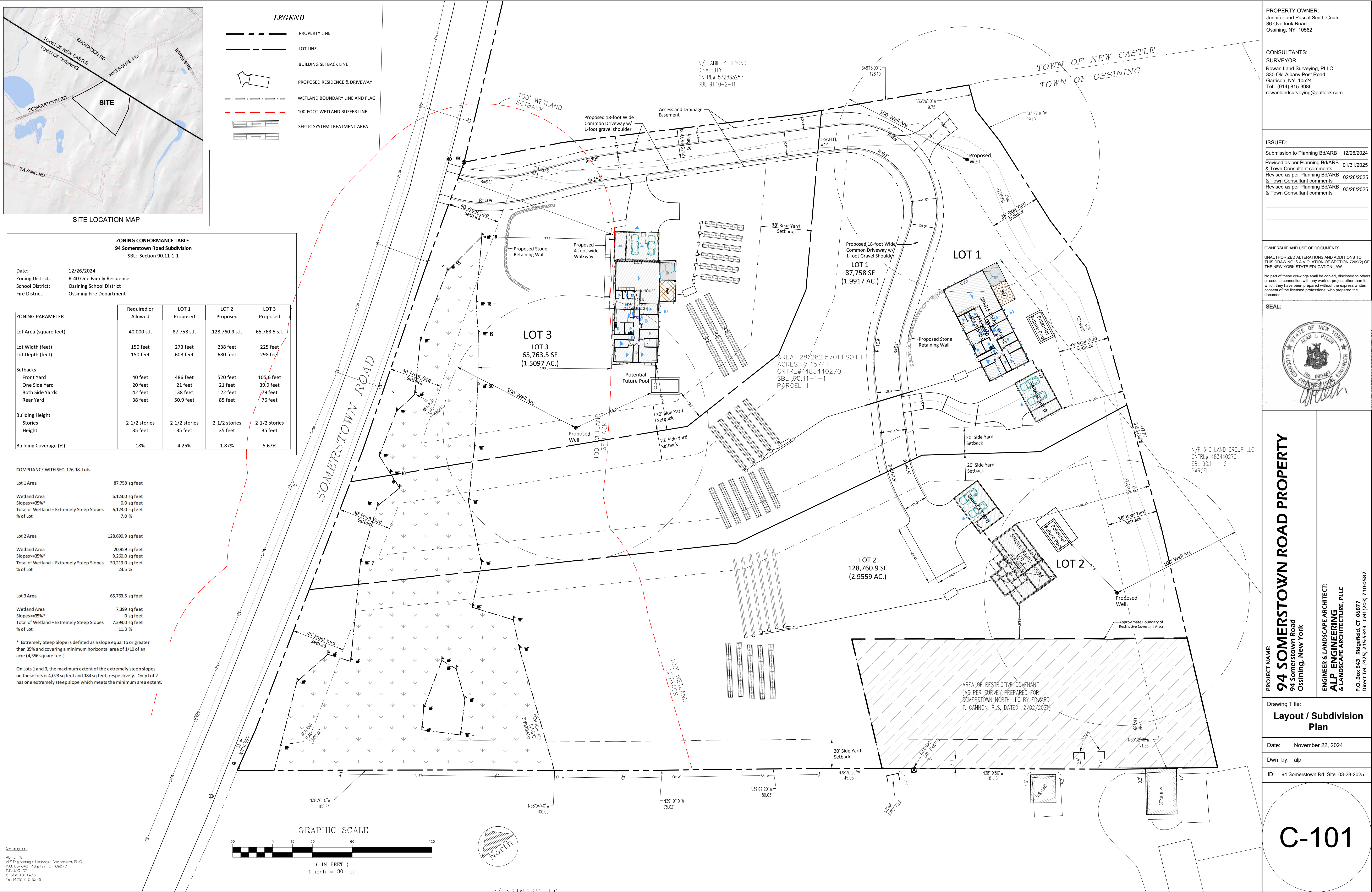
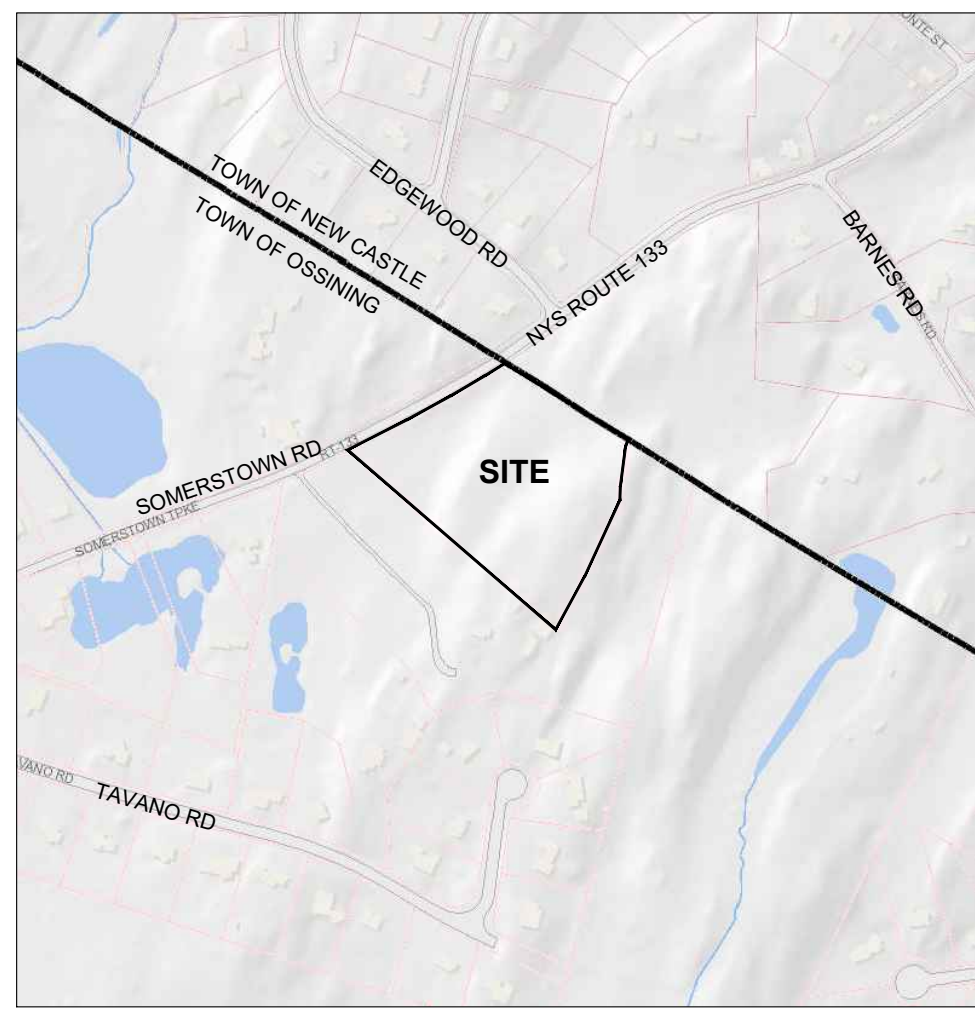


