps

---

Step Name	Assigned To/Completed By	Date Completed
Form Submitted		
Issue SPDES Permit ID	Daniel von Schilgen	

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FEB 24 2026

PLANNING & ENGINEERING  
TOWN OF SOMERS



Department of  
Environmental  
Conservation

## MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

### SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

#### I. Project Owner/Operator Information

1. Owner/Operator Name: NORTH EDGE REALTY CORP.  
2. Contact Person: GUS BONIELLO  
3. Street Address: 48 WOOD ST.  
4. City/State/Zip: KATONAH, NY 10536

#### II. Project Site Information

5. Project/Site Name: THE NORTH EDGE AT SOMERS  
6. Street Address: 39, 43 & 45 ROUTE 6  
7. City/State/Zip: YORKTOWN HEIGHTS, NY 10598

#### III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information

8. SWPPP Reviewed by:  
9. Title/Position:  
10. Date Final SWPPP Reviewed and Accepted:

#### IV. Regulated MS4 Information

11. Name of MS4 Operator:  
12. MS4 SPDES Permit Identification Number: NYR20A  
13. Street Address:  
14. City/State/Zip:  
15. Telephone Number:

**MS4 SWPPP Acceptance Form - continued**

**V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative**

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP).  
Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name<sup>1</sup>:

Title/Position:

Signature:

Date:

**VI. Additional Information**

<sup>1</sup> Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

OPEN SPACE COMMITTEE

Telephone  
(914) 277-5582  
Fax  
(914) 277-3790

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

SOMERS TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589

MICHAEL BARNHART  
CHAIRMAN



RECEIVED

FEB 09 2026

**MEMO TO:** Planning Board

**PLANNING & ENGINEERING  
TOWN OF SOMERS**

**FROM:** Open Space Committee

**RE:** North Edge

**DATE:** February 9, 2026

At our monthly meeting on February 5, 2026, the Committee reviewed and discussed an application received from the Planning Board for North Edge.

This property is adjacent to NYSDEP property through which flows the Muscoot River. While the property isn't particularly sensitive, it lies adjacent to important habitat. It also appears to be wooded, but because there is no existing conditions site plan, the Committee does not know the extent of forestation.

Hence, the following species may occur on the property that are federally and NYS listed: northern long-eared bat (federally and NYS endangered), wood turtle (NYS special concern), woodland box turtle (NYS special concern). There may well be others, but these immediately stood out as the Open Space Committee has expressed concern for their protection in written comments regarding other site proposals in this area, as well as in the Town as a whole. The Committee will certainly want to time tree removals to minimize impact on the bat population.

The omissions of these species also would indicate that the Full EAF is incorrect regarding items o, p, and possibly q (if there is fishing at that location in the Muscoot) for section E2.

The Committee also wants to see a tree inventory and removal plan, with species and dbh indicated, and will also want to review details of the storm water plans as well as matters such as curbing, erosion controls, inlet gratings and their apertures. None of that appears to have been prepared or submitted to date



**Rohit T. Aggarwala**  
Commissioner

**Paul V. Rush, P.E.**  
Deputy Commissioner  
Bureau of Water Supply  
[prush@dep.nyc.gov](mailto:prush@dep.nyc.gov)

465 Columbus Avenue  
Valhalla, NY 10595  
T: (845) 340-7800  
F: (845) 334-7175

February 9, 2026

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FEB 09 2026

PLANNING & ENGINEERING  
TOWN OF SOMERS

Timothy S. Allen, P.E.  
Bibbo Associates, LLP  
293 Route 100, Suite 203  
Somers, NY 10589

Via email: [tallen@bibboassociates.com](mailto:tallen@bibboassociates.com)

Re: North Edge Realty Corporation - SWPPP  
29, 43 & 45 Route 6, (T) Somers  
Tax Map ID #: 4.19-2-2, -3 & -4  
Amawalk Reservoir Drainage Basin  
DEP Log #: 2023-AM-0744-SP.1

Dear Mr. Allen:

The New York City Environmental Protection (DEP) has determined that the above referenced application is *incomplete*. Please be advised that the following information is required before DEP can commence its review.

**A. General Requirements**

1. Provide draft, completed copies of the Notice of Intent to be submitted to New York State Department of Environmental Conservation (DEC) and the MS4 Acceptance form.
2. Provide a valid DEC-certified wetlands map confirming the boundary of the DEC-regulated wetland, ML-10.

**B. Project Description**

1. Please indicate the status of all permits/approvals required from DEP and other agencies. If an application has not yet been submitted, please indicate as such on the table.
2. Provide a list of enforcement actions commenced against the applicant for any alleged violations of law related to the site or the activity for which approval is sought that has commenced during the five (5) years preceding the application. If none exist, please indicate in the SWPPP narrative.
3. Provide a description and location of any stormwater discharges associated with industrial activities other than construction. If none exist, please indicate in the SWPPP narrative.

4. Describe the impacts, if any, of the development on the downgradient wetland and watercourse. For instance, Section 2.6 of the report shows significant reductions (88% decrease in runoff volume during the 10 year storm) in stormwater runoff volumes at Design Line 2. Justify how this reduction in runoff volume will not adversely impact the health of the wetland or watercourse. In accordance with Section 18-39(c)(5)(i) of the *Watershed Regulations*, to the maximum extent practicable, the SWPPPP shall be designed to maintain volumes of flow at design points at pre-construction levels.
5. The design proposes to discharge runoff towards the DEC-regulated wetland and watercourse. Provide a description of the downstream receptor of the watercourse.
6. The total area draining to Design Lines 1 and 2 are significantly impacted by the development. In accordance with Section 18-39(c)(5)(i) of the *Watershed Regulations*, to the maximum extent practicable, the SWPPPP shall be designed to minimize alteration of the existing drainage areas. The SWPPP narrative should acknowledge that the drainage areas discharging to each design line has been significantly altered and justify all attempts to maintain existing drainage areas. A statement regarding the impacts of the change in drainage areas should be provided in the narrative.
7. Provide, as an appendix to the report, a draft legally binding and enforceable maintenance agreement that will be implemented to designate maintenance responsibilities of all stormwater management structures and practices located on the site, including a list of responsible parties and their contact information and a copy of the long-term maintenance schedule.
8. Review the grading and defined drainage area boundaries of Subcatchments of 2.1S and 3.1S and assess the potential for runoff from Mahopac Avenue to drain into catch basins CB 1 and CB 2. Provide additional spot elevations, as necessary, to demonstrate that runoff from the western portion of Mahopac Avenue will not be intercepted by these catch basins.
9. The SWPPP narrative indicates that the design proposes porous patios and sizing calculations considers these areas as pervious surfaces. Provide documentation and construction details for this surfacing material demonstrating the material would meet DEP's definition of a pervious material.
10. A detail is provided for GrassPave2 on Drawing D-1. However, this surfacing material is not called out on any plans. Provide a callout on the Layout Plan where this surfacing material is to be utilized. Include the O&M manual for this product as an appendix to the report and include it in the long-term maintenance plan.

#### **C. Post-Construction Stormwater Management Practice Design and Layout**

1. Specify whether the stormwater management practices (SMPs) were designed in accordance with the *NYS Stormwater Management Design Manual* dated January 2015

("2015 DM") or July 2024 ("2024 DM"). The narrative should include a statement whether the design requires any deviations from the 2015 DM. Please identify and justify any deviations. Most notably, the design does not appear to provide for bypass of excess runoff from larger storms (10- & 100-year storms) away from the infiltration basin. The 2015 DM requires that off-line infiltration systems are provided with an upstream flow splitter to allow for the bypass of excess runoff during larger storms. This deviation from the 2015 DM must be identified and justified.

2. The design does not provide for the capture and treatment of runoff from the new impervious area (driveway apron) within Subcatchment 3.2S. Provide a standard stormwater management practice or reduce the runoff from this area through the use of a green infrastructure practice.
3. Provide pipe sizing calculations demonstrating that all closed conveyances are sized appropriately to convey, at a minimum, the 10-year, 24-hour storm flow (Section 18-39(c)(2) of the *Watershed Regulations*).
4. Similarly, provide sizing calculations for all grass swales. Callout locations of grass swales on the Grading Plans.
5. Provide a cross section for each infiltration basin and callout the elevations of the basin bottom and berm, peak water elevations for the 1-, 10- and 100-year storms and inlet and outlet structures and piping.
6. Provide a copy of the current ETV, TAPE, or TARP (primarily New Jersey Corporation for Advanced Technology) verification or certification document for the proposed hydrodynamic separator demonstrating that the design provides for an appropriately sized pre-treatment manufactured treatment device.

#### **D. Erosion and Sediment Control and Construction Sequence**

1. Specify on the Erosion Control Plan notes:
  - a. The Qualified Inspector shall conduct at least two (2) inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.
  - b. Include general requirements for when construction activities will disturb greater than five (5) acres of soil at any one time.
  - c. Include the winter stabilization measures.
2. The design proposes to utilize the infiltration basins as temporary sediment basins, which is not generally recommended. Please describe how the condition of the soils in the infiltration basin will be assessed during conversion and measures to be taken if determined to be adversely impacted during construction.

3. Show the drainage area boundaries for each sediment basin on each phasing plan, as appropriate.
4. Provide, in tabular format, an inspection and maintenance checklist for all temporary erosion and sediment control devices, on the plans.

The review of your application will not commence until the DEP receives the necessary information and determines that the application is complete. The DEP will notify you within 10 days of its receipt of the additional information requested above as to the completeness of your application. Failure to submit information to the DEP or to follow DEP procedures is sufficient grounds to deny approval, pursuant to Section 18-23(b)(3).

If you have any questions, I can be reached at (914) 749-5441 or [mng@dep.nyc.gov](mailto:mng@dep.nyc.gov).

Sincerely,



Melissa Ng  
Supervisor, EOH Project Review Group  
Regulatory & Engineering Programs

c: North Edge Realty Corp (Owner/Applicant) – [gtboniello@aol.com](mailto:gtboniello@aol.com)  
Town of Somers Engineering – [wgetting@somersny.com](mailto:wgetting@somersny.com)  
Town of Somers Planning – [directorofplanning@somersny.com](mailto:directorofplanning@somersny.com)  
Matthew Giannetta, CPSWQ (DEP)

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## MEMORANDUM

RECEIVED

MAR - 3 2026

PLANNING & ENGINEERING  
TOWN OF SOMERS



**TO:** Town of Somers Planning Board  
**CC:** David Smith, Director of Planning  
**FROM:** Steven Robbins, P.E., LEED AP  
**DATE:** March 3, 2026  
**RE:** 2 Hageman Court  
Site Plan Application Review  
TM: 48.09-1-14

---

### GENERAL

The purpose of this memorandum is to provide a summary of our comments related to our technical review of the Site Plan Application that was submitted for 2 Hageman Court, in the Town of Somers, New York.

The Applicant is proposing the construction of a 3,020 square foot single family house with associated landscaping, and amenities. The project site is located within the East of Hudson watershed. The proposed development of this site will cause less than one (1) acre of disturbance.

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 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, RE: Proposed Residence @ 2 Hageman Court, prepared by Rick Bohlander, PE, dated February 26, 2026.
- Stormwater Pollution Prevention Plan, prepared by Frederick Bohlander, PE, dated January 23, 2026.
- Drawings prepared by Frederick Bohlander, P.E., including:

Sheet Number	Sheet Name	Dated	Revisions
C-000	Cover Sheet	11/27/2023	01/23/2026
C-100	Site Existing Conditions Map	10/24/2022	01/23/2026
C-200	Site Layout Plan	11/27/2023	01/23/2026
C-300	Site Grading, Utilities, Sediment & Erosion Control Plan	11/27/2023	01/23/2026
C-900	Site Detail Sheet	02/03/2023	01/23/2026
C-901	Site Detail Sheet	02/03/2023	01/23/2026
C-902	Site Detail Sheet	02/03/2023	01/23/2026
C-903	Site Detail Sheet	02/03/2023	01/23/2026
C-904	Site Detail Sheet	02/03/2023	02/25/2026

**PERMITS AND APPROVALS REQUIRED**

- 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
- 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
- NYCDEP SWPPP Approval (If determined to be required)

**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**. It should be noted



that further comments will be provided upon technical review of the submitted information.

1. *The Applicant shall confirm the limits of disturbance on the plans encompass all proposed work, including erosion control practices. **Addressed.***
2. *The Applicant shall prepare an acceptable Stormwater Pollution Prevention Plan (SWPPP) that includes erosion and sediment controls consistent with the requirements of Section 93-6(A)(1) of the Town Code. The project will also be required to obtain construction coverage under the NYSDEC SPDES General Permit as the project is in the East of Hudson watershed and will disturb greater than 5,000 SF. The SWPPP must address supplementary criteria specified by the SPDES General Permit. **Addressed.***
3. *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.***
4. *As the site naturally drains towards the southern boundary line (and therefore towards adjacent property owners), the Applicant shall demonstrate how stormwater will be managed at the site to maintain or improve from pre-development conditions. **Addressed.***
5. *The Applicant shall provide Signed and sealed deep hole tests and percolation test results for the proposed infiltration system location. **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 system. **Addressed.***
8. *The Applicant shall provide top of wall and bottom of wall elevations for the proposed retaining walls. **Addressed.***
9. *The Applicant shall confirm no structural loads will be placed on the proposed underground infiltration system from the adjacent retaining wall foundations. **Addressed.***
10. *The Applicant shall indicate the connection for the proposed water service on Sheet C-300. **Addressed.***
11. *The Applicant has provided an Erosion and Sediment Control (E&SC) plan. The plan shall include all proposed temporary E&SC practices, as well as maintenance and inspection procedures of all proposed E&SC measures per the*



requirements of the NYS Standards and Specifications for Erosion and Sediment Control dated November 2016. The Applicant shall provide the following in the site plans:

- a. Concrete washout area. **Addressed.**
  - b. Construction equipment staging area. **Addressed.**
12. The Applicant shall provide a site or landscaping plan that indicates which existing trees are proposed to be protected and removed during development. **Addressed.**
  13. The Applicant shall indicate how the proposed disturbance within slopes steeper than 15% will be protected from erosion during construction. **Addressed.**
  14. The Applicant shall provide a steep slopes gradient map to indicate how the proposed work may impact the Town's regulated steep slopes. The map shall indicate areas with slope gradient less than 15%, between 15-25%, and greater than 25%. **Addressed.**
  15. The provided plans depict that a new groundwater supply well and on-site subsurface sewage treatment area (septic field) will be constructed to provide wastewater disposal for the proposed lot. The following comments relate to the proposed septic fields:
    - a. Applicant shall provide documentation of final Westchester County Department of Health WCDOH Construction Approvals for the proposed site septic systems prior to issuance of a Building Permit. **Addressed.**
    - b. Show the installation of construction fence or an alternative barrier surrounding the footprint of proposed expansion area area during construction. **Addressed.**
  16. 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.**
  17. 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.**
  18. The Applicant shall provide a contractor certification statement. **Addressed.**
  19. The Applicant shall provide inlet protection for all drain inlets (including trench drains) and indicate on erosion & sediment control plans. **Addressed.**
  20. The Applicant proposes an underground infiltration system behind the property. The following comments pertain to the system:
    - a. The Applicant is proposing a well within 100' of the system. According to the SMDM, underground infiltration systems shall have a minimum



*horizontal separation of 100' from a water supply/well reservoir. Please update the plans accordingly. **Partially Addressed. The Applicant demonstrates a setback of more than 100' for the septic system, but the plans show the infiltration system is still slightly within 100' of the proposed well. Please update the plans accordingly.***

- b. *The Applicant shall provide construction fencing around the location of the proposed system. **Addressed.***
  - c. *The Applicant shall provide pretreatment upstream of the proposed infiltration system. **Addressed.***
21. *The Applicant is proposing additional retaining walls (4,700 SF) in areas of steep slopes. Please demonstrate how the additional impervious area was factored into the SWPPP. **Addressed.***
22. *The Applicant proposes an end section exiting the infiltration system to a steep slope area. The Applicant shall provide velocity calculations and provide an outlet protection detail that reduces the potential of erosion downstream of the end section. **Addressed.***
23. *The Applicant shall clearly indicate and differentiate the existing contours and proposed contours. The existing vs. proposed grading surrounding the retaining walls is unclear as currently shown on C-300. **Addressed.***

Please find enclosed the following additional comments from the February 26<sup>th</sup>, 2026 submittal:

- 24. The SWPPP narrative and HydroCAD report different proposed total and new impervious areas. The Applicant shall clarify these values for consistency.
- 25. The Applicant claims vegetated swales will be used as a permanent control measures in the SWPPP. Please provide a callout and detail of the proposed swale on the plan set.
- 26. I-2 (infiltration basin) is listed as a permanent control measure instead of I-4 (underground infiltration system) in the SWPPP narrative. The Applicant shall revise the narrative with the proposed infiltration practice.
- 27. The Applicant provided existing drainage area (EDA) and proposed drainage area (PDA) plans as part of the SWPPP. The drainage area boundaries shall be clearly defined within the EDA and PDA, please update the plans accordingly.

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.

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## MEMORANDUM

**RECEIVED**

**TO:** Town of Somers Planning Board  
**CC:** David Smith, Director of Planning  
**FROM:** Steven Robbins, P.E., LEED AP  
**DATE:** February 24, 2026  
**RE:** 2 Hageman Court  
Site Plan Application Review  
TM: 48.09-1-14

**FEB 24 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 that was submitted for 2 Hageman Court, in the Town of Somers, New York.

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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 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, RE: Proposed Residence @ 2 Hageman Court, prepared by Rick Bohlander, PE, dated January 23, 2026.
- Stormwater Pollution Prevention Plan, prepared by Frederick Bohlander, PE, dated January 23, 2024.
- Westchester County Department of Health Construction Approval Application, dated December 17, 2025.
- Westchester County Department of Health Approved House Plans, dated December 17, 2025.
- Westchester County Department of Health Approved Septic Plans, dated December 17, 2025.
- Drawings prepared by Frederick Bohlander, P.E., including:

Sheet Number	Sheet Name	Dated	Revisions
C-000	Cover Sheet	11/27/2023	01/23/2026
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C-901	Site Detail Sheet	02/03/2023	01/23/2026
C-902	Site Detail Sheet	02/03/2023	01/23/2026
C-903	Site Detail Sheet	02/03/2023	01/23/2026
C-904	Site Detail Sheet	02/03/2023	01/23/2024

**PERMITS AND APPROVALS REQUIRED**

- 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
- 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
- NYCDEP SWPPP Approval (If determined to be required)

## 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**. It should be noted that further comments will be provided upon technical review of the submitted information.

1. The Applicant shall confirm the limits of disturbance on the plans encompass all proposed work, including erosion control practices. **Addressed.**
2. The Applicant shall prepare an acceptable Stormwater Pollution Prevention Plan (SWPPP) that includes erosion and sediment controls consistent with the requirements of Section 93-6(A)(1) of the Town Code. The project will also be required to obtain construction coverage under the NYSDEC SPDES General Permit as the project is in the East of Hudson watershed and will disturb greater than 5,000 SF. The SWPPP must address supplementary criteria specified by the SPDES General Permit. **Not Addressed. The Applicant shall provide a SWPPP that provides all supporting documentation.**
3. 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.**
4. As the site naturally drains towards the southern boundary line (and therefore towards adjacent property owners), the Applicant shall demonstrate how stormwater will be managed at the site to maintain or improve from pre-development conditions.
5. The Applicant shall provide Signed and sealed deep hole tests and percolation test results for the proposed infiltration system location. **Partially Addressed. The Applicant provided the tests results of the deep hole and percolations tests on Sheet C-300, however, a SWPPP is still required to confirm the calculations of the one proposed infiltration system.**
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 system. **Not Addressed. The**



**Applicant shall revise the system to meet minimum cover requirements for the proposed chamber system, per the construction detail on Sheet C-901.**

8. The Applicant shall provide top of wall and bottom of wall elevations for the proposed retaining walls. **Addressed.**
9. The Applicant shall confirm no structural loads will be placed on the proposed underground infiltration system from the adjacent retaining wall foundations. **Addressed.**
10. The Applicant shall indicate the connection for the proposed water service on Sheet C-300. **Addressed.**
11. The Applicant has provided an Erosion and Sediment Control (E&SC) plan. The plan shall include all proposed temporary E&SC practices, as well as maintenance and inspection procedures of all proposed E&SC measures per the requirements of the NYS Standards and Specifications for Erosion and Sediment Control dated November 2016. The Applicant shall provide the following in the site plans: **Addressed.**
  - a. Concrete washout area
  - b. Construction equipment staging area
12. The Applicant shall provide a site or landscaping plan that indicates which existing trees are proposed to be protected and removed during development. **Addressed.**
13. The Applicant shall indicate how the proposed disturbance within slopes steeper than 15% will be protected from erosion during construction. **Addressed.**
14. The Applicant shall provide a steep slopes gradient map to indicate how the proposed work may impact the Town's regulated steep slopes. The map shall indicate areas with slope gradient less than 15%, between 15-25%, and greater than 25%. **Addressed.**
15. The provided plans depict that a new groundwater supply well and on-site subsurface sewage treatment area (septic field) will be constructed to provide wastewater disposal for the proposed lot. The following comments relate to the proposed septic fields:
  - a. Applicant shall provide documentation of final Westchester County Department of Health WCDOH Construction Approvals for the proposed site septic systems prior to issuance of a Building Permit. **Addressed.**



- b. Show the installation of construction fence or an alternative barrier surrounding the footprint of proposed expansion area during construction. **Addressed.**

16. 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.**

17. 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.**

18. The Applicant shall provide a contractor certification statement. **Addressed.**

Please find enclosed the following additional comments from the January 23<sup>rd</sup>, 2024 submittal:

19. The Applicant shall provide inlet protection for all drain inlets (including trench drains) and indicate on erosion & sediment control plans. **Addressed.**

Please find enclosed the following additional comments from the January 23<sup>rd</sup>, 2026 submittal:

20. The Applicant proposes an underground infiltration system behind the property. The following comments pertain to the system:

- a. The Applicant is proposing a well within 100' of the system. According to the SMDM, underground infiltration systems shall have a minimum horizontal separation of 100' from a water supply/well reservoir. Please update the plans accordingly.
- b. The Applicant shall provide construction fencing around the location of the proposed system.
- c. The Applicant shall provide pretreatment upstream of the proposed infiltration system.

21. The Applicant is proposing additional retaining walls (4,700 SF) in areas of steep slopes. Please demonstrate how the additional impervious area was factored into the SWPPP.

22. The Applicant proposes an end section exiting the infiltration system to a steep slope area. The Applicant shall provide velocity calculations and provide an outlet protection detail that reduces the potential of erosion downstream of the end section.

23. The Applicant shall clearly indicate and differentiate the existing contours and proposed contours. The existing vs. proposed grading surrounding the retaining walls is unclear as currently shown on C-300.

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.



February 26, 2026

Ms. Vicky Gannon, Planning Board Chair  
Town of Somers Planning & Engineering Department  
335 US-202  
Somers, New York 10589

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

RECEIVED

FEB 27 2026

PLANNING & ENGINEERING  
TOWN OF SOMERS

**Responses to Comments Outlined in the Memorandum prepared by Mr. Steve Robbins of Woodard & Curran, dated February 24, 2026:**

Dear Ms. Gannon:

In response to comments outlined in the memorandum prepared by Mr. Steve Robbins of Woodard & Curran, dated February 24, 2026, please find the attached updated drawings and documents:

To assist in your review of the revised drawings and documents, we are pleased to provide the following, which restates the items from the above-mentioned memorandum, followed by our responses.

Item #2:

*The Applicant shall provide a SWPPP that provides all supporting documentation.*

Response No. 2

An updated SWPPP has been provided for the new project. It should also be noted that since it was approved, New York State has adopted a new SPDES General Permit and the SWPPP has been updated to account for this new General Permit.

Item #4:

As the site naturally drains towards the southern boundary line (and therefore towards adjacent property owners), the Applicant shall demonstrate how stormwater will be managed at the site to maintain or improve from pre-development conditions.

Response No. 4

The updated SWPPP shows improvements in both water quality and water quantity in proposed conditions as compared to existing conditions. It should be noted that runoff draining towards Hageman Court is and still will be conveyed towards the wetland area designated in the SWPPP as Design Point #1. The roadway is crowned and curbed to convey this runoff towards existing drain inlets that empty into this wetland.

Item #5:

*The Applicant provided the tests results of the deep hole and percolations tests on Sheet C-300, however, a SWPPP is still required to confirm the calculations of the one proposed infiltration system.*

Response No. 5

An updated SWPPP has been provided for the new project. It should also be noted that since it was approved, New York State has adopted a new SPDES General Permit and the SWPPP has been updated to account for this new General Permit.

Item #7:

*The Applicant shall revise the system to meet minimum cover requirements for the proposed chamber system, per the construction detail on Sheet C-901.*

Response No. 7

The stormwater infiltration system has been updated to reflect the manufacturers' standards as shown on Sheet C-901.

Item #20:

*The Applicant is proposing a well within 100' of the system. According to the SMDM, underground infiltration systems shall have a minimum horizontal separation of 100' from a water supply/well reservoir. Please update the plans accordingly.*

*The Applicant shall provide construction fencing around the location of the proposed system.*

*The Applicant shall provide pretreatment upstream of the proposed infiltration system.*

Response No. 20

The proposed well location has been updated to provide a 100' separation from both the stormwater infiltration system and the septic system.

Construction fencing is now shown surrounding the proposed stormwater infiltration system.

Pretreatment is now shown just upstream of the infiltration system in the form of a Cultec Stormfilter T-80 unit. A detail has also been provided.

Item #21:

*The Applicant is proposing additional retaining walls (4,700 SF) in areas of steep slopes. Please demonstrate how the additional impervious area was factored into the SWPPP.*

Response No. 21

The SWPPP calculations include all impervious surfaces, including the retaining walls.

Item #22:

*The Applicant proposes an end section exiting the infiltration system to a steep slope area. The Applicant shall provide velocity calculations and provide an outlet protection detail that reduces the potential of erosion downstream of the end section.*

Response No. 22

A detail has been provided for the proposed end section and calculations have been included with this detail.

Item #23:

*The Applicant shall clearly indicate and differentiate the existing contours and proposed contours. The existing vs. proposed grading surrounding the retaining walls is unclear as currently shown on C-300.*

Response No. 23

The proposed contours are now shown in red to help distinguish between proposed and existing contours.

We trust that the above, along with the enclosed documents and drawings, sufficiently address the comments detailed above. In the meantime, should you have any questions or require additional information regarding the information provided above, please do not hesitate to contact our office at 914-907-4692.

Sincerely,

*Rick Bohlander*

Rick Bohlander, PE  
Project Engineer

[https://d.docs.live.net/72152fe43f8870c4/Desktop/Hard drive/RB/Personal/BH-PE/2 Hageman Court^J Somers - Part 2/ItRobbins 02-26-2026.docx](https://d.docs.live.net/72152fe43f8870c4/Desktop/Hard%20drive/RB/Personal/BH-PE/2%20Hageman%20Court%20Somers%20-Part%202/Robbins%2002-26-2026.docx)



February 2, 2026

Town of Somers Planning & Engineering  
Somers Town House  
335 Route 202  
Somers, NY 10589

RE: Morett Pool  
125 Mahopac Avenue (26.08-1-14)

Dear Mr. Smith,

As requested by S. Woelfle in his review letter of June 18, 2025, attached, please find application materials for installation of a residential pool and patio area, with appropriate stormwater management measures, for Kara and Paul Morett, 125 Mahopac Avenue, Granite Springs.

In addition to copy of the Town's initial review letter, with previous SDS as built and 2003 wetland delineation), the following Town requirements are provided herewith:

- Short form EAF including NYSDEC EAF Mapper Summary Report;
- Somers Ch 167 Wetland and Watercourse Protection permit application;
- Somers Ch 93 Stormwater Mgmt & Erosion/Sediment Control permit application;
- Somers Chapter 67 Application Processing Restrictive Law Certification;
- Applicant Acknowledgement;
- Non Corporation Affidavit;
- Map and Parcel listing of all properties within 200' of the Morett parcel.

A sealed, site plan for the Morett Pool project, created by Paul Gdanski, PE, and dated 9/2/25, is also provided. The plan includes a delineated wetland boundary line (delineation performed on July 15, 2025 by Aspen Environmental), and all appropriate stormwater management and erosion/sediment control notes and measures.

To assist in the Town's review, supplemental information is provided, including a recent NYS ortho imagery aerial, site photographs, field data sheets from Aspen's 2025 site delineation and soils information.

