

WESTCHESTER COUNTY DEPARTMENT OF HEALTH GUIDELINES FOR FILING APPLICATIONS FOR REALTY SUBDIVISIONS

Applicable codes: Chapter 873, Article X of the Laws of Westchester County, NY

Fees: Chapter 873, Article XX, Sections 873.2104, 873.2113, 873.2114 of the Laws of Westchester County, NY and Policy Statement Env 1992-1 revised January 1998 and August 2019.

The following list serves as the minimum requirements when requesting approval of a project pursuant to the above provisions.

1. Application filing fee. Check should be made out to Westchester County Department of Health.
2. Original and one (1) print of the subdivision plat.
3. Original plat must be prepared by a licensed land surveyor and signed by the property owner.
For those projects involving new separate sewage disposal system, new wells or extensions of municipal utilities that plat must also be signed and sealed by the design engineer. Plat must be prepared in accordance with NYS Education Law. Plat must bear the appropriate WCDOH legend and signature block.
4. One (1) original Westchester County Realty Subdivision application.
5. One (1) original Certificate of resolution for authorization (if corporate ownership).
6. One copy of determination of environmental significance by Planning Department or signature of Planning Department on plat.
7. For those projects involving SSTs, the septic schedule must be on the plat and the integrated plot plan (IPP).
For those projects involving extensions of utilities, the proposed water mains and proposed sanitary sewers must be shown schematically on the plat.
8. Locations of existing structures and associated water and sewer service lines and/or well and SSTs must be shown on the plat. Proposed water and sanitary service lines for the new lots should be shown on the plat. For those projects involving extensions of the public utilities, the proposed services may be shown on the construction plans.
9. One (1) soil data design report (SSTs only).
10. Where a proposed subdivision is to be served by existing water supply or sewerage facilities, the applicant shall supply the Department with a letter from the owner of the utility that such facilities are available and adequate with sufficient capacities (and in the case of water supplies, there is also adequate pressure) and the utility is willing and able to serve the proposed realty subdivision and that such facilities will be furnished and maintained by the utility to serve the proposed realty subdivision.
11. GEN 296 Water Main Application completed by designated municipal official when an extension of water main is proposed.
12. BSP-5 Sewer Main Application completed by designated municipal official and NYSDEC forms Chapter 20 and Chapter 30 as applicable when an extension of sewer main is proposed.
13. Engineering Report which is signed and sealed by design professional and which describes the project and proposed design.
14. Two (2) sets of integrated plot plans indicating sewage disposal areas, well locations, and drainage and grading. If a water main and/or sewer main extension is required, five (5) sets of construction drawing with at least one bearing the approval of the municipal engineer are required.
15. Written approval of roads and drainage by the municipal engineer.

Questions may be directed to the Land Development Program, Frederick Beck, Jr., P.E. (914) 864-7347.

Please submit completed applications to:

Westchester County Department of Health
Bureau of Environmental Quality
25 Moore Ave.
Mount Kisco, New York 10549
914-864-7333
914-864-7341 (Fax)



WESTCHESTER COUNTY DEPARTMENT OF HEALTH
25 Moore Ave., Mt. Kisco, NY 10549

APPLICATION AND INFORMATION RELATING TO REALTY SUBDIVISIONS

Section I GENERAL DESCRIPTION

Pursuant to the provisions of Article X of the Sanitary Code of the Westchester County Health District, the following application is made and submitted with a plat for approval of the methods described herein for providing water, drainage and sewerage in the realty subdivision to be known as:

Title of Subdivision 94 Somerstown Road Subdivision

Location 94 Somerstown Road, Town of Ossining Section: 90.11 Block 1 Lot (s) 1
(City, Village or Town)

Name and Address of Owner Jennifer and Pascal Smith Couti, 36 Overlook Road, Ossining, NY 10562
(If other than individual, given name and address of any joint owner, every officer of a firm, association or corporation, using separate sheet if necessary.)