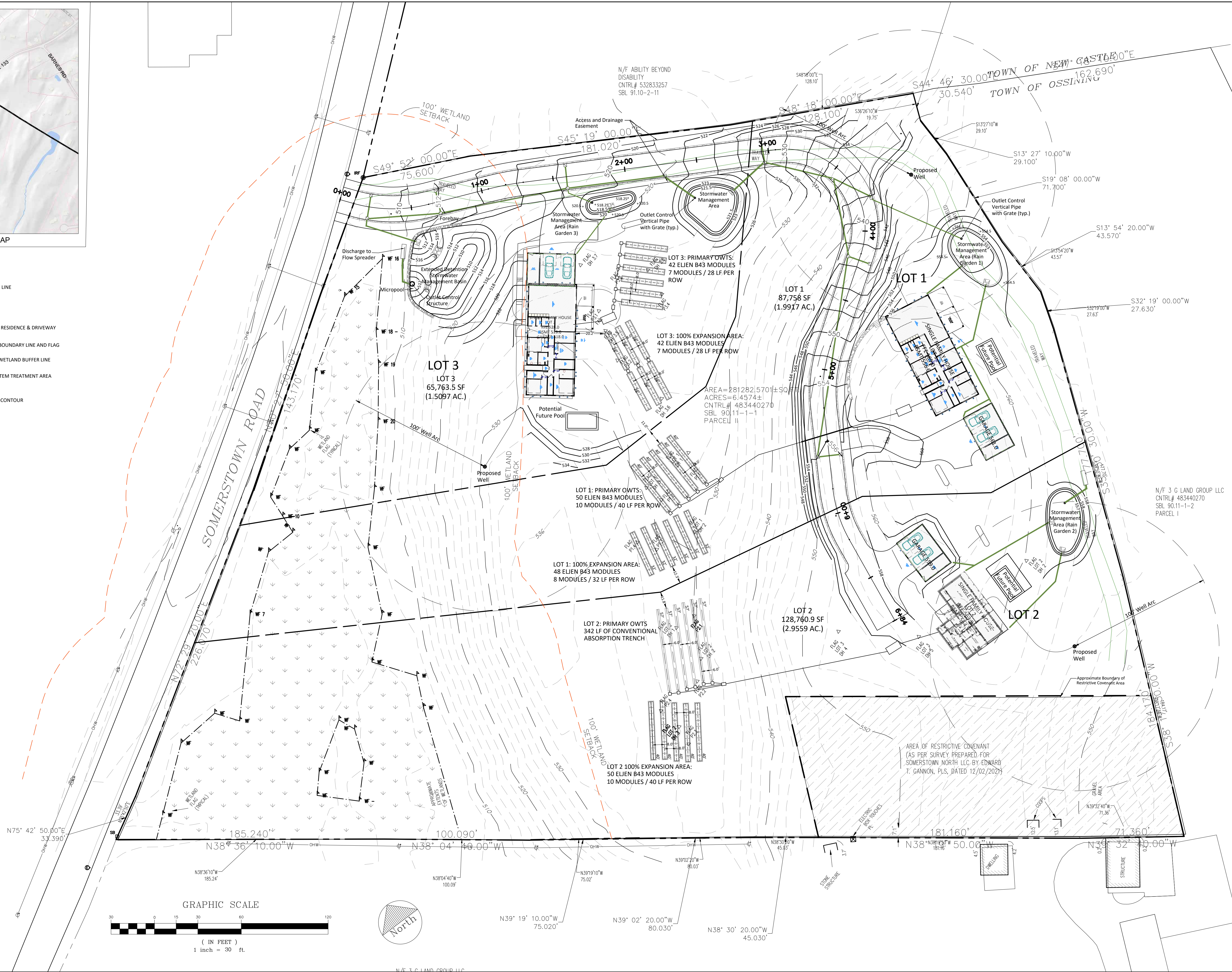




SITE LOCATION MAP

LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED RESIDENCE & DRIVEWAY
- WETLAND BOUNDARY LINE AND FLAG
- 100-FOOT WETLAND BUFFER LINE
- SEPTIC SYSTEM TREATMENT AREA
- PROPOSED CONTOUR



PROPERTY OWNER:
Jennifer and Pascal Smith-Couti
36 Overlook Road
Ossining, NY 10562

CONSULTANTS:
SURVEYOR:
Rowan Land Surveying, PLLC
330 Old Albany Post Road
Garrison, NY 10524
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rowanlandsurveying@outlook.com

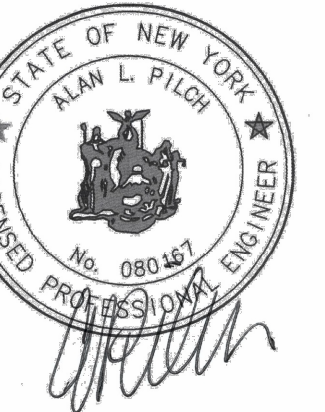
ISSUED:

Submission to Planning Bd/ARB 12/26/2024
Revised as per Planning Bd/ARB & Town Consultant comments 01/31/2025
Revised as per Planning Bd/ARB & Town Consultant comments 02/28/2025
Revised as per Planning Bd/ARB & Town Consultant comments 03/28/2025

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SEAL:



PROJECT NAME:
94 SOMERSTOWN ROAD PROPERTY
94 Somerstown Road
Ossining, New York

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843, Ridgefield, CT 06877
Direct Tel: (475) 215-5343 Cell (203) 710-0587

Drawing Title:

