

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

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July 20, 2026

Mr. Henry Miller, Planning Board Chairman
Town of Springfield
PO Box 176
Springfield Center, NY 13468

Re: Sketch Plan Comment Letter
Proposed Residential Subdivision
Town of Springfield, New York
C.T. Male Project No.: 25.1302

Dear Mr. Gottlieb:

C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. (C.T. Male) has conducted a review of the proposed residential subdivision in the Towns of Springfield, and Otsego. It should be noted we have been hired by the Town of Springfield for this review. The application materials included:

- FEAF dated 5/19/2026
- Tax Parcel Map dated 5/19/2026
- Existing Conditions Map dated 5/19/2026
- Conventional Subdivision Sketch Plan dated 5/19/26
- Residential Subdivision Sketch Plan dated 5/19/26

The purpose of our review is to advise the Town Planning Board for their consideration if the applicant's submission is complete and accurately provides sufficient information for the Board to move the project forward to the preliminary design stage. In addition, this review includes compliance with the Town's cluster subdivision regulations. The following are our comments:

Tax Parcel Map

The tax parcel map shows a collection of parcels: six (6) fully in the Town of Springfield, seven (7) fully in the town of Otsego, and one (1) split by the Town line. By land area, the total 1525 acres is divided as 776 acres in Springfield, and 749 acres in Otsego.

Nine (9) parcels, on the eastern side are contiguous. Another four (4) lots are also contiguous on the western side. One (1) is fully separated. It is an unusual situation to combine non-contiguous lots for a single subdivision. We believe this is more of a legal issue but raise it here for consideration. However, more information should be provided by the Applicant as to the intent of combining non-contiguous lots.

Existing Conditions Map

The existing conditions plan contains 10 ft. contour intervals taken from the Otsego county GIS. It also has a legend showing a light gray shading for slopes 15% or greater. This shading is almost imperceptible on the plans. The SEQR FEAF notes that nearly 42% of the site consist of these steep

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slopes. They need to be clearly denoted on the plan as they will have significant impact on the placement and viability of the septic systems.

The existing conditions plan also notes a "Wetland and Stream Delineation Report" was prepared by LaBella Associates in February of 2025. This report should be submitted with the application to verify the methods of delineation and mapping.

The FEAF also lists the known soils on the property, but these are not designated on the Existing Conditions Plan. The combination of slopes, wetland setbacks, and soils are factors in the viability of the potential septic systems shown on the development plans. The existing conditions plan should be revised to clearly show the features listed above.

Comments on Conventional Subdivision Sketch Plan (CSSP)

Overall comment: The applicant's provided documents, although only considered sketch plans, are intended to support the total allowable lot/dwelling count. The scale of the provided plans attempts to show all land holdings included in the project on a single sheet. This is acceptable for an overall plan, but the lots need to be presented at a scale suitable for critical analysis. A few comments are made below, however, at this time the applicant has not provided plans suitable to determine the density they seek.

1. The CSSP provided to support the Buildable Lots and Dwelling Units was prepared at a scale of 1"=400', with 10 ft. contour intervals. In this case, it is extremely difficult to determine if the lots indicated are actually buildable. Spot checks determined many septic fields are shown in areas with existing slopes greater than 20%. The applicant needs to discuss how they intend to meet NYSDOH design standards for the septic systems on these existing slopes.
2. The CSSP legend provides a light gray shading for 15% or greater slopes. This is not consistent with the spot checks made. The applicant should review and revise the slope map accordingly.
3. The CSSP provides no information on the individual lots nor how they meet the Town code for the existing zoning district(s). Many lots are irregularly shaped and need to be verified so that all yard requirements are met. At a minimum, each lot area should be listed on the lot.
4. The CSSP provides little information on building or septic area setbacks from wetlands and/or streams, or property lines.
5. The applicant should provide additional plan sheets showing the proposed lots at larger scale making the lots, slopes and wetland areas more easily read and analyzed.
6. The existing and proposed roads need to be more clearly identified. The applicant needs to provide a written description of how existing seasonal roads will be maintained and used to service the future lots. The discussion must also discuss the transitions from existing dirt roads to new paved roads. The Ownership, and/or Rights of Way needs to be clearly denoted.
7. The above should be incorporated into any Planning Board review of the sketch plan to ensure that the applicant addresses such concerns when making their preliminary subdivision application to the Planning Board. The Planning Board shall reserve the right in future subdivision submissions to confirm the accuracy and ability to construct the amount of lots proposed in the traditional subdivision plan when making a determination on any cluster subdivision plat.