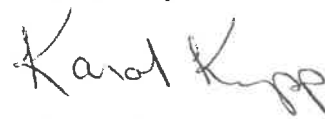
Finally, with the 2025 updated state wetland regulations, the aquatic resources located to the north and west of the proposed activity were identified by NYSDEC on its informational wetland layer of the Environmental Resource Mapper (ERM). Accordingly, Aspen submitted to NYSDEC and following a 100 day review period, NYSDEC indicated that the adjacent wetland is NYS jurisdictional, for reasons which Aspen refutes (letters and maps provided).

None the less, on 1/30/26, Aspen submitted application to NYSDEC for authorization for minor regulated wetland Adjacent Area impact (relevant portions provided here). Response from NYSDEC will be forwarded to the Town as soon as it is received.

Meanwhile, we respectfully request that the Town commence its review of this application and place this project on the Planning Board agenda for the meeting of March 11, 2026.

Should you have any questions, please feel free to contact me or project engineer Paul Gdanski at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Karol Knapp". The signature is written in a cursive style with a large initial 'K'.

Karol Knapp  
President, Aspen Environmental

PLANNING AND ENGINEERING DEPARTMENTS

Telephone  
(914) 277-5366  
Fax  
(914) 277-4093

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

SOMERS TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589  
www.somersny.gov

Steven Woelfle  
Principal Engineering Technician  
swoelfle@somersny.gov



David B. Smith  
Town Planner  
directorofplanning@somersny.gov

June 18, 2025

Kara and Paul Morett  
125 Mahopac Avenue  
Granite Springs, NY 10527

**RE: Environmental Determination**  
**TM: 26.08-1-14**

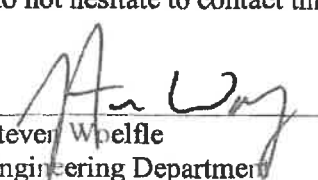
Dear Mr. and Mrs. Morett:

A brief review of the material submitted with the subject determination has revealed a Wetland and Watercourse Protection Permit and a Stormwater Management and Erosion and Sediment Control Permit, administered by the Planning Board, will be required for the installation of the inground pool.

Therefore, a Wetland and Watercourse Protection application and Stormwater Management and Erosion and Sediment Control application, with full engineering drawings, must be submitted prior to the issuance of a Building Permit and any work is initiated. Please visit the following website path to access the applications: <https://www.somersny.com/departments/engineering>.

Furthermore, a NYS Department of Conservation Wetland Permit may be required.

If you have any questions of if I can be of assistance, please do not hesitate to contact this office.

  
Steven Woelfle  
Engineering Department

SW/wg  
cc: Building Inspector

**OFFSET DIMENSIONS**

ITEM	A	B	C
T-1	38'	18.6'	
T-2	47'	18.5'	
FO-3	67'	16'	
OT-4	67'	22.8'	
DB-5	117'	118'	
J-6	120'	116'	
J-7	117'	118'	
J-8	116'	118'	
TE-9	220'	17'	
TE-10	220'	22'	
TE-11	180'	58'	
TE-12	75'	180'	

HOUSE LOCATION AND PROPERTY BOUNDARIES FROM SURVEY PREPARED BY: DONNELLY LAND SURVEYING, PC  
YORKTOWN HEIGHTS, NY

SHEET: 2608 BLOCK: 1 LOT: 14  
FIELD REQUIRED: 300 FT. 24 IN. WIDE TRENCH  
FIELD INSTALLED: 302 FT. 24 IN. WIDE TRENCH

SYSTEM INSTALLED BY:  
LAWTON ADAMS, SCUMERS, NY  
I.C. NO 4

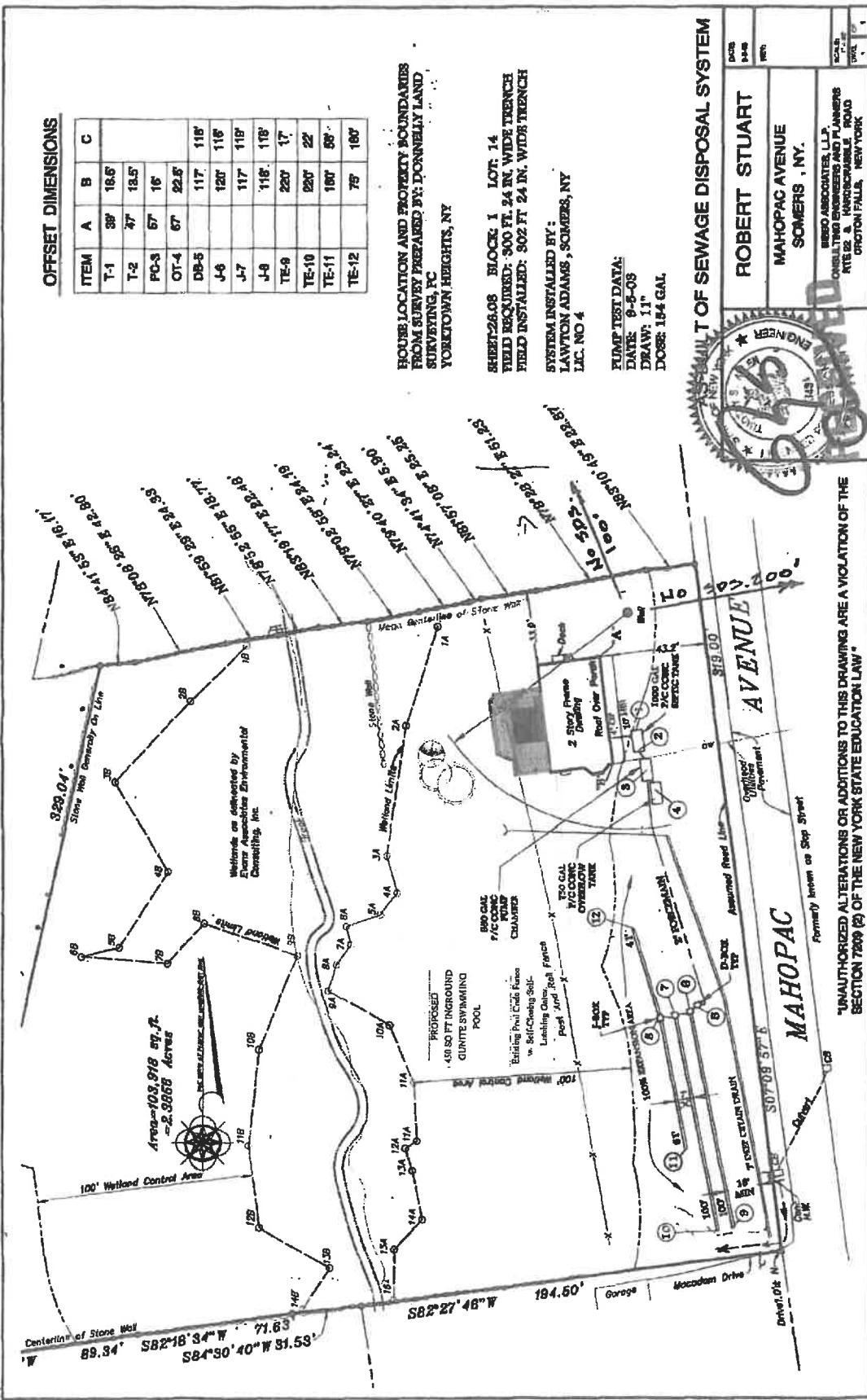
PUMP TEST DATA:  
DATE: 9-8-08  
DRAW: 11"  
DOSE: 154 GAL

PLAN OF SEWAGE DISPOSAL SYSTEM

**ROBERT STUART**  
MAHOPAC AVENUE  
SOMERS, NY.

DESIGN ASSOCIATES, L.L.P.  
CONSULTING ENGINEERS AND PLANNERS  
175 EAST HARTSHORN ROAD  
CROTON FALLS, NEW YORK

DATE: 11/11/08  
SCALE: 1" = 10'



JUN - 9 2025

PLANNING-ENGINEERING  
TOWN OF SOMERS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING ARE A VIOLATION OF THE SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

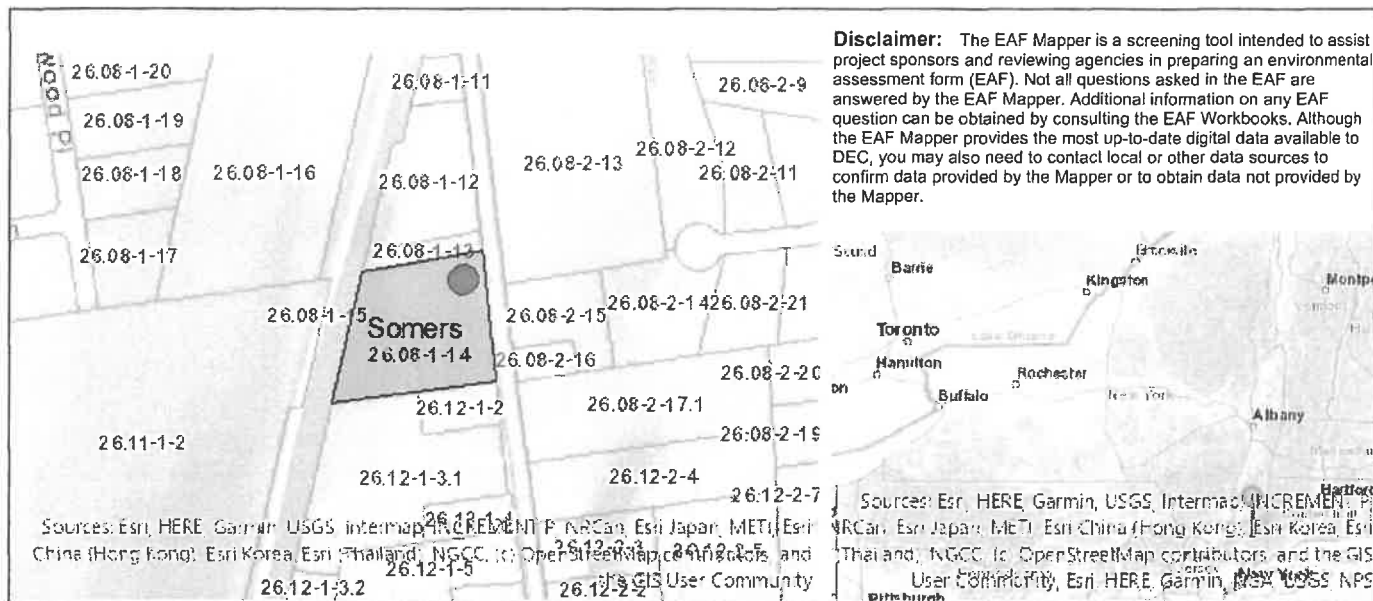
<b>Part 1 – Project and Sponsor Information</b>			
MORETT POOL - PAUL AND KARA MORETT			
Name of Action or Project: MORETT RESIDENCE - IN GROUND POOL AND PATIO ADDITION			
Project Location (describe, and attach a location map): 125 MAHOPAC AVENUE, SOMERS, WESTCHESTER COUNTY, NY			
Brief Description of Proposed Action: ADDITION OF AN INGROUND POOL, PATIO AND STORMWATER MANAGEMENT, AT THE REAR OF THE MORETT SINGLE FAMILY RESIDENCE, AMOUNTING TO 6100 SF OF TOTAL DISTURBANCE. ALL BUT THE PORTION OF THE SITE IMMEDIATELY ADJACENT MAHOPAC AVE LIES WITH THE REGULATED WETLAND ADJACENT AREA (AA). THE PROPOSED POOL PROJECT WILL IMPACT 4770 SF OF AA, THE ENTIRE AREA WHICH CURRENTLY EXISTS AS A FENCED IN AND MAINTAINED LAWN. NO LAND OUTSIDE OF THE REGULATED AREA IS AVAILABLE FOR THE INTENDED PURPOSE AND NO UNDISTURBED BUFFER WILL BE IMPACTED. PERMANENT DISTURBANCE WILL AMOUNT TO 1875 SF FOR THE POOL AND PATIO, PLUS 330 SF FOR THE INFILTRATORS (INDICATED AS TEMP IMPACT ON THE PLAN). TOTAL PERMANENT IMPACT TO THE AA IS 0.050 AC. TEMPORARY IMPACT IS INDICATED TO BE 2895 SF. APPLICATION FOR DISTURBANCE OF STATE REGULATED WETLAND ADJACENT AREA (AA) HAS BEEN SUBMITTED TO NYSDEC; NYSDEC'S RESPONSE WILL BE FORWARDED TOTHE TOWN WHEN RECEIVED.			
Name of Applicant or Sponsor: PAUL & KARA MORETT		Telephone: 914 255 1553 E-Mail: paulnetttara@gmail.com	
Address: 125 MAHOPAC AVENUE			
City/PO: GRANITE SPRINGS		State: NY	Zip Code: 10527
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: T Somers STORMWATER (Ch 93); T Somers WETLAND/WATERCOURSE (Ch 167); NYSDEC GP-0-25-003			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.50 acres	
b. Total acreage to be physically disturbed?		0.14 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.50 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ NO DISTURBANCE TO THE WETLAND BUT ALL WORK WILL OCCUR WITHIN THE 100' ADJACENT AREA OR WETLAND BUFFER. ALL PROPOSED RESIDENTIAL IMPROVEMENTS ARE TO OCCUR WITHIN THE EXISTING PREVIOUSLY DISTURBED AND CURRENTLY MAINTAINED FENCED IN RESIDENTIAL LAWN AREA..				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>KARA MOULT / PAUL MORETT</u> Date: <u>11/5/25</u> Signature: <u>[Handwritten Signature]</u> Title: <u>OWNER</u>		

# EAF Mapper Summary Report

Friday, July 18, 2025 2:26 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

07/18

TOWN OF SOMERS  
WESTCHESTER COUNTY, NEW YORK  
APPLICATION FOR ENVIRONMENTAL PERMIT  
CHAPTER 167 "WETLAND AND WATER COURSE PROTECTION"

APPLICATION FEE:

**Alteration of Wetlands Fee:** \$200 minimum fee plus \$100 per 5,000 S.F. of regulated area or proposed portions thereof to be disturbed.