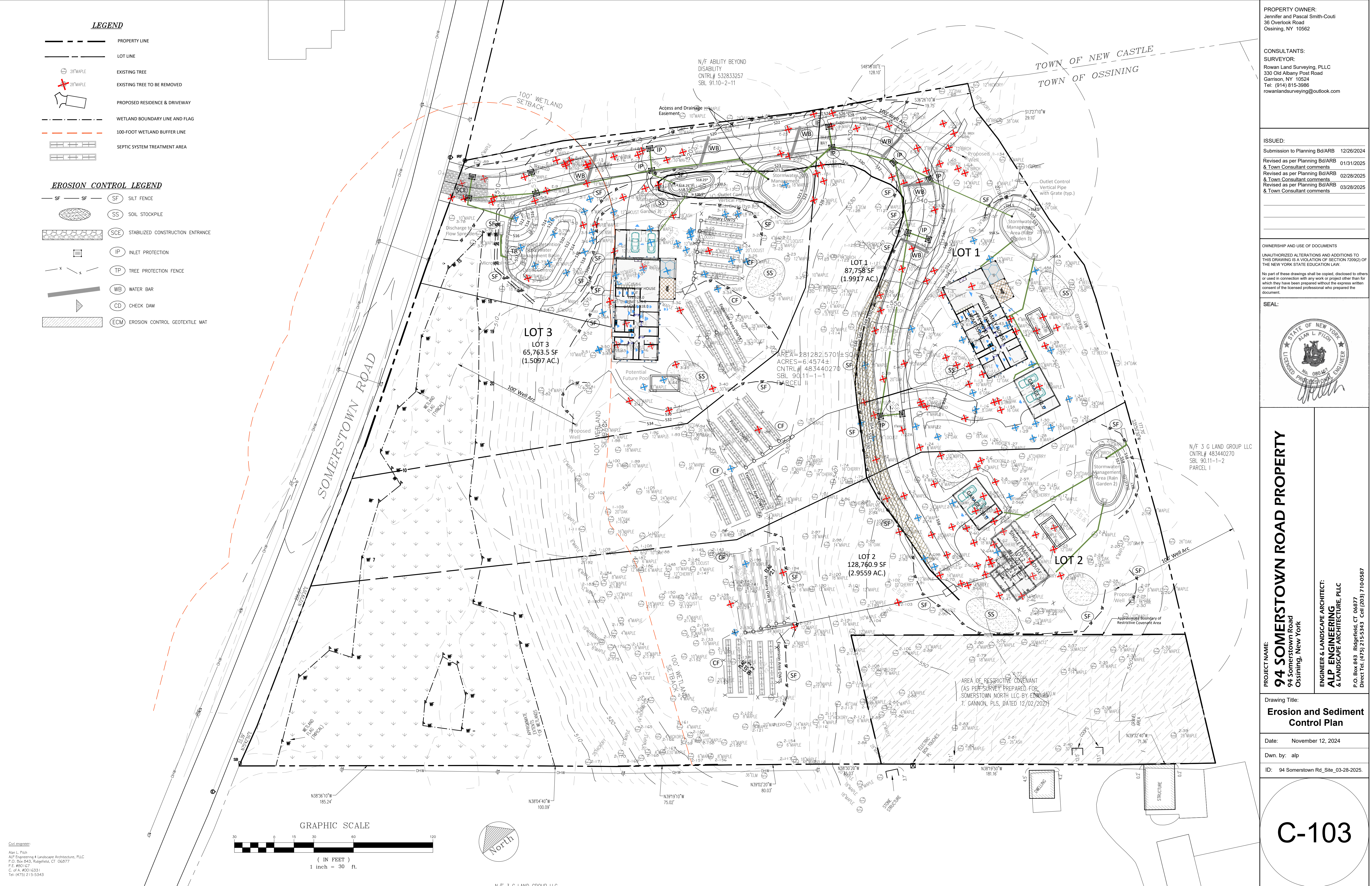
Grading and Utilities Plan

Date: November 22, 2024

Drawn by: alp

ID: 94 Somerstown_Rd_Site_03-28-2025.

C-102



LEGEND

- PROPERTY LINE
- LOT LINE
- 28" MAPLE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PROPOSED RESIDENCE & DRIVEWAY
- WETLAND BOUNDARY LINE AND FLAG
- 100-FOOT WETLAND BUFFER LINE
- SEPTIC SYSTEM TREATMENT AREA

EROSION CONTROL LEGEND

- SF SILT FENCE
- SS SOIL STOCKPILE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- IP INLET PROTECTION
- TP TREE PROTECTION FENCE
- WB WATER BAR
- CD CHECK DAM
- ECM EROSION CONTROL GEOTEXTILE MAT

PROPERTY OWNER:
Jennifer and Pascal Smith-Couti
36 Overlook Road
Ossining, NY 10562

CONSULTANTS:
SURVEYOR:
Rowan Land Surveying, PLLC
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ISSUED:

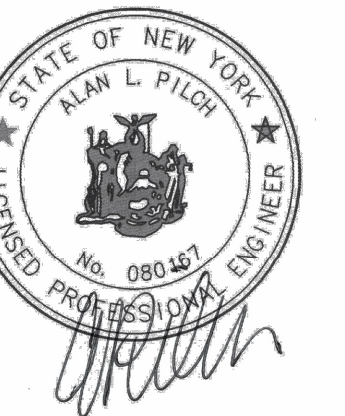
Submission to Planning Bd/ARB	12/26/2024
Revised as per Planning Bd/ARB & Town Consultant comments	01/31/2025
Revised as per Planning Bd/ARB & Town Consultant comments	02/28/2025
Revised as per Planning Bd/ARB & Town Consultant comments	03/28/2025

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SEAL:



PROJECT NAME:
94 SOMERSTOWN ROAD PROPERTY
94 Somerstown Road
Ossining, New York

ENGINEER & LANDSCAPE ARCHITECT:
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Drawing Title:

Erosion and Sediment Control Plan

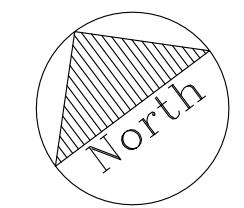
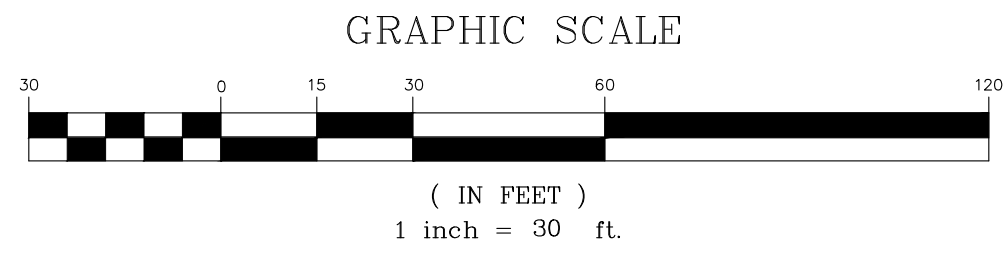
Date: November 12, 2024

Own. by: alp

ID: 94 Somerstown Rd_Site_03-28-2025.

