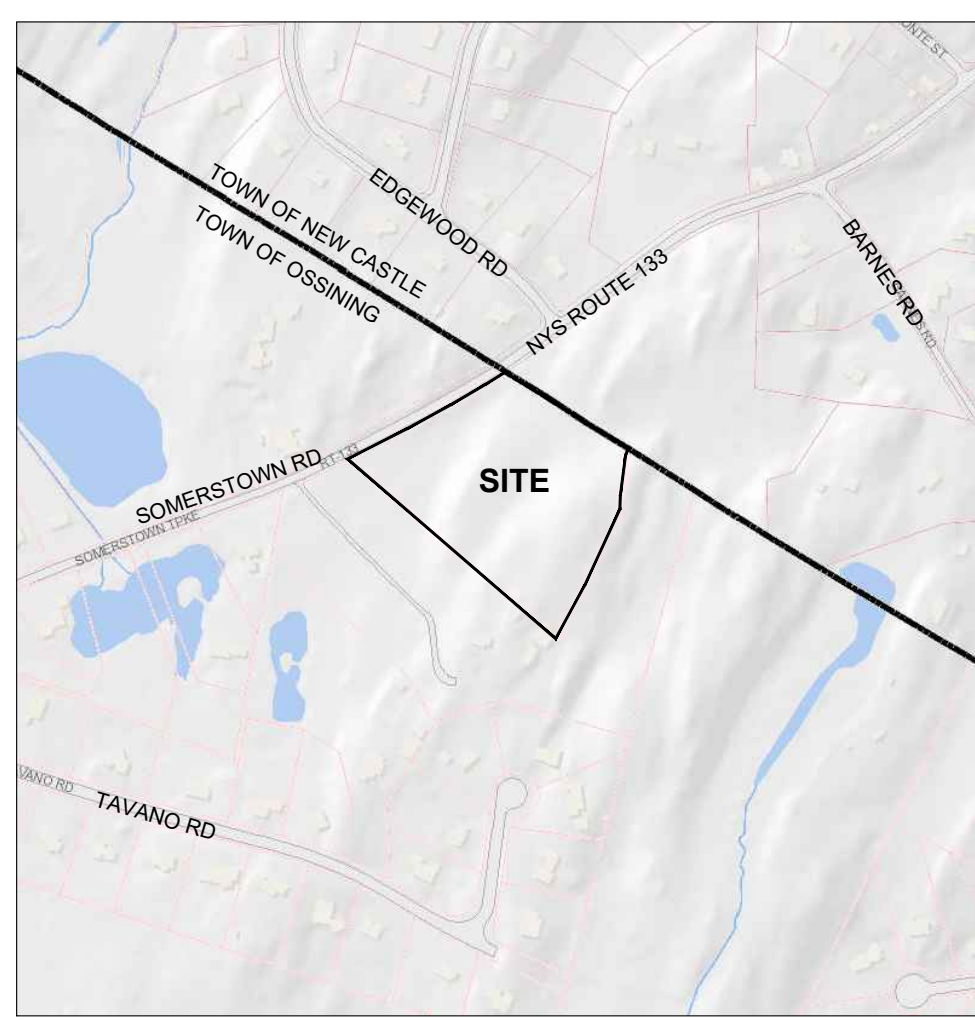




SITE LOCATION MAP

LEGEND

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

Date: 12/26/2024
Zoning District: R-40 One Family Residence
School District: Ossining School District
Fire District: Ossining Fire Department

ZONING CONFORMANCE TABLE
94 Somerstown Road Subdivision
SBL: Section 90.11-1-1

ZONING PARAMETER	Required or Allowed	LOT 1 Proposed	LOT 2 Proposed	LOT 3 Proposed
Lot Area (square feet)	40,000 s.f.	87,758 s.f.	128,760.9 s.f.	65,763.5 s.f.
Lot Width (feet)	150 feet	273 feet	238 feet	225 feet
Lot Depth (feet)	150 feet	603 feet	680 feet	298 feet
Setbacks				
Front Yard	40 feet	486 feet	520 feet	105.6 feet
One Side Yard	20 feet	21 feet	21 feet	39.9 feet
Both Side Yards	42 feet	138 feet	122 feet	79 feet
Rear Yard	38 feet	50.9 feet	85 feet	76 feet
Building Height				
Stories	2-1/2 stories	2-1/2 stories	2-1/2 stories	2-1/2 stories
Height	35 feet	35 feet	35 feet	35 feet
Building Coverage (%)	18%	4.25%	1.87%	5.67%

COMPLIANCE WITH SEC. 176-18, Lots

Lot 1 Area 87,758 sq feet
Wetland Area 6,123.0 sq feet
Slopes>=35%* 0.0 sq feet
Total of Wetland + Extremely Steep Slopes 6,123.0 sq feet
% of Lot 7.0 %

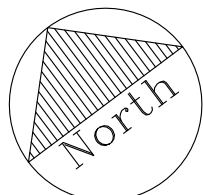
Lot 2 Area 128,690.9 sq feet
Wetland Area 20,959 sq feet
Slopes>=35%* 9,260.0 sq feet
Total of Wetland + Extremely Steep Slopes 30,219.0 sq feet
% of Lot 23.5 %

Lot 3 Area 65,763.5 sq feet
Wetland Area 7,399 sq feet
Slopes>=35%* 0 sq feet
Total of Wetland + Extremely Steep Slopes 7,399.0 sq feet
% of Lot 11.3 %

* Extremely Steep Slope is defined as a slope equal to or greater than 35% and covering a minimum horizontal area of 1/10 of an acre (4,356 square feet)

On Lots 1 and 3, the maximum extent of the extremely steep slopes on these lots is 4,023 sq feet and 184 sq feet, respectively. Only Lot 2 has one extremely steep slope which meets the minimum area extent.