**Annual Maintenance Permit Renewal Fee:** Administrative Permit: \$25.00, Planning Board Permit: \$75.00

**Stormwater Management and Erosion and Sediment Control Application Fee:** \$100 for disturbances of five thousand (5,000) square feet and/or for the placement or removal of 50 cubic yards of soil, plus \$500 for each additional acre of disturbance.

OWNER: MORETT, Paul & Kara Tel.#: [REDACTED]

Mailing Address: 125 Mahopac Avenue Granite Springs, NY 10527

Email address: [REDACTED]

APPLICANT: same Tel. #: [REDACTED]

Mailing Address: [REDACTED]

Email address: [REDACTED]

State authority: [REDACTED] If other than owner, authorization must be submitted in writing.

PREMISES: Sheet: 26.08 Block: 1 Lot: 14

Situated on the west side of Mahopac Avenue (Street), [REDACTED] feet from the intersection of just south of JILCO (Street)

DESCRIPTION OF WORK AND PURPOSE: Addition of in ground pool, patio, pool and drainage appurtenances

The information listed below shall only relate to the impact within wetland and/or wetland buffer:

SIZE OF ACTIVITY AREA: 6100 sf (0.140 ac.)

Is work proposed in Wetland: NO or Wetland Control Area: YES

Is there an existing house located on the site: Yes

Is pond, lake or detention basin proposed to be cleaned: No

Functions provided by Wetland: habitat, groundwater recharge/discharge

Wetland Expert delineating Wetland: K. Knapp - Aspen Environmental

ESTIMATED QUANTITY OF EARTH WORK:

Excavated material placed as fill: 10 C.Y.

Imported Fill Type: 10 C.Y. Washed stone

PROPOSED STARTING DATE: spring 2026 PROPOSED COMPLETION DATE: summer 2026

PLANS PREPARED BY: Paul Gdanski PE DATED: 9/2/2025

\*\*Plans must be submitted with application.\*\*

LIST OF APPLICABLE COUNTY, STATE, OR FEDERAL PERMITS: Awaiting NYSDEC determination for NYSDEC Freshwater Wetlands permit for regulated Adjacent Area disturbance

LIST OF PROPERTY OWNERS OF RECORD OF LANDS AND CLAIMANTS OF WATER RIGHTS WITHIN 100 FEET OF SUBJECT PROPERTY

NAME	ADDRESS	BLOCK	LOTS
attached sheet			

APPLICANT'S SIGNATURE: [Signature] DATE: 11/5/25  
OWNER'S SIGNATURE: [Signature] DATE: 11/5/25

\*APPLICATION MUST BE ACCOMPANIED WITH A COMPLETED ENVIRONMENTAL ASSESSMENT FORM, COMPLETE PLANS FOR LOT IMPROVEMENTS, AND LOCATION MAP OF WETLANDS AS THEY EXIST IN THE FIELD OR AS SHOWN ON SOMERS ENVIRONMENTAL MAPS.

.....Office Use Only.....

Administrative Permit: \_\_\_\_\_

Planning Board Permit: \_\_\_\_\_

07/18

TOWN OF SOMERS  
WESTCHESTER COUNTY, NEW YORK  
APPLICATION FOR ENVIRONMENTAL PERMIT  
CHAPTER 93 "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL"

APPLICATION FEE: \$100 for disturbances of five thousand (5,000) square feet and/or for the placement or removal of 50 cubic yards of soil, plus \$500 for each additional acre of disturbance.

ENGINEERING INSPECTION FEE: \$100

OWNER: MORETT Paul & Kara Tel.#: 914-486-1303 (P cell)  
Mailing Address: 125 Mahopac Avenue, Granite Springs NY 10527  
Email Address: paul@kara.com

APPLICANT: same Tel. #: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_

State authority: If other than owner, authorization must be submitted in writing \_\_\_\_\_

PREMISES: Sheet: 26.08 Block: 1 Lot: 14

DESCRIPTION OF WORK AND PURPOSE: Addition of in ground pool, patio, pool and drainage appurtenances

SIZE OF ACTIVITY AREA: \_\_\_\_\_ feet by \_\_\_\_\_ feet 6100 sf (0.014 ac)  
(include all construction activity area)

VOLUME OF EXCAVATED MATERIAL: est. 100 CY  
(leave blank if not known)

IN CONJUNCTION WITH:

Wetland Permit: X Steep Slopes Permit: \_\_\_\_\_ Tree Preservation Permit: \_\_\_\_\_  
Site Plan: \_\_\_\_\_ Subdivision: \_\_\_\_\_

PROPOSED STARTING DATE: Spring 2026 PROPOSED COMPLETION DATE: Summer 2026  
PLANS PREPARED BY: Paul Gdanski, P.E. DATED: 9/2/2025

\*\*Plans and copy of Stormwater Pollution Prevention Plan must be submitted with application.\*\*

LIST OF APPLICABLE COUNTY, STATE, OR FEDERAL PERMITS: Awaiting NYSDEC determination  
NYSDEC Freshwater Wetlands permit for disturbance within regulated 100' Adjacent Area

LIST OF PROPERTY OWNERS OF RECORD OF LANDS AND CLAIMANTS OF WATER RIGHTS  
WITHIN 100 FEET OF SUBJECT PROPERTY

NAME	ADDRESS	BLOCK/LOT
See attached		

APPLICANT'S SIGNATURE: *Paul Gdanski* DATE: 11/5/25  
OWNER'S SIGNATURE: *Kara Morett* DATE: 11/5/25

\*APPLICATION MUST BE ACCOMPANIED WITH A COMPLETED ENVIRONMENTAL ASSESSMENT FORM, A VICINITY MAP, A DEVELOPMENT PLAN, EROSION AND SEDIMENT CONTROL PLAN, AND THE PROPOSED PHASING OF DEVELOPMENT OF THE SITE.

.....Office Use Only.....  
Administrative Permit: \_\_\_\_\_  
Planning Board Permit: \_\_\_\_\_

**TOWN OF SOMERS  
WESTCHESTER COUNTY, NEW YORK  
CHAPTER 67 "APPLICATION PROCESSING RESTRICTIVE LAW"**

**CERTIFICATION**

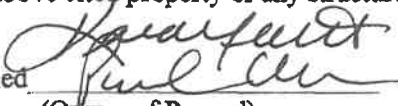
I hereby certify that to the best of my knowledge no outstanding fees are due and owing to the Town of Somers for the following property:

Section 26.08 Block 1 Lot 14

Property Address 125 Mahopac Avenue, Granite Springs NY 10527

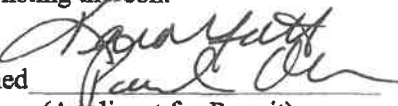
Permit Applying For Wetland and Watercourse Protection  
Stormwater Mangement and Erosion/Sediment Control

Furthermore, I hereby certify that to the best of my knowledge no outstanding violation (as that term is defined for the purposes of the Application Processing Restrictive Law, Paragraph 4D) of local laws or ordinances of the Town of Somers exist with respect to the above cited property or any structure or use existing thereon.

Signed   
(Owner of Record)

KARA MOLETT  
PAUL MORLETT  
(Print Name)

Date 11/5/25

Signed   
(Applicant for Permit)

KARA MORLETT  
PAUL MORLETT  
(Print Name)

Date 11/5/25

**CONFIRMATIONS**

\_\_\_\_\_  
Engineering Department

Date: \_\_\_\_\_

\_\_\_\_\_  
Zoning Enforcement Officer

Date: \_\_\_\_\_

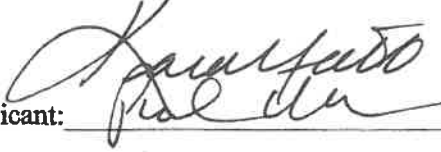
**APPLICANT ACKNOWLEDGEMENT**

By making this application, the undersigned Applicant agrees to permit Town officials and their representatives to conduct on-site inspections in connection with the review of this application.

The applicant also agrees to pay all expenses for the cost of professional review services required for this application, as referred to in §133-1 of the Code of the Town of Somers. As such, an Escrow Account, according to §133-2 of the Code of the Town of Somers, may be required.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant: \_\_\_\_\_



Date: \_\_\_\_\_

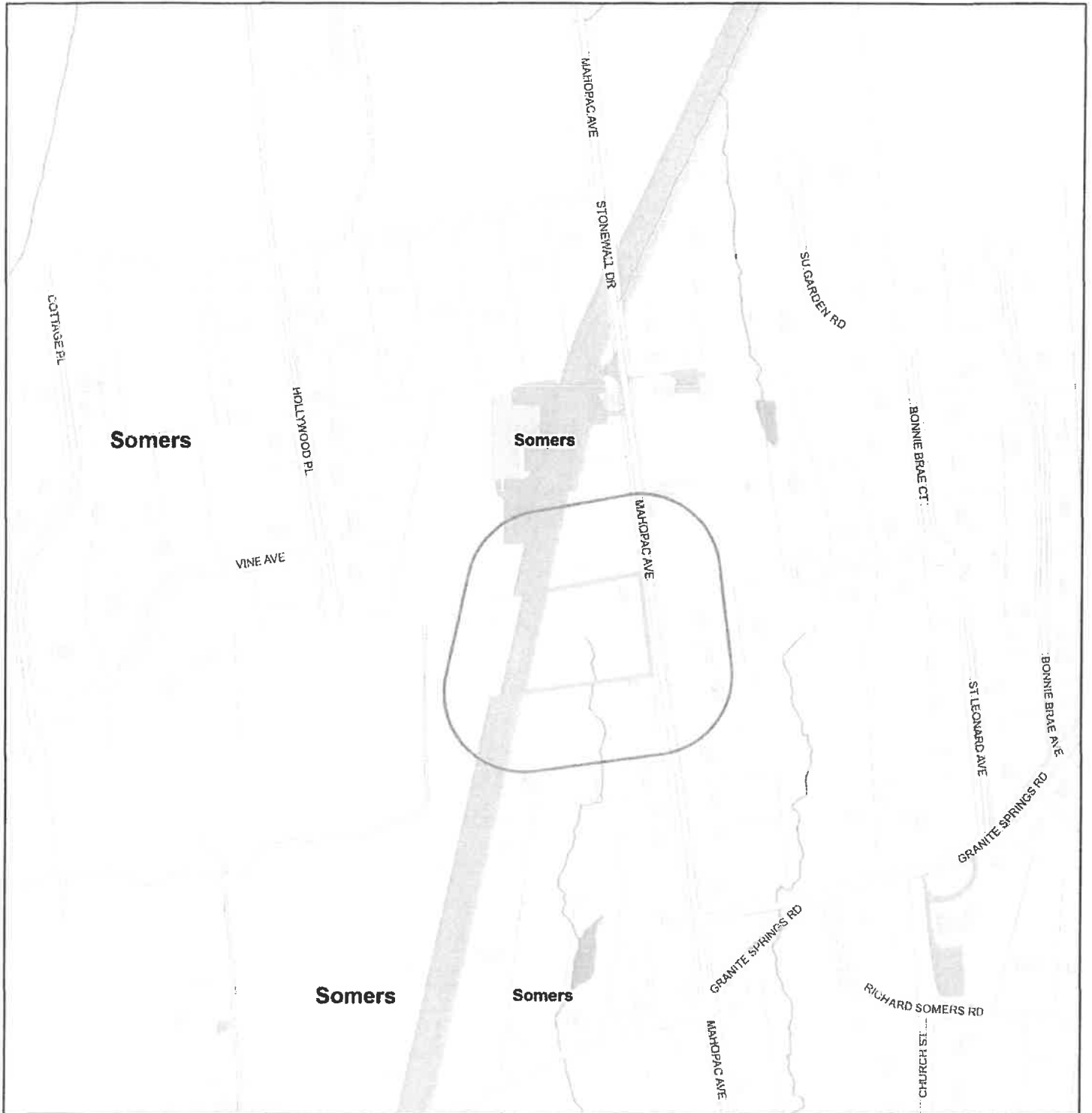
11/5/25

Signature of Property Owner: \_\_\_\_\_  
(if different from applicant)

Date: \_\_\_\_\_



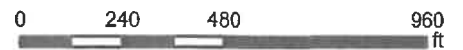
# 125 MAHOPAC AVE. ID: 26.08-1-14 (Somers )



July 14, 2025

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:5,000



**Westchester County GIS**

GIS  
<http://giswww.westchestergov.com>  
Michaelan Office Building  
148 Martine Avenue Rm 214  
White Plains, New York 10601

**Somers Tax Parcel Viewer (Data: 2023)**

Search by owner's name 

MORETT, PAUL & KARA

**Search**

<u>Owner</u>	<u>Prop Address</u>	<u>Printkey</u>
STUART, ROBERT	62 GRANITE SPRINGS RD	26.11-1-2
PASLOW, NICHOLAS &	112 MAHOPAC AVE	26.12-2-4
DOWDALL, EDWARD P	121 MAHOPAC AVE	26.12-1-2
CHRISTOPHER COLUMBUS	118 MAHOPAC AVE	26.08-2-16
JILCO PROPERTIES LLC	135 MAHOPAC AVE	26.08-1-16
STATE OF NEW YORK - RAIL	RAIL BED	26.08-1-15
TRI-STAR GROUP (NY) LLC	122 MAHOPAC AVE	26.08-2-13
MORETT, PAUL & KARA	125 MAHOPAC AVE	26.08-1-14
MOSS, MICHELE	119 MAHOPAC AVE	26.12-1-3.1
JILCO PROPERTIES LLC	129 MAHOPAC AVE	26.08-1-12
SMITH, LOUISE A.	120 MAHOPAC AVE	26.08-2-15
TOWN OF SOMERS	127 MAHOPAC AVE	26.08-1-13
SHEA, DENIS & LISA	116 MAHOPAC AVE	26.08-2-17.1

**Paul & Kara Morett  
Residential Pool and Patio project  
125 Mahopac Avenue**

**Supplemental Information**

(also provided to NYSDEC with wetland AA disturbance application)

Aerial Image of the Morett parcel and work area

Site Photographs

Wetland Delineation Field Data Sheets

Soil Survey information

NYSDEC Positive Jurisdiction letter of 1/9/26 indicating Prior Mapped Wetland  
and Urban Area as reasons for Jurisdiction

NYSDEC Environmental Resource Mapper – all layers  
(Pink is informational wetlands)