C-103

Civil Engineer:
Alan L. Pilch
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N/E 3 G LAND GROUP LLC

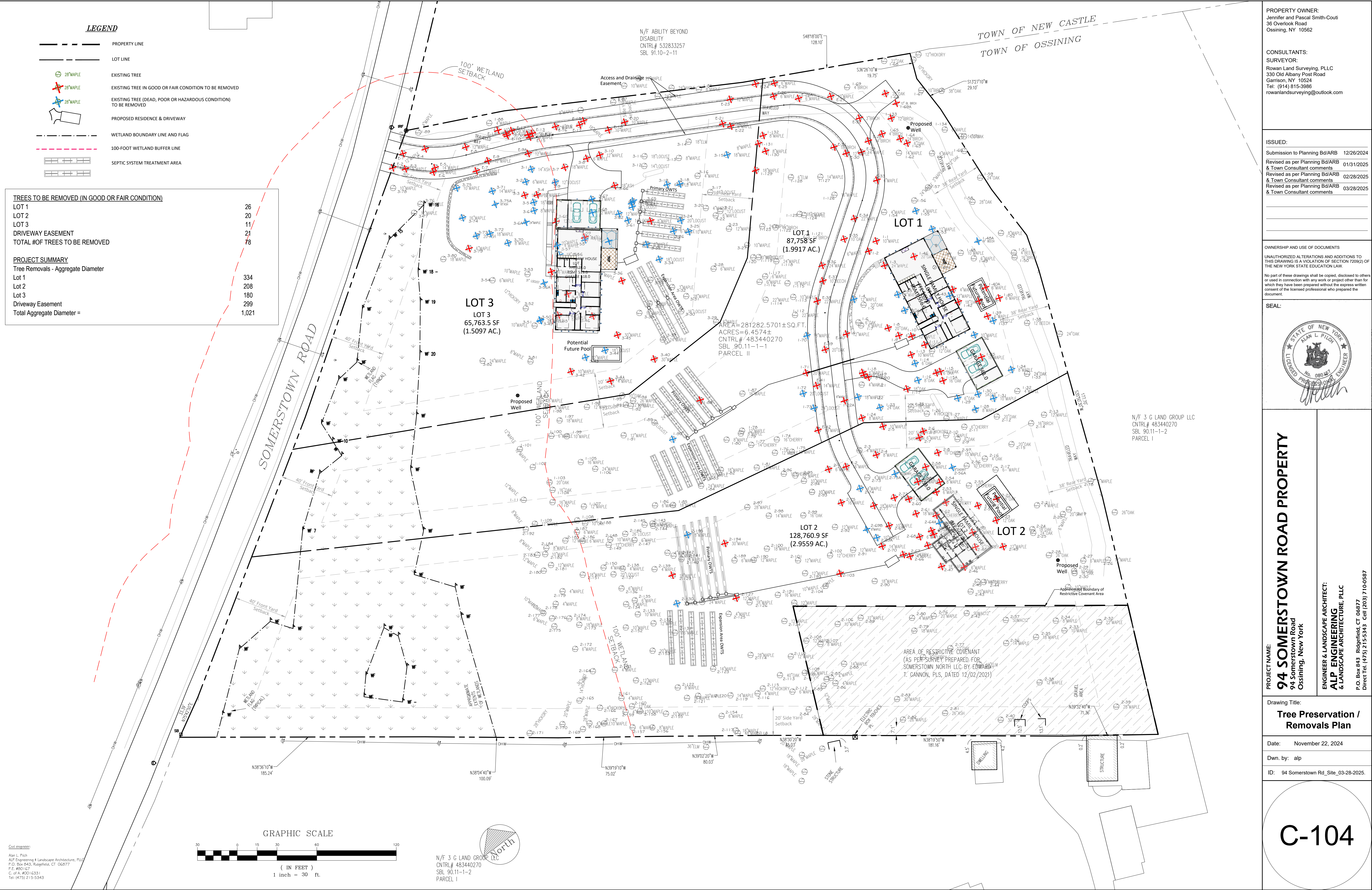


TABLE 1 94 Somerstown Road Subdivision LOT 1 TREES					
LOT 1					
Number	DBH	Common	Scientific	Condition	Remove? x = yes
1-4	12	Red Maple	Acer rubrum	Poor	condition
1-10	12	Sugar Maple	Acer saccharum	Poor	condition
1-16	8	Red Oak	Quercus rubra	Poor	condition
1-23	24	Red Oak	Quercus rubra	Hazard	condition
1-29	6	White Oak	Quercus alba	Poor	condition
1-30	8	Sassafras	Sassafras albidum	Poor	condition
1-34	8	Black Oak	Quercus velutina	Poor	condition
1-37	12	Sassafras	Sassafras albidum	Poor	condition
1-43	12	Black Oak	Quercus velutina	Poor	condition
1-45	6	Red Maple	Acer rubrum	Hazard	condition
1-47A	6	Red Maple	Acer rubrum	Poor	condition
1-49	6	Black Maple	Acer nigrum	Poor	condition
1-53	12	Sugar Maple	Acer saccharum	Poor	condition
1-55	4	Sugar Maple	Acer saccharum	Poor	condition
1-70	18	Sugar Maple	Acer saccharum	Hazard	condition
1-72	20	Black Locust	Robinia pseudoacacia	Hazard	condition
1-73	24	Honey Locust	Gleditsia triacanthos	Poor	condition
1-90	15	Black Locust	Robinia pseudoacacia	Hazard	condition
1-121	14	Black Birch	Betula lenta	Poor	condition
1-11A	8	Black Cherry	Prunus serotina	Dead	dead
1-14	6	Red Oak	Quercus rubra	Dead	dead
1-22	18	Sugar Maple	Acer saccharum	Dead	dead
1-28	8	Sugar Maple	Acer saccharum	Dead	dead
1-31	10	Red Maple	Acer rubrum	Dead	dead
1-48A	16	American Beech	Fagus grandifolia	Dead	dead
1-36	10	Norway Maple	Acer platanoides	Dead	invasive
1-9	4	Red Oak	Quercus rubra	Fair	not regulated
1-21	4	Sugar Maple	Acer saccharum	Fair	not regulated
1-26	4	Hickory			not regulated
1-32	4	Maple			not regulated
1-44	4	Sugar Maple	Acer saccharum	Fair	not regulated
1-51	4	Beech			not regulated
1-54	4	Sugar Maple	Acer saccharum	Good	not regulated
1-57	3	Maple			not regulated
1-61	4	Maple			not regulated
1-65	4	Birch			not regulated
1-69	4	Black Birch	Betula lenta	Poor	not regulated
1-88	4	American Beech	Fagus grandifolia	Good	not regulated

