



TOWN OF OSSINING

BUILDING DEPARTMENT

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NOTICE

SEQRA DECLARATION OF INTENT TO BE LEAD AGENCY

To: New York State Department of Environmental Conservation
New York State Office of Parks, Recreation and Historic Preservation
New York State Department of Transportation

From: Carolyn Stevens, Chairperson, and the Town of Ossining Planning Board

Date: May 7, 2025

Subject: **Smith-Couti 3-Lot Subdivision and Site Plan, 94 Somerstown Road**

Jennifer and Pascal Smith-Couti ("Applicant") is seeking Subdivision approval, and Steep Slopes, Tree Removal Permit, and Wetland permits for a three-lot subdivision. The Project is located at 94 Somerstown Road, Section, Block, and Lot 90.11-1-1 ("Project Site"). The Project Site is located in the R40, Residential 40 District.

The Proposed Action is defined as a Minor Subdivision in accordance with the Code of the Town of Ossining, Chapter 176. The applicants propose to subdivide a 6.457 acre property into three single-family residential lots. The property is located at 94 Somerstown Road, zoned R-40, One Family Residence District. Steep Slopes, Wetlands and Tree Removal permits are also under review.

The Planning Board has determined that the Proposed Action is an Unlisted Action with respect to the requirements of the New York State Environmental Quality Review Act (SEQRA) and has declared intent to be Lead Agency April 16, 2025. In accordance with the provisions of SEQRA, unless you submit a written objection to the Planning Board within thirty (30) calendar days from the mailing of this notification, the Planning Board will automatically assume the role of Lead Agency.

Enclosed with this notice are Part 1 of the Environmental Assessment Form and the application which have been submitted by the Applicant.

Enclosures

cc: Westchester County Department of Planning

Town of Ossining (Westchester County, New York)
Application for Planning Board

A copy of this form accompanied by a \$350.00 Filing Fee, Escrow Deposit as outlined on the Town fee schedule, 10 Copies and 1 PDF of an accurate intelligible plan of the property. This must be submitted to the Planning Board Secretary on the specified submission date prior to the regularly scheduled meeting (see Calendar).

I, (We) Jennifer and Pascal Smith Couti

Address 36Overlook Rd, Ossining, NY 10562

Phone Number 917-775-2803 Email jenniferlsmith01@yahoo.com

Request a Planning Board Hearing for:

☐ Preliminary Site Plan Review

☐ Architectural Review

☒ Site Plan Approval

☐ Conditional Use Permit

☐ Rezoning Application

☒ Subdivision Approval

☐ Filling and Grading Permit

☒ Wetland Approval

Location of Property 94 Somerstown Road

Section 90.11 Plate Block 1 Lot(s) 1

Present Zoning R-40

Purpose of Hearing: Subdivision of a 6.457 acre property into three single family residential lots.

The three lots would be: Lot 1 - 1.9917 ac., Lot 2 - 2.9929 ac., and Lot 3 - 1.5097 acres.

Date: 9/26/24



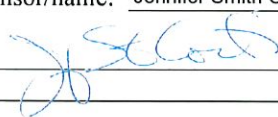
Signature of Applicant

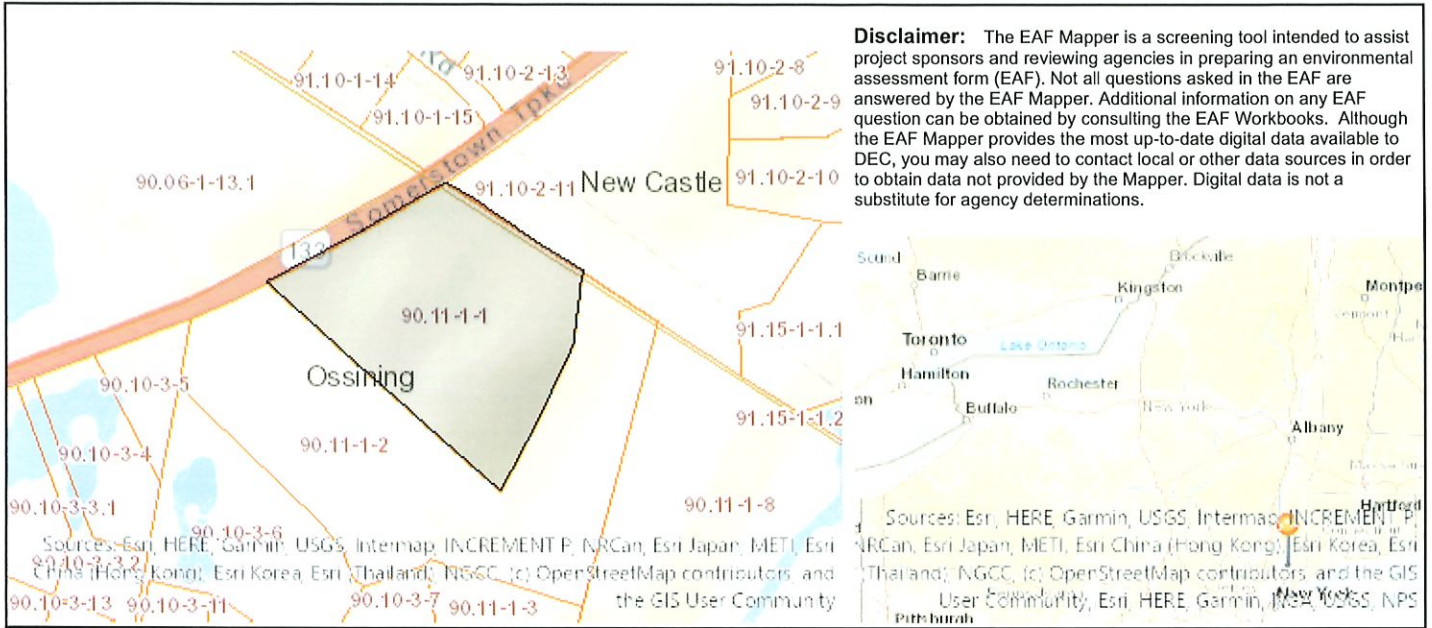
Note: The applicant is responsible for complying with all rules and regulations with respect to filing of final subdivision plats with the Westchester County Clerk.

Submission Checklist:

- ☒ Application Form & Plans (10) & (1) PDF File
- ☒ Environmental Form (EAF)
- ☒ Fees, Section 200-51
- ☒ Property Owner Authorization

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ A potable water well will be constructed on each of the three lots. _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ An on-site wastewater treatment system will be constructed on each of the three lots. _____	☒	☐	
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?	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?	☐	☒	
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?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ 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 ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? 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: Stormwater management practices will be constructed for water quality improvement and peak rate attenuation of runoff flows.	NO ☐	YES ☒
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 ☐
_____ _____		
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 ☐
_____ _____		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jennifer Smith Couti</u> Date: <u>9/26/24</u> Signature: <u></u> Title: <u>Owner</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to 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