

June 30, 2025

Ms. Heather McVeigh, P.E.
Bureau of Environmental Quality
Westchester County Department of Health
25 Moore Avenue
Mount Kisco, NY 10549

**Re: Smith-Couti Property Subdivision
94 Somerstown Road
Ossining, NY 10562
SBL: 72.12-2-4**

Dear Ms. McVeigh:

On behalf of the owners of the property, Jennifer and Pascal Smith-Couti, I have enclosed the following drawings, plans and documents in support of this application for a realty subdivision to create three (3) single family lots on the subject 6.457 acre property.

For your review, enclosed are the following:

- Two copies of the following Integrated Plot Plans: Drawing IPP-1, Integrated Plot Plan, dated 06/10/2025, Drawing IPP-2, Integrated Plot Plan Details, Drawing IPP-3, Subsurface Sewage Treatment System Profiles and Drawing IPP-4, Subsurface Sewage Treatment System Profiles.
- Subdivision Plan ("Plat Map") prepared by Paul Rowan, L.S., Rowan Land Surveying, PLLC, dated 12/28/2024.
- Westchester County Realty Subdivision application form.
- Engineer's Report, dated 06/14/2025.

Introduction – By way of background, the subject property is 281,282.6 square feet (6.457 acres) in size and is located on the east side of Somerstown Road. The property is bounded by existing single family residentially-zoned lands to the north, east and south. Somerstown Road and other residential properties are to the west. The boundary line with the Town of New Castle is coincident with the northern property line.

It is proposed to subdivide the property into three lots, as follows:

Lot 1 is the northeastern-most lot and is proposed to be 87,758 s.f. (1.9917 acres in size) in size. Lot 2, in the southeastern portion of the property is to be 128,760.9 s.f. (2.9229 acres) in size. Lot 3 in the northern portion of the property is proposed to be 65,763.5 square feet (1.5097 acres) in size.

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Deep hole testing on all three lots was performed August 13, 2024 and was witnessed by Xinxin Li and Katie Main. Percolation testing was performed on 9/30/2024, 9/20/2024 and on 10/17/2024 by the project engineer. The property lies in the Oliver Pond Basin and in the Pocantico and Saw Mill River Basin.

The following text provides the information related to the minimum requirements for a project filing for Realty Subdivision approval. Each of the requirements is repeated below in italics, with the response appearing below the requirement.

1. Application filing fee. Check should be made out to Westchester County Department of Health.

Enclosed is a check in the amount of \$750.00 (for the three proposed building lots).

2. Original and one (1) print of the subdivision plat.

Enclosed are two prints of the Subdivision Plat map for your use and review.

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.

The enclosed plat map is signed by the surveyor and property owner, as required, as well as the design engineer since the project involves the construction of a septic system on each of the three lots and a well to provide potable water to each.

4. One (1) original Westchester County Realty Subdivision application.

Enclosed is the original Westchester County Realty Subdivision application form for your use.

5. One (1) original Certificate of resolution for authorization (if corporate ownership).

Discuss this with Jennifer and Pascal.

6. One copy of determination of environmental significance by Planning Department or signature of Planning Department on plat.

The project was submitted in December 2024 to the Planning Board and has been reviewed by the Planning Board at its meetings on January 15, February 19, April 16 and May 21, 2025. The May meeting was a public hearing at which no persons spoke regarding the proposed

subdivision. The Planning Board has declared itself to be Lead Agency with regard to the State Environmental Quality Review Act (SEQRA), but will not make its determination of environmental significance at least until such time as the application to the Health Department is submitted. Therefore, we will provide to the Health Department the SEQRA determination once it is issued by the Town of Ossining Planning Board.

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.

The septic schedule is on the plat map and on the integrated plot plan map enclosed.

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.

The location of the proposed wells and subsurface sewage treatment systems are shown on the integrated plot plan and on the preliminary plat map.

9. One (1) soil data design report (SSTS only).

Enclosed please find the Engineer's Report regarding the soil data.

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.

It is not proposed to serve the subdivision with public water given that the nearest water main is very distant from the project site – it is 1,275 feet to the south of the proposed driveway and within the right-of-way of Somerstown Road (State Route 133). There are no sewerage services nearby either.

11. GEN 296 Water Main Application completed by designated municipal official when an extension of water main is proposed.

As noted, it is not proposed to extend a water main to serve the project.

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.

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As noted, it is not proposed to extend a sewer main to serve the project.

13. Engineering Report which is signed and sealed by design professional and which describes the project and proposed design.

The signed and sealed Engineering Report is attached.

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.

Two copies of the integrated plot plan is enclosed.

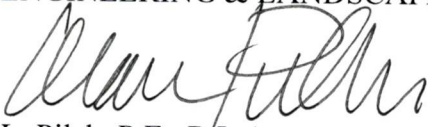
15. Written approval of roads and drainage by the municipal engineer.

The stormwater management report is presently being reviewed by the consulting civil engineer to the Town. The applicant has met with the Fire Department, Building Inspector and consulting civil engineer to review the design of the driveway and the current design incorporates all of the modifications to the driveway as requested by the Town. Application for the Highway Work Permit for the proposed driveway has been submitted to the New York State Department of Transportation.

If you should need any additional information or copies of the enclosed, please feel free to contact me on my direct line at (475) 215-5343 or my cell phone at (203) 710-0587.

Sincerely,

ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC



Alan L. Pilch, P.E., R.L.A.
Principal

cc: Jennifer and Pascal Smith-Couti (via email)