Page 1 of 4

TABLE 1 94 Somerstown Road Subdivision LOT 1 TREES					
LOT 1					
Number	DBH	Common	Scientific	Condition	Remove? x = yes
1-1	12	Red Maple	Acer rubrum	Fair	x
1-2	6	Red Maple	Acer rubrum	Fair	x
1-3	24	Sugar Maple	Acer saccharum	Good	x
1-8	22	White Oak	Quercus alba	Fair	x
1-11	12	Red Oak	Quercus rubra	Fair	x
1-12	12	Sugar Maple	Acer saccharum	Fair	x
1-13	10	Red Oak	Quercus rubra	Fair	x
1-15	18	Black Oak	Quercus velutina	Good	x
1-17	18	Red Oak	Quercus rubra	Fair	x
1-18	8	Black Maple	Acer nigrum	Good-Fair	x
1-19	18	Black Oak	Quercus velutina		x
1-20	8	White Oak	Quercus alba	Fair	x
1-24	8	Sugar Maple	Acer saccharum	Fair	x
1-35	16	Black Oak	Quercus velutina	Fair	x
1-39	6	Red Maple	Acer rubrum	Fair	x
1-40	6	Sugar Maple	Acer saccharum	Fair	x
1-40A	8	Sugar Maple	Acer saccharum	Good	x
1-41	18	Black Oak	Quercus velutina	Fair	x
1-42	18	White Oak	Quercus alba	Good-Fair	x
1-46	20	Red Oak	Quercus rubra	Good	x
1-71	20	Sugar Maple	Acer saccharum	Good	x
1-131	8	Sugar Maple	Acer saccharum	Fair	x
1-132	8	Sugar Maple	Acer saccharum	Fair	x
1-133	12	Birch			x
1-134	6	Maple			x
1-69A	12	Black Birch	Betula lenta	Good	x
1-5	20	Red Oak	Quercus rubra	Fair	
1-6	6	Sugar Maple	Acer saccharum	Good	
1-7	6	White Oak	Quercus alba	Fair	
1-15A	8	Red Oak	Quercus rubra	Good - Fair	
1-22A	8	Sugar Maple	Acer saccharum	Good	
1-25	18	Oak			
1-27	3	Maple			
1-33	24	Oak			
1-38	12	Beech			
1-47	14	Red Oak	Quercus rubra	Good	
1-48	10	Black Oak	Quercus velutina	Fair	
1-50	16	Birch			

Page 2 of 4

TABLE 1 94 Somerstown Road Subdivision LOT 1 TREES					
LOT 1					
Number	DBH	Common	Scientific	Condition	Remove? x = yes
1-52	8	Maple			
1-56	24	Sugar Maple	Acer saccharum	Fair	
1-58	28	Oak			
1-59	24	Oak			
1-60	12	Oak			
1-62	14	Maple			
1-63	6	Oak			
1-64	14	Birch			
1-66	28	Oak			
1-67	10	Birch			
1-68	22	Oak			
1-74	16	Cherry			
1-75	10	Maple			
1-76	12	Maple			
1-77	14	Cherry			
1-78	12	Maple			
1-79	8	Maple			
1-80	8	Maple			
1-81	12	Maple			
1-82	18	Maple			
1-83	20	Maple			
1-84	24	Maple			
1-85	18	Maple			
1-86	6	Maple			
1-87	16	Maple			
1-89	27	Sugar Maple	Acer saccharum	Good	
1-91	12	Maple			
1-92	22	Maple			
1-93	12	Maple			
1-94	26	Maple			
1-95	10	Oak			
1-96	12	Maple			
1-97	18	Maple			
1-98	6	Maple			
1-99	10	Maple			
1-100	6	Maple			
1-101	12	Maple			
1-102	12	Maple			

Page 3 of 4

TABLE 1 94 Somerstown Road Subdivision LOT 1 TREES					
LOT 1					
Number	DBH	Common	Scientific	Condition	Remove? x = yes
1-103	20	Oak			
1-104	16	Oak			
1-105	16	Maple			
1-106	24	Maple			
1-107	12	Maple			
1-108	6	Maple			
1-109	12	Maple			
1-110	16	Maple			
1-111	12	Maple			
1-112	24	Sugar Maple	Acer saccharum	Good	
1-113	10	Maple			
1-114	22	Maple			
1-115	18	Maple			
1-116	6	Maple			
1-117	6	Maple			
1-118	24	Maple			
1-119	16	Locust			
1-120	10	Maple			
1-122	14	Birch			
1-123	24	Maple			
1-124	18	Locust			
1-125	6	Maple			
1-126	16	Red Maple	Acer rubrum	Fair	
1-127	14	Red Oak	Quercus rubra	Fair	
1-128	6	Elm			
1-129	24	Red Maple	Acer rubrum	Good	
1-130	8	Sugar Maple	Acer saccharum	Fair	

SUMMARY:
NO. OF REGULATED TREES TO BE REMOVED 26
TOTAL CALIPER INCHES REMOVED = 334

Page 4 of 4

TABLE 2 94 Somerstown Road Subdivision LOT 2 TREES					
LOT 2					
Number	DBH	Common Name	Scientific Name	Condition	Remove? x = yes
2-7	6	Sugar Maple	Acer saccharum	Poor	condition
2-8	10	Black Cherry	Prunus serotina	Dead	condition
2-23	12	Red Oak	Quercus rubra	Poor	condition
2-48	8	Black Cherry	Prunus serotina	Dead	condition
2-49	12	Sugar Maple	Acer saccharum	Poor	condition
2-56	10	Black Cherry	Prunus serotina	Poor	condition
2-62	8	Black Cherry	Prunus serotina	Poor	condition
2-67	12	Black Cherry	Prunus serotina	Poor	condition
2-69A	10	Sugar Maple	Acer saccharum	Hazard	condition
2-73A	8	Black Cherry	Prunus serotina	Poor	condition
2-143	12	White Ash	Fraxinus americana	Hazard	condition
2-73	6	Sugar Maple	Acer saccharum	Poor	condition
2-5	8	Sugar Maple	Acer saccharum	Dead	dead
2-56A	8	Black Cherry	Prunus serotina	Dead	dead
2-57	9	Sugar Maple	Acer saccharum	Dead	dead
2-60	24	White Oak	Quercus alba	Dead	dead
2-61	18	Red Maple	Acer rubrum	Dead	dead
2-69B	8	Sugar Maple	Acer saccharum	Dead	dead
2-74	6	Sugar Maple	Acer saccharum	Dead	dead
2-72	8	Red Maple	Acer rubrum	Dead	dead
2-47	18	Norway Maple	Acer platanoides	Fair	invasive
2-50	6	Norway Maple	Acer platanoides	Fair	invasive
2-53	6	Norway Maple	Acer platanoides	Poor	invasive
2-54	10	Norway Maple	Acer platanoides	Fair	invasive
2-64	6	Norway Maple	Acer platanoides	Fair	invasive
2-64A	4	Norway Maple	Acer platanoides	Fair	invasive
2-65	6	Norway Maple	Acer platanoides	Fair	invasive
2-66	4	Norway Maple	Acer platanoides	Poor	invasive
2-68	6	Norway Maple	Acer platanoides	Fair	invasive
2-139	6	Norway Maple	Acer platanoides	Fair	invasive
2-193	12	Norway Maple	Acer platanoides	Poor	invasive
2-195	8	Norway Maple	Acer platanoides	Poor	invasive
2-3	4	Sugar Maple	Acer saccharum	Poor	not regulated
2-16	4	Oak			not regulated
2-18	4	Maple			not regulated
2-21	4	Maple			not regulated
2-80	4	Maple			not regulated
2-86	4	Maple			not regulated