GRAPHIC SCALE



N/F 3 G LAND GROUP LLC

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:

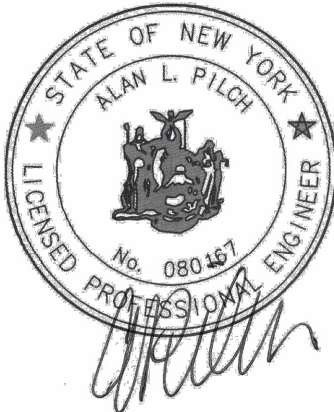
Submission to Planning Bd/ARB 12/26/2024
Revised as per Planning Bd/ARB & Town Consultant comments 01/31/2025
Revised as per Planning Bd/ARB & Town Consultant comments 02/28/2025
Revised as per Planning Bd/ARB & Town Consultant comments 03/28/2025
Revised as per Planning Bd/ARB & Town Consultant comments 06/03/2025

OWNERSHIP AND USE OF DOCUMENTS

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No part of these drawings shall be copied, disclosed to others or used in connection with any work or project other than for which they have been prepared without the express written consent of the licensed professional who prepared the 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:

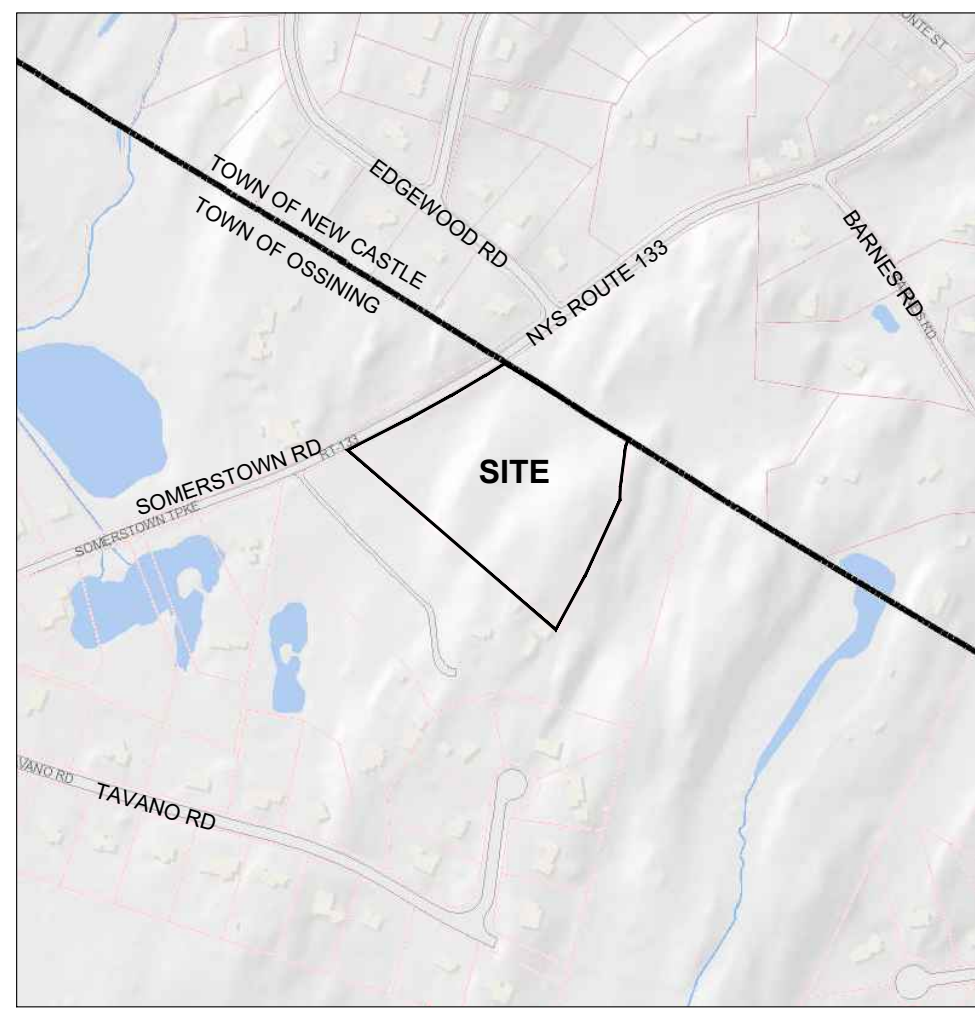
Layout / Subdivision Plan

Date: November 22, 2024

Dwn. by: alp

ID: 94 Somerstown Rd_Site_05-26-2025.1

