

TOWN OF OSSINING PLANNING BOARD
(March 18, 2026)

Application of Jennifer and Pascal Smith Couti
Property: 94 Somerstown Road (Section 90.11, Block 1, and Lot 1 and R-20 Zone)

Background

WHEREAS, the Town of Ossining Planning Board received approval on August 20, 2025, for a Minor Subdivision Plat for a three-lot subdivision. The subject property is located at 94 Somerstown Road, Section, Block, and Lot 90.11-1-1 on the Tax Assessment Map of the Town of Ossining ("Project Site"). The Project Site is located in the R-20 Zoning District; and

WHEREAS, in accordance with Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations in 6 NYCRR Part 617, the Planning Board considered all of the impacts of the action and determined that the proposed action was an Unlisted Action and issued a Negative Declaration on August 20, 2025; and

WHEREAS, as set forth in a resolution of August 20, 2025, including that the Minor Subdivision Approval "shall expire within 180 days after the date of this resolution unless all requirements stated herein have been certified as complete. Notwithstanding the foregoing, the Planning Board may extend for periods of ninety days each (or two ninety-day periods) upon request by the Applicant and based upon the particular circumstances;" and

WHEREAS, pursuant to Sections 239-L, M, and N of the New York State General Municipal Law, the Planning Board referred the application materials to the Westchester County Department of Planning for their review and comments, and all comments were incorporated into the proposed minor subdivision plat; and

Planning Board Determination

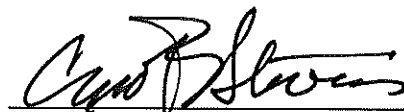
NOW, THEREFORE, BE IT RESOLVED, that the request by Jennifer and Pascal Smith Couti, 94 Somerstown Road, Section, Block, and Lot 90.11-1-1, for two 90-day extensions of the of the Minor Plat Subdivision Approval originally granted by the Board, and the subdivision extension will be granted until August 20, 2026; and

BE IT FURTHER RESOLVED, that in accordance with New York Town Law § 276(7)(c) this resolution granting final subdivision approval shall expire within 180 days after the date of this resolution unless all requirements stated herein have been certified as complete. Notwithstanding the foregoing, the Planning Board may extend for periods of ninety days each (or two ninety-day periods) upon request by the Applicant and based upon the particular circumstances.; and

BE IT FURTHER RESOLVED, that the Board re-adopts its findings from the August 20, 2025, resolution; and

BE IT FURTHER RESOLVED, that the conditions detailed in the Planning Board's August 20, 2025, resolution remain in full force and effect.

Dated as of March 18, 2026



Carolyn Stevens, Chair
Town of Ossining Planning Board

Motion by: Jim Bossinas
Second by: Bill Boyd
In Favor: Unanimous
Opposed: None
Abstaining: None