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Comments on Residential Subdivision Sketch Plan (RSSP)

Overall comment: The RSSP is predicated on the lot and dwelling count determined with the CSSP. As noted above, the CSSP does not adequately verify the Lot count the applicant is proposing. While the CSSP needs to be revised, the following comments are provided to the applicant for the next submission of a revised RSS.

1. Many lots appear to have shared driveway access between multiple lots. In one such case, Lots 38 and 39, a driveway for two lots is nearly 1/2 mile long before getting to the first of the two house locations. The applicant needs to present more information on the design and functionality of these types of lots. Functionality should include the fire access compliance utilizing residential driveways.
2. Each proposed lot needs to include the Lot Area and setbacks.
3. Proposed roads cross municipal boundary lines multiple times. The applicant should provide a statement on how such roads are planned to be maintained, and by which municipality. The final road surfaces should also be identified.
4. The applicant provides areas of potential Open Space. The applicant should overlay the existing wetlands, streams and other non-buildable areas within these proposed open spaces and provide the total open space area minus the non-buildable areas.
5. Discussion and clarification should be made for all lots which contain dedicated open space on the lots. In many cases, the remaining buildable areas on these lots are lessened to a point at which development of the lots can be difficult and/or congested (i.e. lots 3, 5, 6 and 8-12).
6. How are lots 51, 52, and 53 accessed? It appears that access is proposed from Pine Ridge Road, a private road.
7. Applicant should provide supporting conceptual design for water and wastewater of the 46-unit multi-family dwelling units. Conceptual building designs for these multi-family units should also be provided.
8. The applicant should identify the location of permanent stormwater management practices identified on the FEAF.

SEQRA-FEAF

It is understood the applicant may already be in the process of providing a revised FEAF with additional supporting documentation, therefore this review is limited. Our comments at this time are:

Description of Proposed Action - The applicant references 57% will be "potential open space". It seems this is considered to be a "benefit" of the proposed project. The open space should be categorized as "Proposed" and should be broken down at a minimum into three areas:

- Total area
- Total area minus Wetlands, streams, and regulated buffers
- Total area of open space on individual proposed lots

The Applicant should identify/propose the intent for land ownership of Open Space lands when the final subdivision would be considered.

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Item C.2(b) - Applicant should discuss any specific requirements for subdivision design based upon being within the NYS Major Basins: Upper Susquehanna.

D.1(d)iv- There is no information on the plan sheets to verify the minimum lot size to be 3.2 ac.

D.1(e) - Applicant should discuss the anticipated phasing of the project.

D.2 (c) - Applicant should more thoroughly discuss the water supply for the Multi-family cluster.

D.2 (j)v - It is recommended a separate "Roads" plan be provided by the applicant so the Board can clearly see the projects intent. The EAF response states, "gravel and seasonal roads are also to be studied". This study should be included with the next project submission.

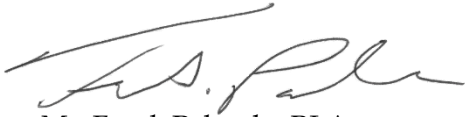
E.2 The answers provided in a-f of this section all have an impact on the septic design parameters. This information needs to be shown on the plans to verify the practicality of septic systems for 126 total dwelling units.

E.2 (j)- Applicant needs to identify impacts of the principal aquifer on the project development.

In closing, at this point in time, factors which could impact the development sketch plan have not been fully vetted and we would not recommend moving past the sketch plan without further information being provided.

Sincerely,

C.T. MALE ASSOCIATES



Mr. Frank Palumbo RLA

Business Development Manager, Land Services

C: Jacob R. Gordon, PE, ENV-SP, C.T. Male Associates
Charles J. Gottlieb, Whiteman Osterman & Hanna, LLP