

OPEN SPACE COMMITTEE

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Town of Somers
WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
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SOMERS, NY 10589

MICHAEL BARNHART
CHAIRMAN



MEETING MINUTES
February 5, 2026

The meeting was called to order at 4:30 p.m.

The following members were in attendance: Jan Antonucci, Michael Barnhart, Bob MacGregor, Gail Simpson, and Rosey VanWart.

Minutes

A motion was made by Mr. MacGregor and seconded by Mrs. Antonucci to approve the minutes of the November 13, 2025 meeting.

APPLICATIONS

247 Route 100

The Committee reviewed and discussed a submission for 247 Route 100 and had no comment. A memo will be sent to the Planning Board.

North Edge

A review and discussion took place regarding the submission for North Edge. This property is adjacent to NYSDEP property through which flows the Muscoot River. So, 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 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. A memo will be sent to the Planning Board.

Trailside Estates

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 there are 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 is way 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 it 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 does not appear to be 'dark-sky' compatible, and the Committee urges that a different design with 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.

A memo will be sent to the Planning Board.

Old Business

The was no Old Business.

New Business

Intermunicipal Mapping

Mrs. Antonucci was in receipt of an email from the Pound Ridge Open Space Committee who will be hosting a workshop on intermunicipal mapping on February 18th from 3:00 to 5:00 p.m. in the Pound Ridge Town Hall. Mr. Barnhart will be attending.

Two New Local Laws for Consideration

Mrs. Simpson shared some information on local communities wanting to adopt local laws to prevent use of chemicals and pesticides, and Mrs. Schirmer shared information about banning gas powered leaf blowers. All were asked to research and think about these two propositions further for discussion at the March meeting.

The meeting was adjourned at 5:35 p.m. The next meeting will be on Thursday, March 12th at 4:30 p.m.

Respectfully Submitted,

Denise Schirmer, Secretary
Somers Open Space Committee

cc: Open Space Committee
Town Board
Town Clerk
Town Assessor