NYSDEC ERM Previously Mapped Wetlands

NYSDEC ERM Image of Mahopac Ave. "Urban" area

Transmission and Receipt of NYSDEC Permit Application by Aspen

Landowner and Agent Attestation form

# DISCOVER GIS DATA NY *View, Download, Connect*

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**Morett Pool – 125 Mahopac Avenue**

View Westerly from near Mahopac Avenue at rear yard and wetland in background



View from south fence at proposed pool area



View from west fence at proposed pool area



View from SW end of porch at proposed pool area; wetland beyond existing fence



**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: Morett residence City/County: Somers/Westchester Cty Sampling Date: 7/15/25  
 Applicant/Owner: Paul/Kara Morett State: NY Sampling Point: 8 U  
 Investigator(s): K Knapp - Aspen Environmental Section, Township, Range: 26.08-1-14  
 Landform (hillslope, terrace, etc.): sloping Local relief (concave, convex, none): near level Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): LRR R Lat: 41.312375 Long: -73.761916 Datum: \_\_\_\_\_  
 Soil Map Unit Name: RdB Ridgebury complex NWI classification: none  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: Heavy rainfall (3") the night preceding investigation	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> Primary Indicators (minimum of one is required: check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<b>Secondary Indicators (minimum of two required)</b> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
--	---

<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): <u>16"</u> Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:  
 Immediately on upland side of fence. Area believed to be partially fill - prior grading of hill slope to area just beyond fence is likely.  
 Boring made about 20' north in area nearer proposed work has no evidence of water table or saturation to the same depth (20")

**VEGETATION (Five Strata) – Use scientific names of plants.**

Sampling Point: 8 U

	Absolute % Cover	Dominant Species?	Indicator Status															
<b>Tree Stratum</b> (Plot size: 30' )																		
1. <u>Picea abies - landscaping</u>	20			<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A)  Total Number of Dominant Species Across All Strata: <u>2</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)														
2. _____																		
3. _____																		
4. _____																		
5. _____																		
6. _____																		
20 = Total Cover																		
50% of total cover: <u>0</u>		20% of total cover: <u>1</u>																
<b>Sapling Stratum</b> (Plot size: 15' )																		
1. _____				<b>Prevalence Index worksheet:</b> <table style="width:100%; border:none;"> <tr> <td style="width:50%;"><u>Total % Cover of:</u></td> <td style="width:50%;"><u>Multiply by:</u></td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = _____</td> </tr> <tr> <td>FACW species <u>5</u></td> <td>x 2 = <u>10</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = _____</td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = _____</td> </tr> <tr> <td>UPL species <u>20</u></td> <td>x 5 = <u>100</u></td> </tr> <tr> <td>Column Totals: <u>25</u> (A)</td> <td><u>110</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>4.4</u>	<u>Total % Cover of:</u>	<u>Multiply by:</u>	OBL species <u>0</u>	x 1 = _____	FACW species <u>5</u>	x 2 = <u>10</u>	FAC species <u>0</u>	x 3 = _____	FACU species <u>0</u>	x 4 = _____	UPL species <u>20</u>	x 5 = <u>100</u>	Column Totals: <u>25</u> (A)	<u>110</u> (B)
<u>Total % Cover of:</u>	<u>Multiply by:</u>																	
OBL species <u>0</u>	x 1 = _____																	
FACW species <u>5</u>	x 2 = <u>10</u>																	
FAC species <u>0</u>	x 3 = _____																	
FACU species <u>0</u>	x 4 = _____																	
UPL species <u>20</u>	x 5 = <u>100</u>																	
Column Totals: <u>25</u> (A)	<u>110</u> (B)																	
2. _____																		
3. _____																		
4. _____																		
5. _____																		
6. _____																		
0 = Total Cover																		
50% of total cover: <u>0</u>		20% of total cover: <u>0</u>																
<b>Shrub Stratum</b> (Plot size: 15' )																		
1. <u>ornamental grass - landscaping</u>	10	No	NI	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)														
2. _____																		
3. _____																		
4. _____																		
5. _____																		
6. _____																		
10 = Total Cover																		
50% of total cover: <u>0</u>		20% of total cover: <u>0</u>																
<b>Herb Stratum</b> (Plot size: 5' )																		
1. <u>mowed lawn grasses</u>	60	Yes	NI	<b>Definitions of Five Vegetation Strata:</b>  <b>Tree</b> – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).  <b>Sapling</b> – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.  <b>Shrub</b> – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.  <b>Herb</b> – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.  <b>Woody vine</b> – All woody vines, regardless of height.														
2. <u>Lysimachia nummularia</u>	5	No	FACW															
3. _____																		
4. _____																		
5. _____																		
6. _____																		
7. _____																		
8. _____																		
9. _____																		
10. _____																		
11. _____																		
65 = Total Cover																		
50% of total cover: <u>1</u>		20% of total cover: <u>1</u>																
<b>Woody Vine Stratum</b> (Plot size: _____ )																		
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>														
2. _____																		
3. _____																		
4. _____																		
5. _____																		
0 = Total Cover																		
50% of total cover: _____		20% of total cover: _____																

Remarks: (If observed, list morphological adaptations below).

Typical maintained lawn, edged with evergreens and ornamental grasses at the fence line, thereby providing additional separation between wetland and improved areas.

**SOIL**

Sampling Point: 8 U

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type	Loc <sup>2</sup>		
0-12	10YR 3/2							saturated silty loam
12-14	10YR 4/2		brownish yellow	5-30	C	M		sand with fine gravel
14-20	5Y 5/2				RM	M		silty clay
				50+	C	M		

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Histosol (A1)                         | <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U)                 | <input type="checkbox"/> 1 cm Muck (A9) (LRR O)   |
| <input type="checkbox"/> Histic Epipedon (A2)                  | <input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)                       | <input type="checkbox"/> 2 cm Muck (A10) (LRR S)  |
| <input type="checkbox"/> Black Histic (A3)                     | <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)                           | <input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B)   |
| <input type="checkbox"/> Hydrogen Sulfide (A4)                 | <input type="checkbox"/> Loamy Gleyed Matrix (F2)                                   | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T)  |
| <input type="checkbox"/> Stratified Layers (A5)                | <input type="checkbox"/> Depleted Matrix (F3)                                       | <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 153B)   |
| <input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)     | <input type="checkbox"/> Redox Dark Surface (F6)                                    | <input type="checkbox"/> Red Parent Material (TF2)  |
| <input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U) | <input type="checkbox"/> Depleted Dark Surface (F7)                                 | <input type="checkbox"/> Very Shallow Dark Surface (TF12)   |
| <input type="checkbox"/> Muck Presence (A8) (LRR U)            | <input type="checkbox"/> Redox Depressions (F8)                                     | <input type="checkbox"/> Other (Explain in Remarks)   |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)             | <input type="checkbox"/> Marl (F10) (LRR U)   |   |
| <input type="checkbox"/> Depleted Below Dark Surface (A11)     | <input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)                           |   |
| <input type="checkbox"/> Thick Dark Surface (A12)              | <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)                  | <sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic. |
| <input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A) | <input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)                         |   |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)   | <input type="checkbox"/> Delta Ochric (F17) (MLRA 151)                              |   |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)              | <input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)                     |   |
| <input type="checkbox"/> Sandy Redox (S5)                      | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)                |   |
| <input type="checkbox"/> Stripped Matrix (S6)                  | <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D) |   |
| <input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)    |   |   |

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes  No

Remarks:

**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: Morett residence City/Country: Somers/Westchester Cty Sampling Date: 7/15/25  
 Applicant/Owner: Paul/Kara Morett State: NY Sampling Point: 8 W  
 Investigator(s): K Knapp - Aspen Environmental Section, Township, Range: 26.08-1-14  
 Landform (hillslope, terrace, etc.): sloping Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): LRR R Lat: 41.312375 Long: -73.761916 Datum: \_\_\_\_\_  
 Soil Map Unit Name: RdB Ridgebury complex NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil , or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks: <b>Heavy rainfall (3") the night preceding investigation</b>	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required: check all that apply)</u> ___ Surface Water (A1)      ___ Aquatic Fauna (B13) <input checked="" type="checkbox"/> High Water Table (A2)      ___ Marl Deposits (B15) (LRR U) <input checked="" type="checkbox"/> Saturation (A3)      ___ Hydrogen Sulfide Odor (C1) ___ Water Marks (B1)      ___ Oxidized Rhizospheres along Living Roots (C3) ___ Sediment Deposits (B2) <input checked="" type="checkbox"/> Presence of Reduced Iron (C4) ___ Drift Deposits (B3)      ___ Recent Iron Reduction in Tilled Soils (C6) ___ Algal Mat or Crust (B4)      ___ Thin Muck Surface (C7) ___ Iron Deposits (B5)      ___ Other (Explain in Remarks) ___ Inundation Visible on Aerial Imagery (B7) ___ Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Sparsely Vegetated Concave Surface (B8) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ FAC-Neutral Test (D5) ___ Sphagnum moss (D8) (LRR T, U)
---	--

<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>16"</u> Saturation Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>6"</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION (Five Strata) – Use scientific names of plants.**

Sampling Point: 8 W

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: 30' )				
1. Acer rubrum	20			
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
	20	= Total Cover		
	50% of total cover: 0	20% of total cover: 1		
<b>Sapling Stratum</b> (Plot size: 15' )				
1. Acer rubrum	10			
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
	10	= Total Cover		
	50% of total cover: 0	20% of total cover: 0		
<b>Shrub Stratum</b> (Plot size: 15' )				
1. Comus amomum	50	Yes	FACW	
2. Rosa multiflora	10	No	FACU	
3. _____				
4. _____				
5. _____				
6. _____				
	60	= Total Cover		
	50% of total cover: 1	20% of total cover: 1		
<b>Herb Stratum</b> (Plot size: 5' )				
1. Impatiens capensis	80	Yes	FACW	
2. Lysimachia nummularia	20	Yes	FACW	
3. Persicaria sagittatum	5	No	OBL	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	105	= Total Cover		
	50% of total cover: 1	20% of total cover: 2		
<b>Woody Vine Stratum</b> (Plot size: _____ )				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
	0	= Total Cover		
	50% of total cover: _____	20% of total cover: _____		
<b>Remarks:</b> (If observed, list morphological adaptations below).				

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>5</u>	x 1 = <u>5</u>
FACW species <u>3</u>	x 2 = <u>6</u>
FAC species <u>2</u>	x 3 = <u>6</u>
FACU species <u>1</u>	x 4 = <u>4</u>
UPL species _____	x 5 = _____
Column Totals: <u>11</u> (A)	<u>17</u> (B)

Prevalence Index = B/A = 2.4

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0<sup>1</sup>

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Five Vegetation Strata:**

**Tree** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

**Sapling** – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

**Shrub** – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

**Herb** – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

**Woody vine** – All woody vines, regardless of height.

**Hydrophytic Vegetation Present?** Yes  No

**SOIL**

Sampling Point: **8 W**

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-20	2.5Y 2/1							silty loam
20-21								Thin layer sand/fine gravel
21-26	2.5Y 3/1		brightening in air					silty clay
26	5GY 4/1				RM	M		sandy clay

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Histosol (A1)                         | <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U)                 | <input type="checkbox"/> 1 cm Muck (A9) (LRR O)   |
| <input type="checkbox"/> Histic Epipedon (A2)                  | <input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)                       | <input type="checkbox"/> 2 cm Muck (A10) (LRR S)  |
| <input type="checkbox"/> Black Histic (A3)                     | <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)                           | <input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B)   |
| <input type="checkbox"/> Hydrogen Sulfide (A4)                 | <input type="checkbox"/> Loamy Gleyed Matrix (F2)                                   | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T)  |
| <input type="checkbox"/> Stratified Layers (A5)                | <input checked="" type="checkbox"/> Depleted Matrix (F3)                            | <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 153B)   |
| <input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)     | <input checked="" type="checkbox"/> Redox Dark Surface (F6)                         | <input type="checkbox"/> Red Parent Material (TF2)  |
| <input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U) | <input type="checkbox"/> Depleted Dark Surface (F7)                                 | <input type="checkbox"/> Very Shallow Dark Surface (TF12)   |
| <input type="checkbox"/> Muck Presence (A8) (LRR U)            | <input type="checkbox"/> Redox Depressions (F8)                                     | <input type="checkbox"/> Other (Explain in Remarks)   |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)             | <input type="checkbox"/> Marl (F10) (LRR U)   |   |
| <input type="checkbox"/> Depleted Below Dark Surface (A11)     | <input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)                           |   |
| <input type="checkbox"/> Thick Dark Surface (A12)              | <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)                  | <sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic. |
| <input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A) | <input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)                         |   |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)   | <input type="checkbox"/> Delta Ochric (F17) (MLRA 151)                              |   |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)              | <input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)                     |   |
| <input type="checkbox"/> Sandy Redox (S5)                      | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)                |   |
| <input type="checkbox"/> Stripped Matrix (S6)                  | <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D) |   |
| <input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)    |   |   |