Page 1 of 6

TABLE 2 94 Somerstown Road Subdivision LOT 2 TREES					
LOT 2					
Number	DBH	Common Name	Scientific Name	Condition	Remove? x = yes
2-87	4	Maple			not regulated
2-116	4	Maple			not regulated
2-125	4	Maple			not regulated
2-130	3	Norway Maple	Acer platanoides	Poor	not regulated
2-138	4	Maple			not regulated
2-140	4	Sugar Maple	Acer saccharum	Fair	not regulated
2-141	4	Norway Maple	Acer platanoides	Fair	not regulated
2-142	4	Norway Maple	Acer platanoides	Fair	not regulated
2-150	4	Maple			not regulated
2-159	4	Maple			not regulated
2-161	4	Maple			not regulated
2-163	4	Maple			not regulated
2-166	4	Hickory			not regulated
2-168	4	Maple			not regulated
2-178	4	Maple			not regulated
2-179	4	Maple			not regulated
2-1	6	Sugar Maple	Acer saccharum	Fair	x
2-2	16	Sugar Maple	Acer saccharum	Fair	x
2-4	8	Sugar Maple	Acer saccharum	Fair	x
2-6	6	Pig Nut Hickory	Carya glabra	Good	x
2-22	16	Black Oak	Quercus velutina	Fair	x
2-46	6	Sugar Maple	Acer saccharum	Fair	x
2-51	6	Sugar Maple	Acer saccharum	Fair	x
2-52	10	Black Cherry	Prunus serotina	Fair	x
2-58	8	Sugar Maple	Acer saccharum	Fair	x
2-58A	8	Sugar Maple	Acer saccharum	Fair	x
2-63	10	Black Cherry	Prunus serotina	Fair	x
2-69	10	Sugar Maple	Acer saccharum	Fair	x
2-70	16	Sugar Maple	Acer saccharum	Fair	x
2-71	18	Sugar Maple	Acer saccharum	Fair	x
2-75	16	Sugar Maple	Acer saccharum	Fair	x
2-103	16	Sugar Maple	Acer saccharum	Fair	x
2-127	12	Sugar Maple	Acer saccharum	Fair	x
2-129	20	Red Maple	Acer rubrum	Fair	x
2-194	30	Red Oak	Quercus rubra	Good	x
2-9	6	Oak			
2-10	3	Maple			
2-11	6	Cherry			

Page 2 of 6

TABLE 2 94 Somerstown Road Subdivision LOT 2 TREES					
LOT 2					
Number	DBH	Common Name	Scientific Name	Condition	Remove? x = yes
2-12	20	Oak			
2-13	12	Maple			
2-14	16	Birch			
2-15	20	Oak			
2-17	6	Maple			
2-19	20	Oak			
2-20	6	Maple			
2-24	18	Oak			
2-25	24	Oak			
2-26	12	Maple			
2-27	6	Maple			
2-28	26	Oak			
2-29	10	Oak			
2-30	16	Oak			
2-31	10	Maple			
2-32	22	Maple			
2-33	10	Maple			
2-34	8	Maple			
2-35	18	Maple			
2-36	14	Maple			
2-37	12	Sumac			
2-38	12	Maple			
2-39	26	Maple			
2-40	30	Elm			
2-41	12	Elm			
2-42	12	Sumac			
2-43	10	Maple			
2-44	6	Cherry			
2-45	6	Maple			
2-55	10	Black Cherry	Prunus serotina	Fair	
2-59	8	Maple			
2-76	20	Maple			
2-77	12	Oak			
2-78	8	Cherry			
2-79	18	Maple			
2-81	26	Ash			
2-82	26	Maple			
2-83	30	Maple			

TABLE 3
94 Somerstown Road Subdivision
LOT 3 TREES

LOT 3					
Number	DBH	Common	Scientific	Condition	Remove? x = yes
3-2	6	Sugar Maple	Acer saccharum	Poor	condition
3-6	10	Sugar Maple	Acer saccharum	Poor	condition
3-6A	24	Norway Maple	Acer platanoides	Hazard	condition
3-9	12	Black Locust	Robinia pseudoacacia	Hazard	condition
3-24	26	Black Locust	Robinia pseudoacacia	Hazard	condition
3-44	18	Black Locust	Robinia pseudoacacia	Hazard	condition
3-49	12	American Elm	Ulmus americana	Hazard	condition
3-56A	31	Black Locust	Robinia pseudoacacia	Hazard	condition
3-60	14	Black Locust	Robinia pseudoacacia	Poor	condition
3-61	14	Black Locust	Robinia pseudoacacia	Hazard	condition
3-63	14	Black Locust	Robinia pseudoacacia	Hazard	condition
3-65	10	Black Locust	Robinia pseudoacacia	Hazard	condition
3-66	18	White Ash	Fraxinus americana	Hazard	condition
3-68	12	Sugar Maple	Acer saccharum	Poor	condition
3-70	8	Sugar Maple	Acer saccharum	Poor	condition
3-73	20	White Ash	Fraxinus americana	Hazard	condition
3-75A	18	White Ash	Fraxinus americana	Hazard	condition
3-1	14	White Ash	Fraxinus americana	Dead	dead
3-5	18	White Ash	Fraxinus americana	Dead	dead
3-56	18	White Ash	Fraxinus americana	Dead	dead
3-4	10	Norway Maple	Acer platanoides	Fair	invasive
3-15	18	Norway Maple	Acer platanoides	Fair -Poor	invasive
3-18	6	Norway Maple	Acer platanoides	Fair	invasive
3-19	4	Norway Maple	Acer platanoides	Poor	invasive
3-25	10	Norway Maple	Acer platanoides	Fair	invasive
3-26	6	Norway Maple	Acer platanoides	Fair-Poor	invasive
3-35	8	Norway Maple	Acer platanoides	Fair	invasive
3-46	10	Norway Maple	Acer platanoides	Fair-Poor	invasive
3-47	8	Norway Maple	Acer platanoides	Fair	invasive
3-48	12	Norway Maple	Acer platanoides	Fair	invasive
3-50	28	Norway Maple	Acer platanoides	Good-Fair	invasive
3-57	4	Norway Maple	Acer platanoides	Fair	invasive
3-58	20	Norway Maple	Acer platanoides	Fair	invasive
3-62	12	Norway Maple	Acer platanoides	Fair	invasive
3-71	14	Norway Maple	Acer platanoides	Fair	invasive
3-72	18	Norway Maple	Acer platanoides	Fair	invasive
3-74	16	Norway Maple	Acer platanoides	Good	invasive
3-75	10	Norway Maple	Acer platanoides	Fair-poor	invasive