Name and Address of Developer, if not Owner same as owner

Survey prepared by Paul A. Rowan L.S. NYS Lic. No. 050969

Utilities designed by Alan L. Pilch P.E. NYS Lic. No. 080167

Area of entire tract to be subdivided 6.4574

Area of section proposed for subdivision under this application 6.4574

Number of lots 3 Average size of lots 2.1524 acres

Do you intend to sell lots only? (Yes/No); Bldgs & Lots?(Yes/No);
Both?(Yes/No).

Indicate local zoning and type of occupancy permitted R-40 One Family District; single family homes

Does project conform to existing zoning?(Yes/No) If No, explain Yes

SECTION II WATER SUPPLY (use appropriate section)

State whether property lies within or adjacent to a water district Yes

NAME OF PUBLIC SUPPLY Ossining Water District

Existing main (give location) End of water main is 1,275 feet south of proposed driveway into subdivision

Extension of mains from (give connection points) Wells are proposed for each lot for water supply

New mains to be installed by not applicable

PRIVATE WATER SUPPLY

Indicate type of wells proposed drilled well Anticipated Depth 400'
Average yield sought 5 gallons/minute. Source of Information minimum required by
Health Department

Section III SEWAGE AND SEWAGE DISPOSAL (use appropriate section)

Watershed on which property is located Pocantico and Saw Mill River
Is tract in existing local sewer district? No
Is tract adjacent to an existing local sewer district? No
Is tract in county sewer district? No

NAME OF PUBLIC SEWER DISTRICT not applicable

Existing main (give location) not applicable
Extension of mains from (given connection points) _____
New Sewer mains to be installed by _____

SEPARATE SEWAGE DISPOSAL SYSTEMS

Note: Individual approval is required for each system installed.
Nature of soil to depth of 7 feet sandy loam and compacted loam to 7"; rock on Lot 2 at 54" in primary OWTS
and 42" in Lot 2 expansion area
How determined deep hole test witnessed by WCDOH By whom Xinxin Li and Katie Main
Soil information to be provided on Department design data sheet.
included

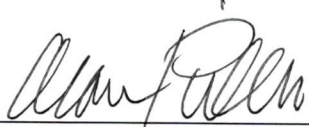
Section IV LAND DRAINAGE

Is regrading proposed? (yes/no) If regrading is proposed existing and pro- posed topography must be indicated on the plan.

State proposed method and indicate on the plans routing of surface and sub- surface water from streets, roofs, land and other areas. stormwater management depicted on submitted plans

Section V SIGNATURE

Sworn to before me this _____
day of _____ 20_____
Signature _____
Notary Public

Signature  (Preparer)
Signature  (owner)

SUBDIVISION AND UTILITY REVIEW FEES

Utility Extension:

Base Fee Water Main Extension: \$250.00 per building lot

This fee can be reduced to \$200.00 per building lot if there are no tanks, booster pumps, etc.

Base Fee Sanitary Sewer Main Extension: \$170.00 per building lot

This fee can be reduced to \$140.00 per building lot if it is just a gravity sewer without pump stations.

Both Water and Sewer Extensions: \$210.00 per building lot provided there are no pump stations, tanks, etc.

Subdivision Review Fee:

Septic Systems: \$250.00 per building lot

Public Water and Public Sewers: \$160.00 per building lot

Discount Schedule – subdivision fee only

1 -5 lots	0%	(\$160.00)
6-15 lots	90%	(\$144.00)
16-75 lots	75%	(\$120.00)
> 75 lots	50%	(\$ 80.00)

Note: That these reductions are not cumulative; the first five lots are at 100% fee, the next 10 lots or part thereof are at 90% of full fee, etc.

Note: There shall be no reductions for subdivisions served by septic systems.

Example: 11 lot subdivision with water and sewer extensions (no pump stations, tanks, etc.)

Subdivision Fee:	5 lots x \$160.00 per lot = \$ 800.00
	6 lots x \$144.00 per lot = \$ 864.00
Utility Fee:	11 lots x \$210.00 per lot = <u>\$2,310.00</u>
Total Fee:	\$3,974.00

*Excerpted from WCHD Policy Number Env. 1992-01 revised August 2019

** The reductions shown are calculated on a percentage basis (but show as dollars for clarity)