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_

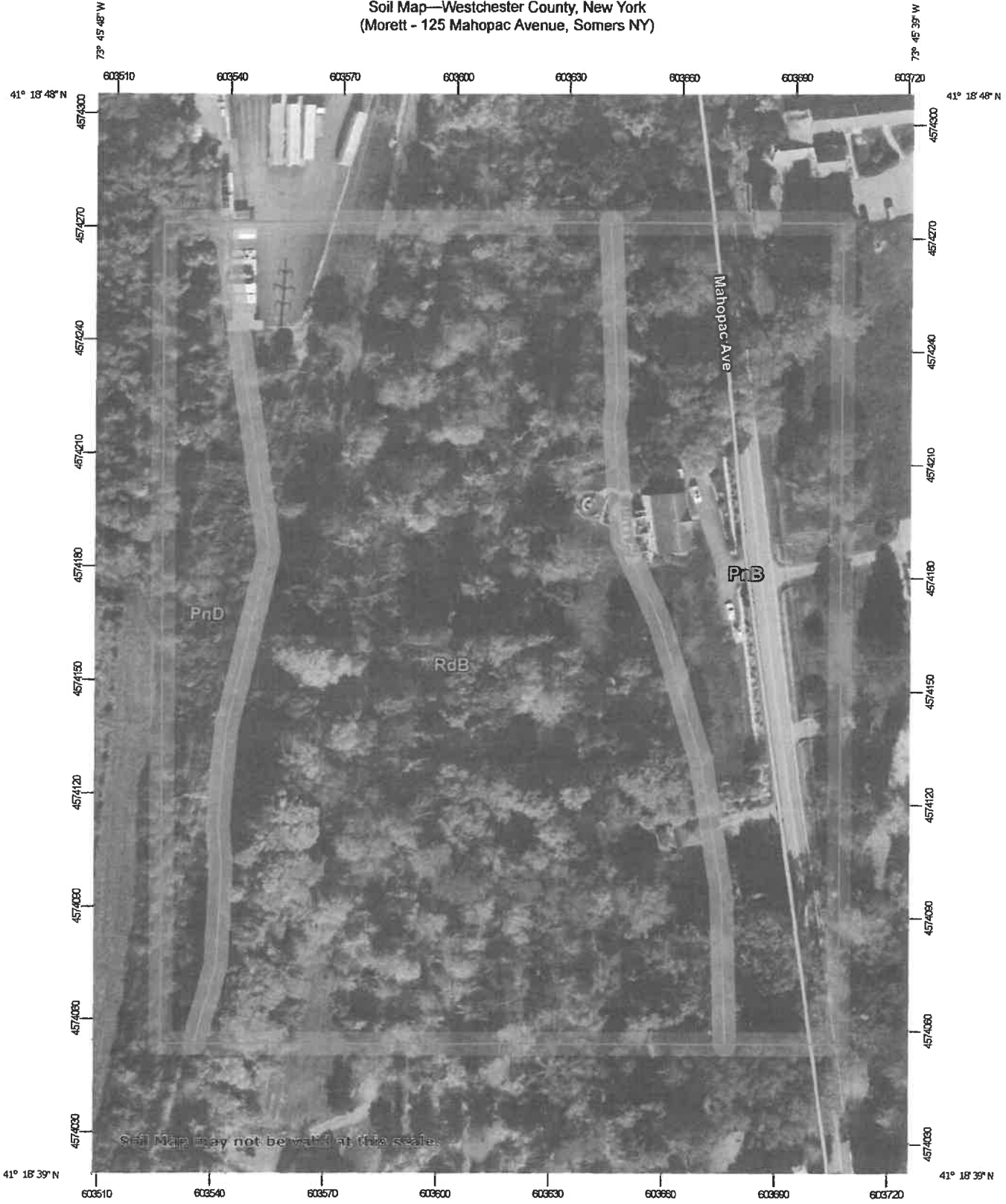
Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes  No

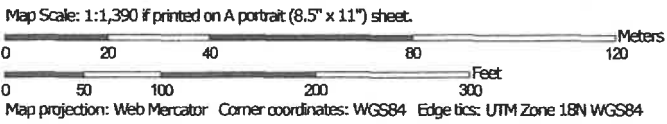
Remarks:

Due to existing conditions, area to just beyond the fence is believed to be FILL. Large rocks and stumps noted just beyond fence. Soils appear rather homogenous to just above the clay layer.

Soil Map—Westchester County, New York  
 (Morett - 125 Mahopac Avenue, Somers NY)



Soil Map may not be valid at this scale.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	2.5	26.0%
PnD	Paxton fine sandy loam, 15 to 25 percent slopes	1.0	10.6%
RdB	Ridgebury complex, 3 to 8 percent slopes	6.2	63.4%
<b>Totals for Area of Interest</b>		<b>9.7</b>	<b>100.0%</b>



LETTER OF POSITIVE JURISDICTION – FRESHWATER WETLANDS

01/09/2026  
Karol Knapp  
30 Tuckers Path, Clintondale, NY, 12515, USA  
Sent via email to: aspenenv@optonline.net

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel 26.08-1-14, Westchester County.

Dear Karol Knapp,

Based on the parcel identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that the parcel contains freshwater wetlands and/or freshwater wetlands adjacent areas (AA) regulated by DEC pursuant to Article 24 of the Environmental Conservation Law (ECL). The parcel contains freshwater wetlands and/or regulated adjacent area(s) that meet an Unusual Importance (UI) criterion. Specifically, the wetland is located within or adjacent to an urban area, as defined and identified by the United States Census Bureau. In addition, there are Previously Mapped Wetlands and/or regulated adjacent area(s) present on the parcel.

The table below identifies the highest class jurisdictional wetland and/or regulated adjacent area within the parcel boundaries. In addition to the wetland identified, other jurisdictional wetlands or AAs may be present.

Tax ID #:	Highest Wetland Class:
26.08-1-14	Class II: it is contiguous to fresh surface waters having classifications of B (§ 664.5 (b)(9)).

This determination shall remain valid for five years from the date of this letter (through 01/07/2031).

An Article 24 permit from DEC is required for any regulated activity undertaken within regulated wetlands or their adjacent areas. Prior to engaging in any

regulated activity, a freshwater wetland delineation is necessary to determine the precise boundary of jurisdictional wetlands and regulated adjacent areas so they are avoided or necessary DEC permitting is obtained.

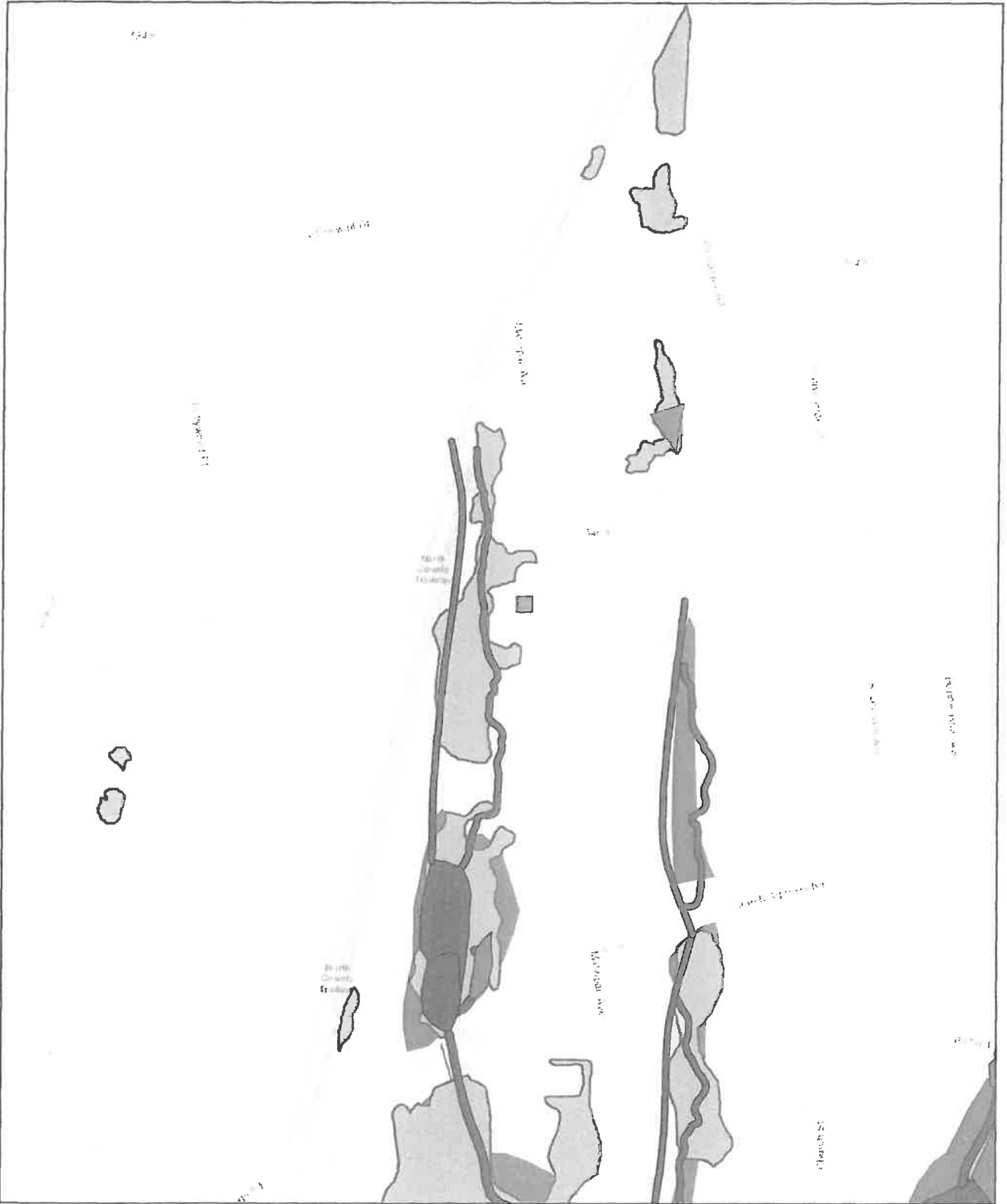
If you have a project planned on the referenced parcel that may impact jurisdictional wetlands or adjacent areas, please use this [Map of All DEC Offices](#) to identify the appropriate DEC Regional Office, and this [Contact the Regional DEC Office](#) link to request and schedule a freshwater wetlands delineation. In addition, the following link provides more information about DEC jurisdictional determinations: <https://dec.ny.gov/nature/waterbodies/wetlands/freshwater-wetlands-program/freshwater-wetland-jurisdictional-determination>

Pursuant to ECL section 24-0301(4), there is a rebuttable presumption that areas meeting the definition of Freshwater Wetland or regulated adjacent area are regulated and subject to permit requirements. If you believe this jurisdictional determination has been made in error, you may request an initial consultation with DEC by scheduling a meeting on the parcel or property with the appropriate regional office to review the jurisdictional determination, pursuant to 6 NYCRR 664.9.

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

# 125 MAHOPAC AVENUE, T of SOMERS



September 24, 2025

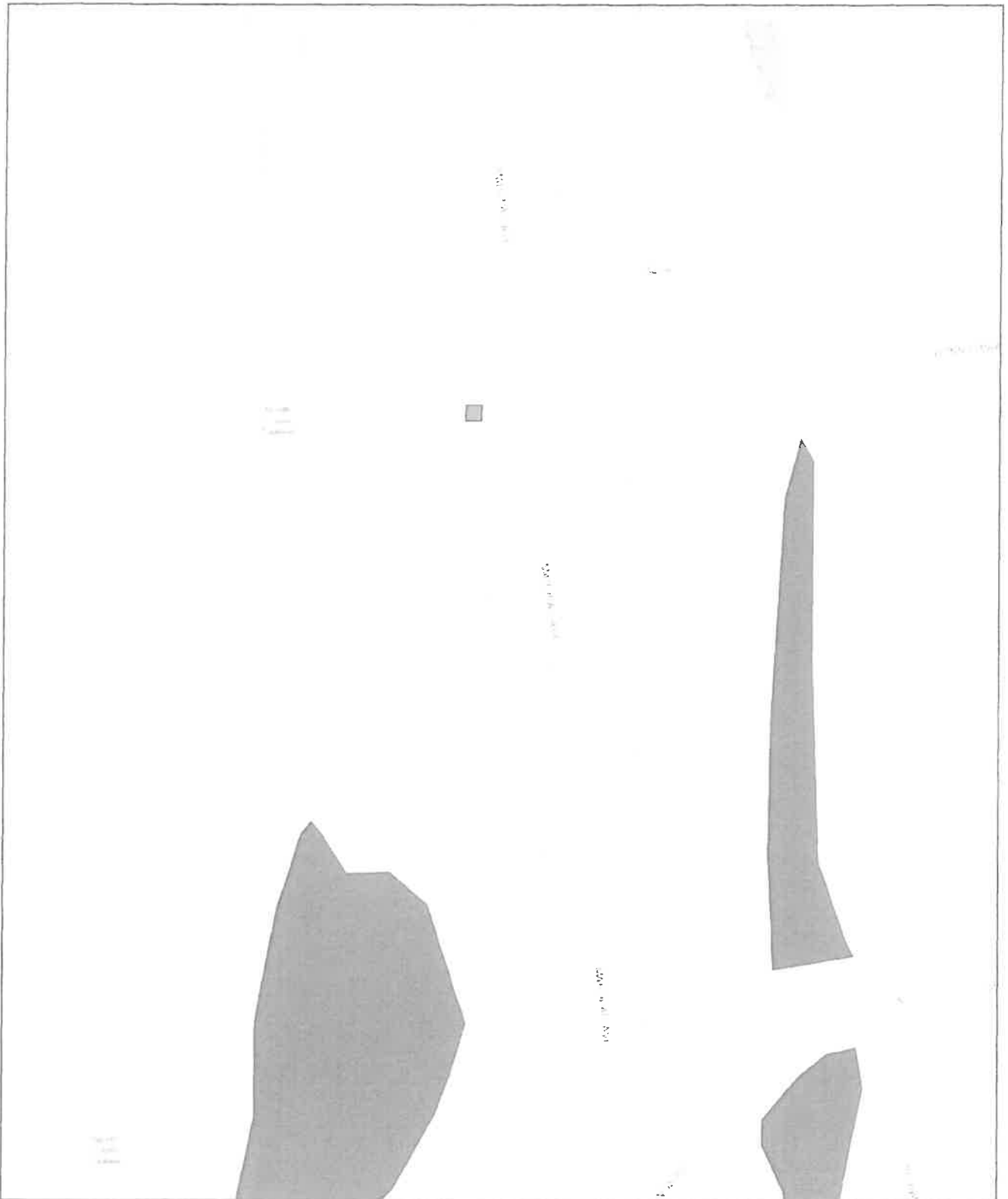
1:4,514



County of Westchester, Esri, HERE, Garmin, INCREMENT P,  
USGS, EPA, USDA

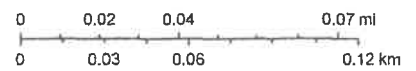
Author: NYSDEC ENVIRONMENTAL RESOURCE MAPPER  
Not a legal document