TABLE 3
94 Somerstown Road Subdivision
LOT 3 TREES

3-43	12	Norway Maple	Acer platanoides	Fair	invasive
3-64	12,8	D. Norway Maple	Acer platanoides	Fair	invasive
3-67	20	Norway Maple	Acer platanoides	Fair	invasive
3-16	4	Maple			not regulated
3-20	4	Maple			not regulated
3-32	3	Maple			not regulated
3-3	14	Sugar Maple	Acer saccharum	Fair	x
3-7	18	Sugar Maple	Acer saccharum	Fair	x
3-8	6	Sugar Maple	Acer saccharum	Good	x
3-10	14	Sugar Maple	Acer saccharum	Fair	x
3-34	18	Black Locust	Robinia pseudoacacia	Hazard	x
3-36	20	Red Maple	Acer rubrum	Fair-Poor	x
3-40	30	Red Maple	Acer rubrum	Good-Fair	x
3-42	10	Sugar Maple	Acer saccharum	Fair	x
3-45	30	Sugar Maple	Acer saccharum	Fair	x
3-59	14	American Elm	Ulmus americana	Fair-Poor	x
3-79	6	Sugar Maple	Acer saccharum	Fair	x
3-11	18	Locust			
3-12	14	Locust			
3-13	8	Maple			
3-14	18	Elm			
3-17	16	Locust			
3-21	12	Locust			
3-22	6	Maple			
3-23	12	Maple			
3-27	10	Maple			
3-28	6	Maple			
3-29	6	Maple			
3-30	16	Locust			
3-31	28	Maple			
3-33	6	Maple			
3-37	6	Maple			
3-38	10	Maple		Red maple	
3-39	24	Maple			
3-41	10	Sugar Maple	Acer saccharum	Fair	
3-51	10	Maple			
3-52	12	Pig Nut Hickory	Carya glabra	Good	
3-53	10	Sugar Maple	Acer saccharum	Good	
3-54	6	Maple			
3-55	6	Sugar Maple	Acer saccharum	Fair	
3-76	12	Maple			

TABLE 3
94 Somerstown Road Subdivision
LOT 3 TREES

3-77	12	Maple			
3-78	10	Maple			
3-80	18	Maple			
3-81	8	Maple			
3-82	24	Maple			

SUMMARY:
NO. OF REGULATED TREES TO BE REMOVED 11
TOTAL CALIPER INCHES REMOVED = 180

TABLE 4
94 Somerstown Road Subdivision
DRIVEWAY / EASEMENT TREES

COMMON DRIVEWAY TO LOTS					
Number	DBH	Common Name	Scientific Name	Condition	Remove? x = yes
E-14	10	Red Maple	Acer rubrum	Poor	condition
E-15	10	Norway Maple	Acer platanoides	Poor	condition
E-24	10	White Ash	Fraxinus americana	Poor	condition
E-27	10	Red Oak	Quercus rubra	Poor	condition
E-37	10	American Beech	Fagus grandifolia	Poor	condition
E-42	8	Sugar Maple	Acer saccharum	Poor	condition
E-13	16	White Ash	Fraxinus americana	Dead	dead
E-18	18	White Ash	Fraxinus americana	Dead	dead
E-10	20	White Ash	Fraxinus americana	Dead	dead
E-1	8	Norway Maple	Acer platanoides	Fair	invasive
E-2	4	Norway Maple	Acer platanoides	Fair	invasive
E-3	4	Norway Maple	Acer platanoides	Poor	invasive
E-4	16	Norway Maple	Acer platanoides	Fair	invasive
E-5	14	Norway Maple	Acer platanoides	Fair	invasive
E-6	10	Norway Maple	Acer platanoides	Fair	invasive
E-8	12	Norway Maple	Acer platanoides	Fair	invasive
E-9	12	Norway Maple	Acer platanoides	Fair - Poor	invasive
E-11	12	Norway Maple	Acer platanoides	Fair	invasive
E-19	10	Norway Maple	Acer platanoides	Fair	invasive
E-23	16	Norway Maple	Acer platanoides	Fair	invasive
E-32	3	Black Birch	Betula lenta	Poor	not regulated
E-7	12	Sugar Maple	Acer saccharum	Good	x
E-12	10	Sugar Maple	Acer saccharum	Good - Fair	x
E-16	6	White Oak	Quercus alba	Fair -Poor	x
E-17	12	Sugar Maple	Acer saccharum	Fair	x
E-20	12	Sugar Maple	Acer saccharum	Good	x
E-21	6	Sugar Maple	Acer saccharum	Fair	x
E-22	21	Black Cherry	Prunus serotina	Good-Fair	x
E-25	6	White Ash	Fraxinus americana	Fair	x
E-26	6	Sugar Maple	Acer saccharum	Good	x
E-28	20	Black Birch	Betula lenta	Good	x
E-29	16	Red Maple	Acer rubrum	Fair	x
E-30	16	Red Maple	Acer rubrum	Fair	x
E-31	22	Black Birch	Betula lenta	Fair	x
E-33	6	Sugar Maple	Acer saccharum	Fair	x
E-34	22	Black Maple	Acer nigrum	Good	x
E-35	14	Red Oak	Quercus rubra	Fair	x
E-36	24	American Hornbeam	Carpinus caroliniana	Good	x

TABLE 4
94 Somerstown Road Subdivision
DRIVEWAY / EASEMENT TREES

COMMON DRIVEWAY TO LOTS					
Number	DBH	Common Name	Scientific Name	Condition	Remove? x = yes
E-38	22	Red Maple	Acer rubrum	Good	x
E-39	20	Red Oak	Quercus rubra	Good	x
E-40	12	Sugar Maple	Acer saccharum	Good	x
E-41	14	Sugar Maple	Acer saccharum	Good	x
E-9A	8	Sugar Maple	Acer saccharum		
E-26A	12	Sugar Maple	Acer saccharum	Good	

SUMMARY:
NO. OF REGULATED TREES TO BE REMOVED 21
TOTAL CALIPER INCHES = 299

TREES TO BE REMOVED (IN GOOD OR FAIR CONDITION)
LOT 1 26
LOT 2 20
LOT 3 11
DRIVEWAY EASEMENT 21
TOTAL #OF TREES TO BE REMOVED 78

PROJECT SUMMARY
Tree Removals - Aggregate Diameter
Lot 1 334
Lot 2 208
Lot 3 180
Driveway Easement 299
Total Aggregate Diameter = 1,021

PROPERTY OWNER:
Jennifer and Pascal Smith-Couti
36 Overlook Road
Ossining, NY 10562

CONSULTANTS:
SURVEYOR:
Rowan Land Surveying, PLLC
330 Old Albany Post Road
Garrison, NY 10524
Tel: (914) 815-3986
rowanlandsurveying@outlook.com

ISSUED:
Submission to Planning Bd/ARB 12/26/2024
Revised as per Planning Bd/ARB 01/31/2025
& Town Consultant comments
Revised as per arborist 03/28/2025
assessment of trees

OWNERSHIP AND USE OF DOCUMENTS
UNAUTHORIZED ALTERATIONS AND ADDITIONS TO
THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF
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No part of these drawings shall be copied, disclosed to others
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document.

