

December 26, 2024

Carolyn Stevens, Chair and Members of the Planning/Architectural Review Board
Town of Ossining
John-Paul Rodrigues Operations Center
101 Route 9A - P.O. Box 1166
Ossining, NY 10562

Re: 94 Somerstown Road Property
94 Somerstown Road (NY Route 133)
Ossining, NY 10562

Application for Subdivision, Site Plan, Wetlands Permit, Steep Slope Permit

Hon. Carolyn Stevens and Members of the Planning/Architectural Review Board:

I am pleased to submit the following plans and documents in support of this application for subdivision approval, site plan approval, steep slope permit, and a wetland permit for the subdivision of the above-noted property.

<u>Dwg. No.</u>	<u>Drawing Title</u>	<u>Rev. Date</u>
C-101	Layout / Subdivision Plan	12/26/2024
C-102	Grading and Utilities Plan	12/26/2024
C-103	Erosion and Sediment Control Plan	12/26/2024
C-104	Tree Preservation/Tree Removal Plan	12/26/2024
C-105	Tree Preservation/Tree Removal List	12/26/2024
C-106	Landscape / Tree Planting Plan	12/26/2024
C-107	Steep Slope Plan	12/26/2024
C-111	Driveway Profile	12/26/2024
C-112	Construction Details	12/26/2024

Also Included in the Plan Set are the following Town drawings:

Sheet 1 of 3 Landscape Standard Notes
Sheet 2 of 3 Landscape Standard Details
Sheet 3 of 3 Landscape Standard Details

Also being submitted are the following:

- Application for Planning Board, dated 9/26/2024
- Short Environmental Assessment Form, dated 9/26/2024
- Letter to the Planning/Architectural Review Board dated 11/13/2024 from Atlantic Custom Homes (owners of the property).
- Drawing entitled "Topographic Survey 94 Somerstown Road" by Rowan Land Surveying, PLLC, dated 10/15/2024.

Introduction – The applicant's and the project engineer held a pre-application meeting with the Town and its professional consultants on December 18th. The meeting was most helpful in reviewing the anticipated permits that would be required for the proposed subdivision.

This application is being made on behalf of the owners of the property, Jennifer and Pascal Smith Couti to subdivide the 94 Somerstown Road property into three (3) residential single family house lots. The subject property is 281,282.6 square feet in size (6.457 acres) in size and is located on the east side of Somerstown Road. The property is bounded by existing single family residentially-zoned lands to the north, east and south. Somerstown Road and other residential properties are to the west. The boundary line with the Town of New Castle is coincident with the northern property line.

There is an existing wetland in the western portion of the property nearest to Somerstown Road. The wetland is 33,224 square feet in size on the subject property. The wetlands were delineated by Mary Coleman of Pfizer-Jahnig Environmental Consulting in December 2023. The Wetland Delineation report prepared by Pfizer-Jahnig identifies the wetland soil as Leicester loam, stony. The report notes that this soil is deep, poorly drained and also formed in glacial till. The water table is located close to the surface from late fall into early spring. Stones and boulders occur on the surface. Uplands make up the remainder of the property. The upland soils consist of Chatfield-Hollis Rock outcrop complex. Most of the property is wooded.

The property is zoned R-40 (minimum lot size of 40,000 square feet) and is surrounded by other R-40 zoned properties to the west, south and east. Across the New Castle town line, the land is zoned R-1A, One Acre Residence.

Proposed Subdivision – It is proposed to subdivide the property into three lots, as follows: Lot 1 is the northeastern-most lot and is proposed to be 87,758 s.f. (1.9917 acres in size) in size. Lot 2, in the southeastern portion of the property is to be 128,760.9 s.f. (2.9229 acres) in size. Lot 3 in the northern portion of the property is proposed to be 65,763.5 square feet (1.5097 acres) in size.

The proposed action would be defined as a Minor Subdivision in accordance with Chapter 176 in that it would contain only three lots, has frontage on an existing public street, would not require any new municipal streets, street extensions or extension of municipal facilities.

The proposed houses would be accessed via a common driveway which is proposed to be 18 feet in width. A 30-foot wide easement is proposed for the common driveway which would extend through Lots 3 and 1 to provide access to all of the lots. The proposed driveway is 674 feet in length from its intersection with the edge of pavement of Somerstown Road to the end of the common driveway on Lot 1.

Utilities for the Subdivision – Each of the three lots would obtain its potable water from an on-site well and would treat its wastewater via an on-site wastewater treatment system (OWTS). The locations of the proposed wells and septic systems are depicted on drawing C-102.