# PREVIOUSLY MAPPED NYSDEC WETLANDS



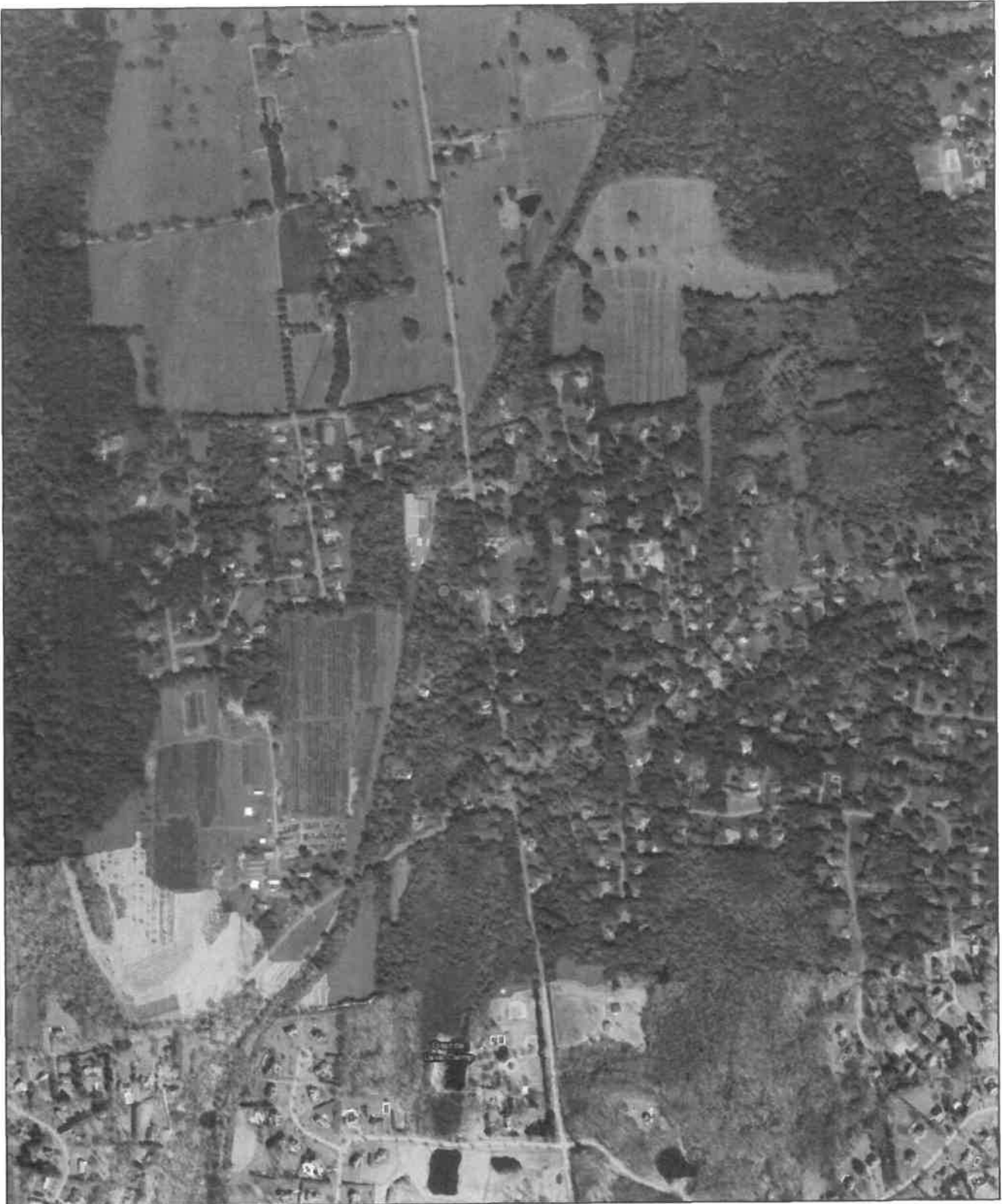
January 20, 2026

1:2,257

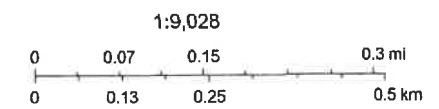


County of Westchester, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

# 125 Mahopac Avenue, Somers (URBAN AREA)



January 9, 2026



Westchester County GIS, Esri, HERE, Garmin, iPC, Vantor

**From:** Meyer, Mickenna X (DEC) [mickenna.meyer@dec.ny.gov]  
**Sent:** Monday, February 02, 2026 1:43 PM  
**To:** ASPENENV?OPTONLINE.NET  
**Subject:** 3-5552-00237/00001 - Morett Property  
Good afternoon,

This application has been received and assigned DEC ID: 3-5552-00237/00001. Any further inquiries regarding this application can be sent to me directly.

We will continue our review and let you know if we have any questions or comments moving forward.

**MICKENNA MEYER** (*she/her/hers*)  
Environmental Analyst Trainee 1, Region 3

**New York State Department of Environmental Conservation**  
**Division of Environmental Permits**  
21 S. Putt Corners Road, New Paltz, NY 12561  
(845) 256-3127 | [mickenna.meyer@dec.ny.gov](mailto:mickenna.meyer@dec.ny.gov)  
[dec.ny.gov](http://dec.ny.gov) | [@NYSDEC](#) on Social Media | [Podcast](#)

**From:** Karol Knapp <[AspenEnv@optonline.net](mailto:AspenEnv@optonline.net)>  
**Sent:** Friday, January 30, 2026 11:12 AM  
**To:** dec.sm.DEP.R3 <[DEP.R3@dec.ny.gov](mailto:DEP.R3@dec.ny.gov)>; Pawliczak, Sarah A (DEC) <[Sarah.Pawliczak@dec.ny.gov](mailto:Sarah.Pawliczak@dec.ny.gov)>  
**Cc:** 'Kara Morett' <[morettkara@gmail.com](mailto:morettkara@gmail.com)>; [steven@nejamepools.com](mailto:steven@nejamepools.com); 'Paul Gdanski' <[pgski@earthlink.net](mailto:pgski@earthlink.net)>  
**Subject:** 125 Mahopac Ave. Somers, Westchester Co Application for GP 0-25-003

Tracy O'Malley  
NYSDEC R3 Environmental Permits  
[dep.r3@dec.ny.gov](mailto:dep.r3@dec.ny.gov)

Sarah Pawliczak  
NYSDEC R3 Division of Fish and Wildlife - Bureau of Habitat  
[Sarah.Pawliczak@dec.ny.gov](mailto:Sarah.Pawliczak@dec.ny.gov)

As per my recent telephone conversations with NYSDEC, Aspen Environmental is submitting the attached application and supplemental information to obtain authorization for minor wetland adjacent area impact in association with proposed construction of a pool and patio at the Morett residence, 125 Mahopac Avenue, Town of Somers, Westchester County.

Upon sending a jurisdictional request to NYSDEC, and a certified request for response following the 90 day wait, we were surprised by NYSDEC's positive jurisdictional response. Specifically, the Department indicated that the area was previously mapped. The ERM's previously mapped wetland page, provided with this submission, clearly does not show a previously mapped wetland within some 350' of the subject property and over 500' distant the project. Additionally, the

Department has also indicated that the area has been designated as urban by the US Census Bureau. Again, we have provided aerial imagery from NYS which clearly shows the area as rural with the nearest area which could reasonably be classified as urban being located over ½ mile away.

Despite refuting the jurisdictional determination by the Department, we have provided a General Permit application. Total permanent and temporary impact amounts to 4770 sf, roughly 400 sf of which is attributable to necessary yet unavoidable temporary access to the project area. A Joint Permit application has also been submitted should coverage under the General Permit not be granted. Additionally, we have provided significant supplemental information in support of our claim that the impact to the regulated wetland adjacent area has been avoided and minimized to the greatest extent given the project and will not have any significant adverse impact upon the nearby wetland environment. Finally, a signed NYSDEC Landowner Attestation Form is included in lieu of signatures on the many applications forms.

The following indicates the items included in this submission:

- Landowner Attestation form, signed
- General Permit GP 0-25-003 application
- Joint Permit application
- Short Environmental Assessment form
- EAF Mapper Summary Report
- NYSDEC 1/9/26 Letter of Positive Jurisdiction
- Environmental Resource Mapper (ERM) summary page
- ERM Previously Mapped NYSDEC Wetlands
- ERM Information Wetlands
- ERM Aerial showing rural character of the project site
- NYS Ortho Imagery of the parcel clearly showing existing conditions
- Site photographs of the project area
- Field data sheets of the delineation (7/15/25)

The site plan is included as a separate file.

I trust that the information supplied herewith is sufficient and that authorization for minor disturbance of the state regulated wetland adjacent area will be granted without further delay so that the owners may proceed with application for authorization with the Town of Somers.

Please contact me at your earliest convenience should you require anything additional for completion of this request. Thank you.

Regards,

Karol Knapp  
Owner; NYS WBE



(845) 590-0100  
30 Tuckers Path  
Clintondale, NY 12515  
[aspenenv@optonline.net](mailto:aspenenv@optonline.net)

## Landowner Attestation Form

### Attestation

I hereby attest that I have the rights and responsibilities of the landowner and legally responsible party for this application as presented to DEC. I affirm that the information provided on this form and all attachments submitted herewith is true and accurate.

False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the NYS Penal Law. In addition, Federal Law, 18 U. S. C., Section 1001 provides for a fine of not more than \$10,000 or imprisonment for not more than 5 years, or both, where an applicant knowingly and willingly falsifies, conceals, or covers up a material fact; or knowingly makes or uses a false, fictitious or fraudulent statement.

I accept full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agree to indemnify and hold harmless the State from any and all causes of action in law or equity, resulting from said project.

I am the landowner of the property where work is proposed to be done and I am the legally responsible party for this application and any resulting authorization.

NAME:

KARA & PAUL MARLET

TITLE:

APPLICANT/LANDOWNER

Title of signatory, where applicant/landowner is a corporation

PROPERTY ADDRESS:

125 MAHOPAC AVENUE, GRANITE SPRINGS, NY 10527

(Street, Town/City, Zip Code of work location)

Karol Knapp - Aspen Environmental is designated contact for this project

Karol Knapp

PLANNING AND ENGINEERING DEPARTMENTS

Telephone  
(914) 277-5366  
Fax  
(914) 277-4093

**Town of Somers**

WESTCHESTER COUNTY, N.Y.

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

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



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

March 4, 2026

To: Hon. Vicky Gannon, Chair and  
Planning Board Members

From: David B. Smith

Re: Trailside Estates

Cc: Steve Robbins, Town Engineering Consultant  
Michael Towey, Planning Board Attorney  
Rich Williams, on behalf of the Applicant

As discussed at the February 11, 2026 meeting, the Planning Board requested that a draft resolution begin to be prepared for the aforementioned application. The purpose of the circulation is to begin focusing on the proposed conditions for preliminary subdivision/conditional site plan approval. Accordingly, please find the attached draft resolution which is still considered a work in progress. Nikki will be working on filling in the list of submission documents and comment letters. Please note that staff and the Applicant will be reviewing this document and may have comments prior to the meeting.

**PLANNING BOARD**  
TOWN OF SOMERS, WESTCHESTER COUNTY, NEW YORK

Resolution No. 2026-\_\_  
*Granting of Conditional Preliminary Subdivision Plat Approval, Conditional Site Plan, Stormwater Management and Erosion & Sediment Control Permit, Steep Slopes Protection Permit to*

**Parkview B & G, LLC**  
for the  
**TRAILSIDE ESTATES SUBDIVISION/SITE PLAN**  
Town Tax Number: Section 4.20, Block 1, Lot 2 and Section 15.08, Block 1, Lot 4

**WHEREAS**, on or about August 7, 2023, a formal petition for proposed zoning map and text amendments to allow for the construction of 76 Market Rate Townhomes along with an approximately 6,000 square foot community center (the "Proposed Project") was submitted on behalf of Parkview B & G LLC (the "Applicant") for property with an address of 0 Route 6 also known locally as Tax Map 4:20-1-2 and 15.08-1-4 (the "Subject Site"); and

**WHEREAS**, the Applicant sought to rezone the Subject Site from an Existing R-80 Residence District, R-40 Residence District and PH- Planned Hamlet District to Multifamily Residence Baldwin Place MFR-BP District along with proposed zoning text to Section 170-13.A. Multifamily Residence MFR District to Add 18(c) Affordable Housing Dwelling Unit Credits; and

**WHEREAS**, on or about August 14, 2023, the Applicant did submit a revised petition which provided additional clarity to the proposed zoning text change; and

**WHEREAS**, on September 6, 2023, the Applicant did submit an updated conceptual plan and petition revising the Proposed Action so as to include an additional five (5) units that are to be marketed as for-sale units at no more than 120 percent of Westchester County average median income; and

**WHEREAS**, after conducting a thorough environmental review, the Town Board concluded the required State Environmental Quality Review Act (SEQRA) Review by issuing a Negative Declaration of no significant adverse impact on 2/13/25 and

approved the proposed zoning text and map amendments and related petitions;  
and

**WHEREAS**, on 2/24/25, the Applicant submitted a formal application to the Town of Somers Planning Board (the "Planning Board") for Preliminary Subdivision Plat Approval, Conditional Site Plan, Stormwater Management and Erosion & Sediment Control Permit, and Steep Slopes Protection Permit (the "Planning Board Approvals") which included the following:

**Commented [ds1]:** Fill in from Insite 2/24/24 letter same with 4/26/26, 10/23/25, 11/20/25 and 1/26/26 submissions

**WHEREAS**, during the course of review by the Planning Board, it was revealed that a portion of the Subject Site was historically used for agricultural purposes as an orchard and that there was residual soil contamination; and

**WHEREAS**, the Applicant prepared a soil management plan that was reviewed by the Town's Consulting Engineer and found to be acceptable for mitigating the potential impact of soil contamination; and

**WHEREAS**, the Town Board having been made aware of the soil contamination issue, did review the matter and issued an Amended Negative Declaration on 3/5/26 concluding that the proposed Soil Mitigation Plan adequately mitigated potential impact to the maximum extent practicable; and

**WHEREAS**, a site walk for the project was conducted on Saturday, 3/22/25 for members of the Planning Board to familiarize them with site related issues; and

**WHEREAS**, the Planning Board received correspondence from the following:

**Commented [ds2]:** Fill in submission of comments from other interested parties.

**WHEREAS**, memorandums to the Planning Board by the Director of Planning of 4/3/25 and by the Town Consulting Engineer of 4/9/25, 5/13/25, 11/11/25, 12/11/25 and 2/4/26 were provided for due consideration; and

**WHEREAS**, the Planning Board has considered, in accordance with *Town Law* §277-4 and §150-24.A of the Town Code, the relationship between the proposed subdivision and the potential recreational needs resulting therefrom; and

**WHEREAS**, the Applicant has entered into a community benefit agreement with the Town of Somers which includes the following and satisfies §55 of the Code related to the provision of recreation fees to the Town:

- Creation of an approximately 7.5 acre Town Recreational Parcel
- Construction of a multilevel Community center Building of approximately 5,867 s.f. as shown on Architectural Drawings \_\_\_\_;
- Access through a 24-foot wide driveway/access drive from the Trailside Estates property with a duly recorded easement;
- Construction of an access road and associated sidewalk, curbing and striping as shown on Site Plan drawing \_\_\_\_;
- Construction of a 60 space parking lot with associated paving, curbing and striping;
- Installation of landscaping, and lighting as shown on Site Plan drawing \_\_\_\_;
- Installation of water, sewer and stormwater management facilities as shown on Site Plan drawing \_\_\_\_;
- Installation of electricity, gas (if available) and telecommunication connections;
- Creation of a 0.80± acre dog park with separate areas for large and small dogs;
- Construction of an ADA accessible path to the dog park; and

**WHEREAS**, a duly advertised public hearing on the Planning Board Approvals was held by the Planning Board on 12/17/25, at which time public comments were taken and the hearing was closed on 2/11/26 with a written comment period of twelve days; and

**WHEREAS**, the Planning Board has considered the arrangement of lots, in accordance with Section 150-23 "Lots" of the *Code of the Town of Somers*, and has determined that the lot lines are acceptable; and

**WHEREAS**, the proposed Conservation Easement shown on the plat as Common Area Lot 82 which constitutes 20± acres shall be held by the proposed homeowners association to be formed for the proposed development who will be responsible for its maintenance; and

**WHEREAS**, the Planning Board has carefully considered all of the comments raised by the public and other interested agencies, organizations and officials, including those presented at meetings of the Board as well as those submitted separately in writing; and

**NOW, THEREFORE, BE IT RESOLVED**, that the foregoing **WHEREAS** clauses are incorporated herein by reference and are fully adopted as part of this approval; and

**BE IT FURTHER RESOLVED**, that the application for Preliminary Subdivision Approval, Conditional Site Plan Approval, Stormwater Management and Erosion and Sediment Control Permit (§93), Steep Slopes Protection Permit (§148), Wetland & Watercourse Protection Permit (§167), the approval of the SWPPP in accordance with §93-5(B), and Tree Removal Permit (§156) for Trailside Estates as shown and described by the materials enumerated herein, is hereby conditionally granted in accordance with the New York State Town Law §276 and §278 and in accordance with §150-13J "Planning Board Action" of the Code of the Town of Somers, **SUBJECT TO** the following modifications and conditions being fulfilled as set forth below:

Prior to Final Subdivision Plat Approval:

1. That the Applicant shall prepare an acceptable Final Subdivision Plat drawing in accordance with all required content as defined by Town Code §150-30, including standard plat notes, name of water and sewer districts serving the lots.
2. That the Applicant submits written evidence of having obtained approval by the Westchester County Department of Health for the realty subdivision and sewer and water main extensions.
3. That the Applicant shall address all outstanding engineering comments necessary to be resolved prior to issuance of Final Subdivision Plat approval as referenced in the Consulting Town Engineering Memorandum, dated 2/4/26; and

**BE IT FURTHER RESOLVED** that the Conditional Granting of Preliminary Subdivision Plat Approval is also subject to compliance with the following condition:

1. All references to "the Applicant" shall include the Applicant's successors and assigns

**BE IT FURTHER RESOLVED**, that this conditional approval of the preliminary subdivision plat application shall expire on \_\_\_\_\_, if no application for final subdivision plat approval is submitted, unless an extension of this time period is requested by the Applicant prior to the expiration of the conditional approval, and approved by the Planning Board in accordance with §150-12.N of the *Code of the Town of Somers*.

Conditions Required Prior to Signing of Site Plan

**Commented [ds3]:** Signing of the site plan v. subdivision plat approval

1. The outstanding items enumerated in the Town Consulting Engineer's memorandum, dated 2/4/26 shall be completed by the Applicant and approved by the Town Consulting Engineer prior to the Chairman's signature of the Site Plan, including:
  - a. That all outstanding engineering comments necessary for signing of the Final Subdivision Plat have been addressed.
2. A performance bond/security shall be provided to cover the cost of soil erosion and sedimentation control measures on the site during the course of construction. The above stated security shall be in an amount recommended by the Town Consulting Engineer and Principal Engineering Technician and shall be in form, sufficiency and manner of execution satisfactory to the Town Attorney and approved by the Town Board.
3. An engineering inspection fee for the Site Plan shall be paid by check made payable to the Town of Somers in accordance with the Fee Schedule adopted by the Town Board. The amount of such fee shall be set after submission by the Applicant of estimated construction costs for required site improvements, as accepted by the Town Consulting Engineer and Principal Engineering Technician.
4. The Applicant shall provide documentation of necessary approvals from the NYC DEP related to the SWPPP and proposed sanitary sewer extension.
5. The Applicant shall reimburse the Town for any outstanding review fees, as applicable, consistent with §133-2 of the Code of the Town of Somers, as well as State and Local Environmental Quality Review laws.

**Commented [ds4]:** Water district extension?

On-going Conditions Required After Signing of Site Plan

1. The remaining outstanding items enumerated in the Consulting Town Engineer's 2/4/26 memorandum shall be completed by the Applicant and approved by the Consulting Town Engineer, including:

a. Required Prior to Issuance of Building Permits

- i. Provide documentation of having obtained construction coverage under SPDES General Permit GP-0-15-002 through filing of the project Notice of Intent and MS4 Acceptance Form prior to issuance of Town environmental permits.
- ii. That the Applicant files a pre-construction notification for coverage under Nationwide Permit #18 relative to wetland disturbance with the Army Corps of Engineers and submit a copy to the Town prior to issuance of a building permit.

b. Required Prior to Issuance of First Certificate of Occupancy/Completion.

- i. Constructed retaining walls greater than four feet in height shall be inspected by a licensed professional engineer to certify through report to the Town Building Inspector and Consulting Town Engineer that the wall construction is consistent with the submitted wall structural design details and calculations prior to issuance of certificate of occupancy.
- ii. The Applicant shall obtain all completed construction certifications from the Westchester County Department of Health (WCDOH) for the proposed water service and sanitary sewer connections and pump station prior to issuance of the first building certificate of occupancy.
- iii. That the Applicant shall complete final stabilization of all disturbed area at the completion of construction and closeout coverage under SPDES General Permit GP-0-15-002 through Town acceptance of the project Notice of Termination, prior to issuance of certificate of construction completion for the final lot.

Commented [ds5]: Check to see if there are any

Commented [ds6]: Is a pump station required?

2. Construction activity, with the exception of rock removal shall be limited from 7AM to 6PM. Rock removal shall be limited to Monday through Friday 8AM to 6PM. No construction activity shall occur on Sundays or legal New York State holidays as specified by §144-7D(13) of the Code of the Town of Somers.
3. All work associated with this Site Plan application shall be subject to the approval of the Consulting Town Engineer in accordance with Chapter 93 Stormwater Management and Erosion and Sediment Control and Chapter 144 Site Plan Review of the Code of the Town of Somers.
4. The Somers Engineering Department shall be notified (914-277-5366) prior to the beginning of any work on the site and also upon completion of the approved work.
5. That field changes that do not change the intent of the design or are not significant, if required, may be approved by the Department Engineering Technician and the Consulting Town Engineer prior to implementation. Significant field changes or those that deviate from the intent of the design as approved by the Planning Board must be approved by the Planning Board.
6. No more than 5 acres of area are to be disturbed and left exposed at one time. The Applicant shall implement the Soil Management Plan throughout the construction development process as outlined in the October 25, 2025 Soil Management Plan prepared by Gallagher Bassett Technical Services.
7. Following the substantial completion of all construction activity, the Applicant will be required to submit an as-built survey of all constructed site structures and utilities, consistent with the requirements of Town Code §144-7 prior to issuance of certificate of occupancy.

**BE IT FURTHER RESOLVED**, that upon determination of compliance with the foregoing conditions, the Planning Board Chairman is hereby authorized to endorse Site Plan approval upon all maps and drawing constituting the Site Plan. The Applicant shall provide six (6) prints of each map and drawing to the Planning

Board Secretary. No construction or site work is authorized until the Site Plan has been signed by the Chairman and the required copies delivered.

In accordance with §170-144.H, "Time for Signature of Site Plan," and §170-114.K, "Extension," of the Town Code, failure to comply with the above shall result in expiration of Site Plan approval on \_\_\_\_\_, unless an extension of this time period is requested prior to the expiration date and approved by the Planning Board.

Site Plan approval and its continued validity are subject to all requirements of §170-114, "Site Plan Approval," and Chapter 144, "Site Plan Review," of the Town Code. Approval shall be deemed null and void one (1) year from the date of signing of the Site Plan unless a Building Permit in compliance with the above shall have been obtained and construction progressed as required by §170-114.I, "Time to Obtain Permit and Complete Construction," of the Town Code.

In accordance with §170-114.M(2) of the Code of the Town of Somers, before the completion of the improvements shall be approved and the Certificate of Occupancy issued, the Applicant shall submit as as-built plan to be approved by the Town Engineer.

The validity of any Certificate of Occupancy shall be subject to continued conformance with the approved Site Plan.

This resolution shall have an effective date of \_\_\_\_\_, 2026.

**BY ORDER OF THE PLANNING BOARD  
OF THE TOWN OF SOMERS**

\_\_\_\_\_  
**Vicky Gannon, Chair**

\_\_\_\_\_  
**Date**

BUREAU OF FIRE PREVENTION

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(914) 277-3790

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

SOMERS TOWN HOUSE  
ANNEX  
337 ROUTE 202  
SOMERS, NY 10589

THOMAS J. TOOMA, JR.  
CHIEF



RECEIVED

**MEMO TO:** Planning Board

MAR 03 2026

**FROM:** Bureau of Fire Prevention

PLANNING & ENGINEERING  
TOWN OF SOMERS

**RE:** Trailside Estates

**DATE:** March 3, 2026

On August 23, 2023, the Bureau had an informal review and discussion of the proposed Trailside Estates and shared their comments. At their June 19, 2024 monthly meeting, the Bureau met with property owner Ken Kearney and Insite Engineering RLA, Project Landscape Architect Jamie LoGiudice to discuss the comments the Bureau had when they had an informal review and discussion of the proposed Trailside Estates at their August 23, 2023 meeting. They were as follows and the updates are noted.

\*there is concern that there is only one way in and one way out – there will be a secondary emergency access load bearing gravel driveway that will be 12' wide, it will be maintained by the HOA and will have a metal crash gate with a Knox box. The driveway complies with the NYS Fire Code §511.2.1. The proposed secondary driveway will utilize the existing culvert crossing which allows for crossing the wetland and watercourse. Said culvert pipe will be evaluated and improved upon to permit a fire apparatus or other emergency vehicle to traverse it.

\*there is an existing 90-degree turn in the driveway which would be difficult for a fire truck to maneuver – the 90-degree turn at the intersection of Reynolds Drive and the project access is a standard Town road intersection, therefore, the intersection would suffice the maneuvers of fire apparatus. At the request of the Bureau, further review will be done and vehicle maneuvering to ensure sufficient radii are proposed with said intersection.

\*where will the hydrants be located? – a diagram of the proposed location of the hydrants was reviewed and discussed. The Bureau would like them shifted to the ends of each driveway along the main drive allowing for easier access. Additional standard hydrants were added along the main road to satisfy this recommendation while maintaining the flushing hydrants at the end of the side streets.

\*will the units be sprinkled? – the units will not be sprinkled

\*what are the dimensions and details of the roadways and driveways, including the cul-de-sac? – the main access road and subsequent side streets are 24' wide and the cul-de-sac is 96' radius, both of which comply with the NYS Fire Code. The driveways are 23' wide.

\*will the road be private or dedicated to the Town at some point? – the road will be private

\*will the units have a basement or will they be on a slab on grade? – some units will have basements and others will be slab on grade depending on the existing and proposed topography. It was discussed as to the design of the buildings are advanced, the height of the buildings will be evaluated to determine if they exceed 30' tall and require aerial apparatus access. A note has been added to the Zoning Table that states if a building is found to exceed 30', the project shall be resubmitted to the Bureau of Fire Prevention for further review.

\*what are the details of access from the Recreation Center to the trail? – the access from the Recreation Center to the trail has been eliminated

At that point, the Bureau of Fire Prevention was satisfied with the updates they received at the meeting on June 19, 2024 about the proposed Trailside Estates.

On February 18, 2026, at our monthly meeting, a submission from the Planning Board was reviewed and discussed. Unless anything has changed or there is anything new being proposed, the Bureau has no further comments.

OPEN SPACE COMMITTEE

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

SOMERS TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589

MICHAEL BARNHART  
CHAIRMAN



RECEIVED

FEB 09 2026

**MEMO TO:** Planning Board

**FROM:** Open Space Committee

**PLANNING & ENGINEERING  
TOWN OF SOMERS**

**RE:** Trailside Estates

**DATE:** February 9, 2026

The Open Space Committee last reviewed and commented on Trailside Estates on November 13, 2025 and prior to that on March 17, 2025. At our monthly meeting on February 5, 2026, the Committee reviewed and discussed the updated site plan for Trailside Estates, to be located at Reynolds Drive.

The November submission was reviewed and compared to the comments made on the previous memo sent to the Town Board. Additional information and plans were provided, but some crucial details that are missing:

- [1] There is still no detailed tree removal plan showing locations, sizes, and species.
- [2] The stormwater plans still do not detail the inlet sizes of the gratings over catch basins and drain inlets, so the risk to amphibians moving over the site can't be determined.
- [3] Although the curbing detail shows Belgian Block placed at a 45 degree incline as "mountable", this far too steep for amphibians, and we stand by our recommendation of a Cape Cod style curb (which has a 1/4 profile).

The Town should consider the following impacts. The attached map showing the surrounding locations makes it clear this development will cause further fragmentation of the broad strip of forest that borders the North County Trailway. Expanding the footprint of the Baldwin Place district clearly has 30X30 implications. The Committee believes a discussion with the developer about possible compensatory actions that would mitigate such impacts would be welcome and appropriate, especially given the Town Board's recent 30X30 resolution.

Additionally, the lighting plan shows the outdoor fixtures to be upward facing with no covers. This design does not appear to be 'dark-sky' compatible, and the Committee urges that downward facing fixtures be used.

Finally, regarding tree removal, there is a possibility of northern long-eared bat occurring on the property and using the many trees on the site as hibernacula. Any removals should be timed to minimize disturbance of this federally and NYS endangered species. The Committee would still like to see a tree removal plan with specifics as to size and species.