SEAL:



PROJECT NAME:
94 SOMERSTOWN ROAD PROPERTY
94 Somerstown Road
Ossining, New York

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE, PLLC

P.O. Box 843 Ridgefield, CT 06877
Direct Tel: (475) 215-5343 Cell (203) 710-0587

Drawing Title:
**Tree Preservation /
Removals List**

Date: November 22, 2024
Dwn. by: alp
ID: 94 Somerstown Rd_Site_03-28-2025.

C-105.2

MITIGATION PLANT LIST - TREES AND SHRUBS						
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING AT PLANTING	REMARKS
AR	6	Acer rubrum	Red Maple	2"-2-1/2" cal.	14' o.c.	
CM	4	Cornus amomum	Silky Dogwood	#3 container	5' on center	
CN	2	Carpinus caroliniana	American Hornbeam	2"-2-1/2" cal.	as shown	
CO	3	Cephalanthus occidentalis	Buttonbush	#3 container	5' on center	
CR	4	Cornus racemosa	Gray Dogwood	#3 container	5' on center	
HA	8	Hydrangea arborescens	Smooth Hydrangea	#3 container	4' on center	
IV	20	Itea virginica	Virginia Sweetspire	#3 container	4' on center	
IV	14	Ilex verticillata	Winterberry	#3 container	7' on center	12 females, 2 males
JV	3	Juniperus virginiana	Eastern Redcedar	6'-8' height	10' o.c.	
KL	7	Kalmia latifolia	Mountain Laurel	#3 container	5' on center	
LF	8	Leucothoe fontanesiana	Fetterbush	#3 container	4' on center	
QB	2	Quercus bicolor	Swamp White Oak	2"-2-1/2" cal.	as shown	
QR	1	Quercus rubra	Red Oak	2"-2-1/2" cal.	as shown	
SC	11	Sambucus canadensis	American Elderberry	#3 container	7' on center	tree form
VC	7	Vaccinium corymbosum	Highbush Blueberry	#3 container	6' on center	

MITIGATION PLANT LIST - HERBACEOUS PLANTINGS						
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING AT PLANTING	REMARKS
aa	36	Acorus americana	Sweetflag	2" plug	1.5' on center	
cc	36	Carex crinita	Fringed Sedge	2" plug	1.5' on center	
cl	72	Carex lurida	Lurid Sedge	2" plug	1.5' on center	
cp	108	Carex pensylvanica	Pennsylvania Sedge	2" plug	1.5' on center	
cs	108	Carex stricta	Tussock Sedge	2" plug	1.5' on center	
je	108	Juncus effusus	Soft Rush	2" plug	1.5' on center	
jt	36	Juncus tenuis	Path Rush	2" plug	1.5' on center	

LOT 1 PLANT LIST					
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING AT PLANTING
AA	13	Aronia arbutifolia	Red Chokeberry	6'-8" height	14' o.c.
AC	2	Abies concolor	White Fir	6'-8" height	15' o.c.
AmC	1	Amelanchier canadensis	Shadblow	2"-2-1/2" cal.	14' o.c.
AR	1	Acer rubrum	Red Maple	2"-2-1/2" cal.	14' o.c.
CN	2	Carpinus caroliniana	American Hornbeam	1-1/2"-2" cal.	12' o.c.
CS	4	Cornus sericea	Red Osier Dogwood	3 gal. container	10' o.c.
cp	12	Carex pensylvanica	Pennsylvania Sedge	2" plug	1' on center
JV	4	Juniperus virginiana	Eastern Redcedar	6'-8" height	12' o.c.
MP	7	Myrica pensylvanica	Northern Bayberry	3 gal. container	5' on center
os	28	Onoclea sensibilis	Sensitive Fern	1 gal pot	2.5' o.c.
PG	1	Picea glauca	White Spruce	6'-8" height	12' o.c.

LOT 2 PLANT LIST					
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING AT PLANTING
AC	4	Abies concolor	White Fir	6'-8" height	15' o.c.
AmC	2	Amelanchier canadensis	Shadblow	2"-2-1/2" cal.	14' o.c.
Aq	18	Aquilegia canadensis	Red Columbine	1 gal. pot	12" o.c.
CoA	3	Cornus amomum	Silky Dogwood	3 gal. container	n.a.
CN	2	Carpinus caroliniana	American Hornbeam	1-1/2"-2" cal.	12' o.c.
CS	2	Cornus sericea	Red Osier Dogwood	3 gal. container	10' o.c.
JV	20	Juniperus virginiana	Eastern Redcedar	6'-8" height	12' o.c.
MP	5	Myrica pensylvanica	Northern Bayberry	3 gal. container	5' on center
NS	2	Nyssa sylvatica	Black Tupelo	2"-2-1/2" cal.	n.a.
pa	20	Polystichum acrostichoides	Christmas Fern	1 gal. pot	2.5' on center
PG	7	Picea glauca	White Spruce	6'-8" height	12' o.c.
QA	4	Quercus alba	White Oak	2"-2-1/2" cal.	14' o.c.
SC	3	Sambucus canadensis	Elderberry	4'-6" height	n.a.
TA	2	Tilia americana	American Linden	2"-2-1/2" cal.	n.a.

LOT 3 PLANT LIST					
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING AT PLANTING
AR	3	Acer rubrum	Red Maple	2"-2-1/2" cal.	14' o.c.
CN	1	Carpinus caroliniana	American Hornbeam	1-1/2"-2" cal.	12' o.c.
CS	6	Cornus sericea	Red Osier Dogwood	3 gal. container	10' o.c.
KL	3	Kalmia latifolia	Mountain Laurel	4'-6" height	8' o.c.
MP	14	Myrica pensylvanica	Northern Bayberry	3 gal. container	5' on center
NS	2	Nyssa sylvatica	Black Tupelo	2"-2-1/2" cal.	n.a.
pa	36	Polystichum acrostichoides	Christmas Fern	1 gal. pot	2.5' on center
QR	2	Quercus rubra	Red Oak	2"-2-1/2" cal.	14' o.c.

- NOTES:
- For specific seed mix composition, please refer to drawing C-113.
 - Deer fencing will be installed at the time of the plantings in the wetland buffer. After the 2-year maintenance period of the applicants, the individual homeowner can decide to maintain the deer fence.
 - Any plant substitutions or placements changes should be approved by a tree expert appointed by the Town.

MITIGATION AREA PLANT LIST - SEED MIXES			
CODE	QTY.	SEED MIX NAME	SEEDING RATE
ERNMX-129	2.25 lb	Retention Basin Floor Mix	1 lb per 1,000 square feet with a cover crop of grain rye
ERNMX-183	1.1 lb	Native Detention Area Mix	0.5 lb per 1,000 square feet with a cover crop of grain rye

Seed mixes available from:
Ernst Conservation Seeds, 8884 Mercer Pike, Meadville, PA 16335
Tel: (800) 873-3321 Web Site: www.ernstseed.com