The applicant has conducted deep hole and percolation testing on the property. The deep hole testing was performed on August 13, 2024 and the testing was witnessed by the Westchester County Department of Health. The soil percolation testing was performed on 9/20/2024, 9/29/2024, and 10/18/2024 by the project engineer. An application to the WCDOH for construction approval for the septic systems and wells for each of the three lots is being made simultaneously with this application to the Town.

Wetlands – As noted above, there is a wetland area in the westernmost portion of the subject property. The proposed common driveway would impact the 100-foot wetland buffer; there are no direct wetland impacts. Due to the location of the wetland along nearly the entire frontage of the property, impacting the wetland buffer is unavoidable. The proposed driveway was sited specifically to avoid any direct impacts to the wetland.

A small portion of the development of Lot 3 would be located within the 100-foot buffer. At its closest point, the proposed house would be located 73 feet from the wetland.

Overall, the proposed subdivision would impact a total of 8,250 square feet of the wetland buffer, of which approximately one-half would be for the construction of stormwater management practices for the common driveway so as to provide peak rate attenuation and water quality improvement for runoff prior to its discharge to the on-site wetland. The stormwater management areas depicted in the rear yards of the houses on Lots 2 and 1 and to the north of the house on Lot 3 would be rain gardens or bioretention facilities.

Steep Slopes – The property features distinct areas; the westernmost portion of the property nearest to Somerstown Road is mostly level. This area averages about 100 feet in width and contains the on-site Town regulated wetlands. The central portion of the property is gently sloping to the north and south from a high point in the south central portion of the plateau. This plateau is about 150 feet in width. Finally, the upper level of the property (the easternmost part of the lot) is similarly gently sloping to the north and south from a high point in the central part of the plateau. Between the wetlands and central portion of the property and the upper plateau are areas of steep slopes which are generally about 75 feet to 85 feet in width and trend in a north south direction.

The site plan has been designed to very carefully minimize the impacts to steep slopes. Access to the upper (easternmost) portion of the property required that the driveway impact the area of steep slopes. Most of the slopes to be so impacted are between 25% and 35%; to minimize the impact, the driveway parallels the contour to the maximum extent possible.

Drawing C-107 summarizes the impacts to slopes. As can be seen in the Proposed Steep Slope Disturbances Table, a total of 16,888 square feet of slopes between 15% and 25% will be disturbed; 9,586 s.f. of slopes between 25% and 35%, and 1,678 s.f. of slopes in excess of 35%.

Landscape Plan – As is noted above, the existing property is wooded, so development on the property would necessarily result in tree removal. Drawing C-105 summarizes for each of the three lots, plus the driveway easement area, the number of trees that would be removed.

As can be seen in the summary on drawing C-105, a total of 140 trees will be removed from the property for the construction of the subdivision (common driveway, houses, yards around the houses and the septic system for each of the three lots). The aggregate diameter (i.e., total caliper inches) of the trees to be removed from the property are as follows:

Tree Removals - Aggregate Diameter	Caliper-Inches
Lot 1	486
Lot 2	404
Lot 3	444
Driveway Easement	460
Total Aggregate Diameter (Caliper Inches)	1,794

Drawing C-106 shows the locations of the trees to be planted on the property, as well as the shrubs to be installed in the as mitigation for the proposed land disturbance within the wetland buffer. The plantings to be installed are all native; none are exotic species. The plantings include overstory deciduous trees, evergreen trees and understory trees. Plantings are proposed in the disturbed (i.e., graded) areas adjacent to the proposed driveway, as well as for screening of the new lots both from each other and from the adjacent land uses. It should be noted that the wetland area is a wooded swamp and that although the tree survey did not include the species within this portion of the property, there are no trees which are proposed to be removed from the wetland area. Thus, the view into the developed property from Somerstown Road will change minimally, given that the wooded wetland and adjacent slope to the east of the wetland will remain wooded.

A total of 152 trees are proposed to be planted, which is 12 trees more than the number of trees to be removed by the proposed subdivision. Another 70 (native) shrubs are proposed to be planted in the wetland buffer or immediately adjacent to it, as mitigation for the disturbance which is proposed in the wetland buffer.

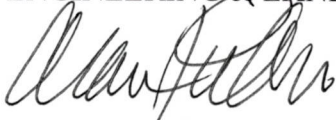
We trust that the information is complete and that this matter can be placed before the Planning Board at its next available meeting. The application fee for this submission was sent under separate cover by the applicants.

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If you have any questions regarding the attached drawings and forms, or require any additional information, please feel free to call me on my direct line at (475) 215-5343 or on my cell at (203) 710-0587.

Sincerely,

ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

A handwritten signature in black ink, appearing to read 'Alan L. Pilch', written over the company name.

Alan L. Pilch, PE, RLA
Principal

cc: Jennifer and Pascal Smith Couti (via email)