C-101



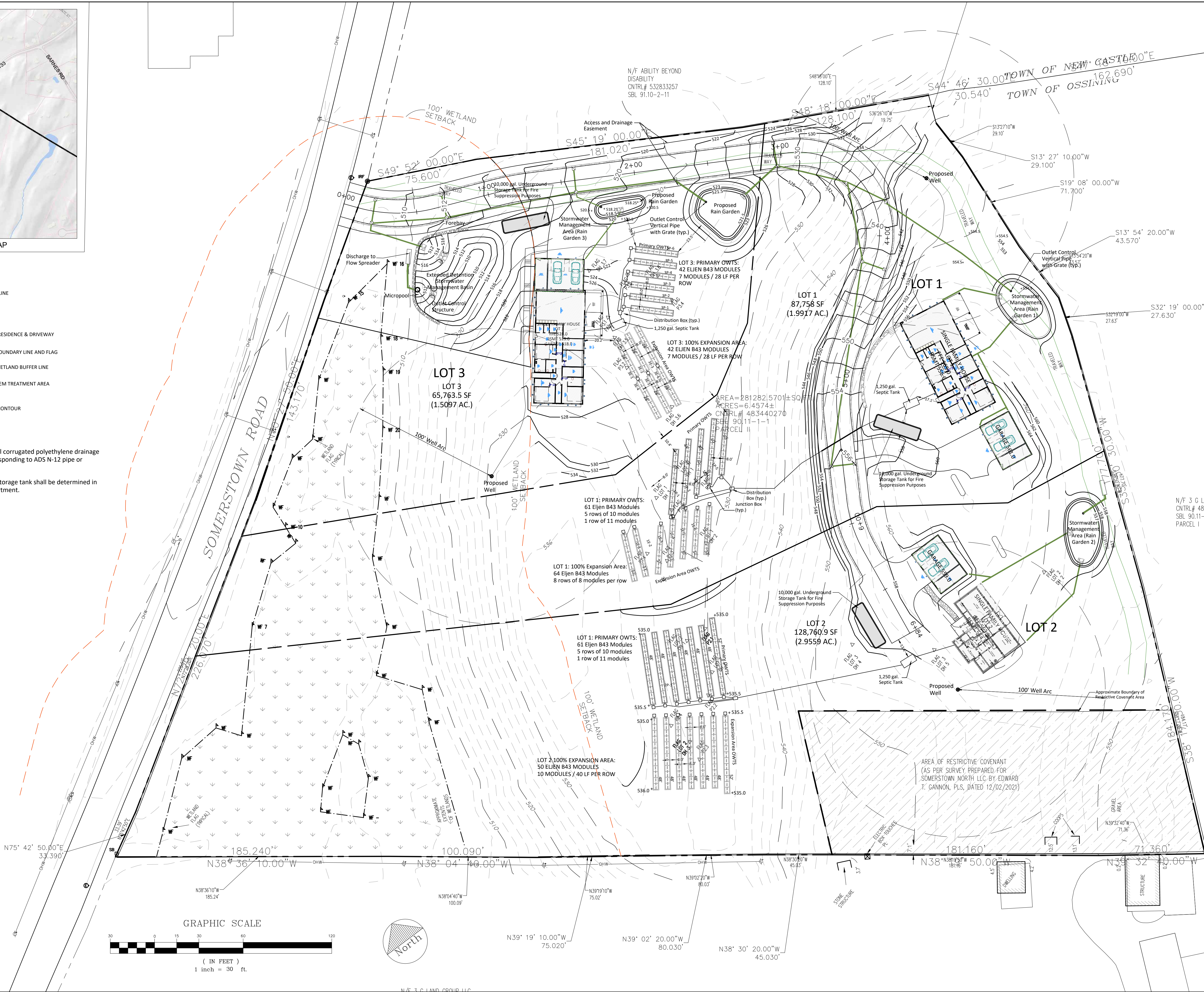
SITE LOCATION MAP

LEGEND

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

PLAN NOTES:

- Storm drainage pipes shall be double wall corrugated polyethylene drainage pipe (HDPE) with a smooth interior corresponding to ADS N-12 pipe or approved equal.
- The location of the 10,000 gallon water storage tank shall be determined in consultation with the Ossining Fire Department.



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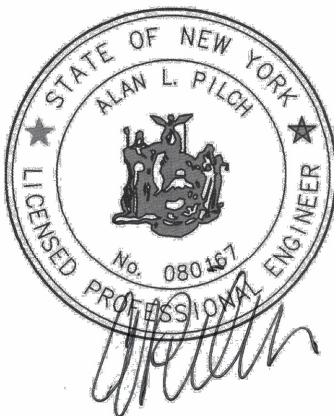
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Revised as per Planning Bd/ARB & Town Consultant comments	06/03/2025

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SEAL:



PROJECT NAME:
94 SOMERSTOWN ROAD PROPERTY
94 Somerstown Road
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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

Own. by: alp

ID: 94 Somerstown Rd_Site_05-26-2025.1

C-102