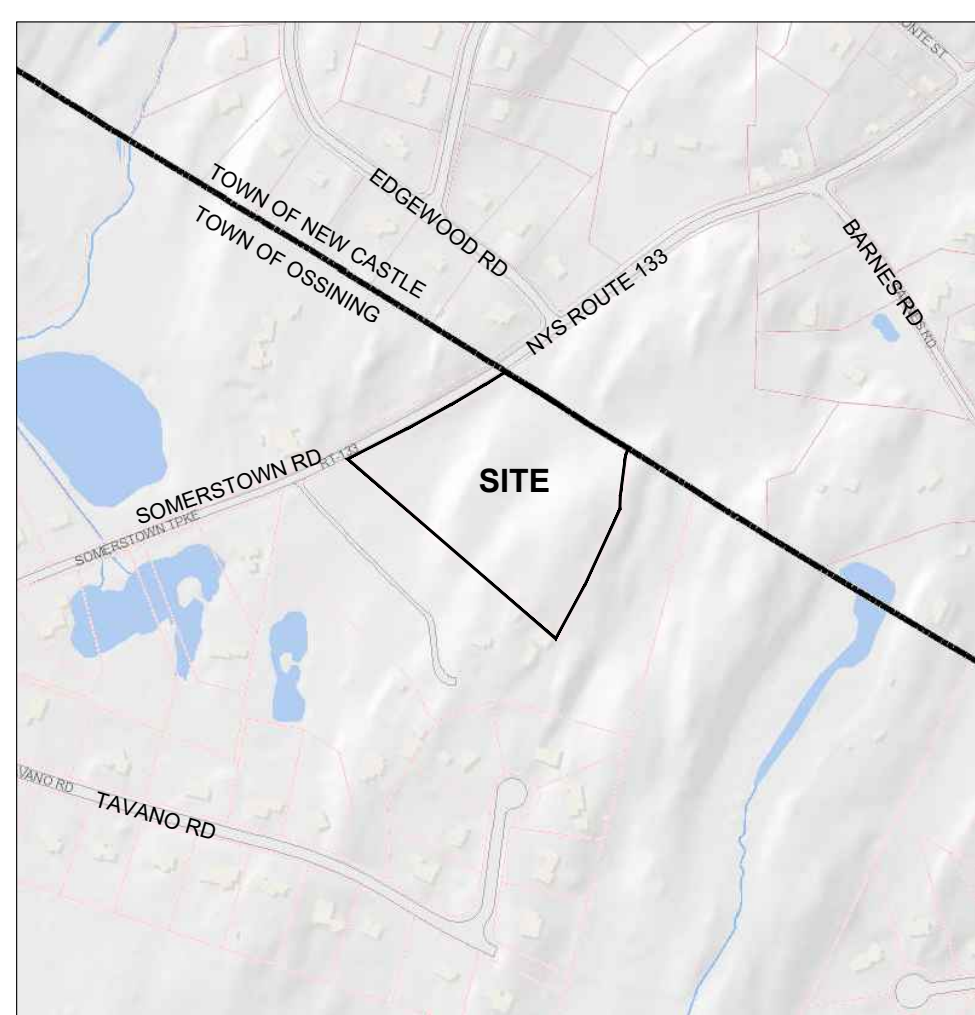




SITE LOCATION MAP

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

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

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

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%

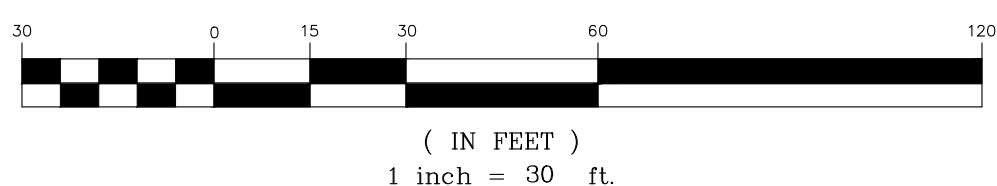
COMPLIANCE WITH SEC. 176-18, Lots

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
CNTRL# 483440270
SBL 90.11-1-2
PARCEL I

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 06/30/2025

OWNERSHIP AND USE OF DOCUMENTS

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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:

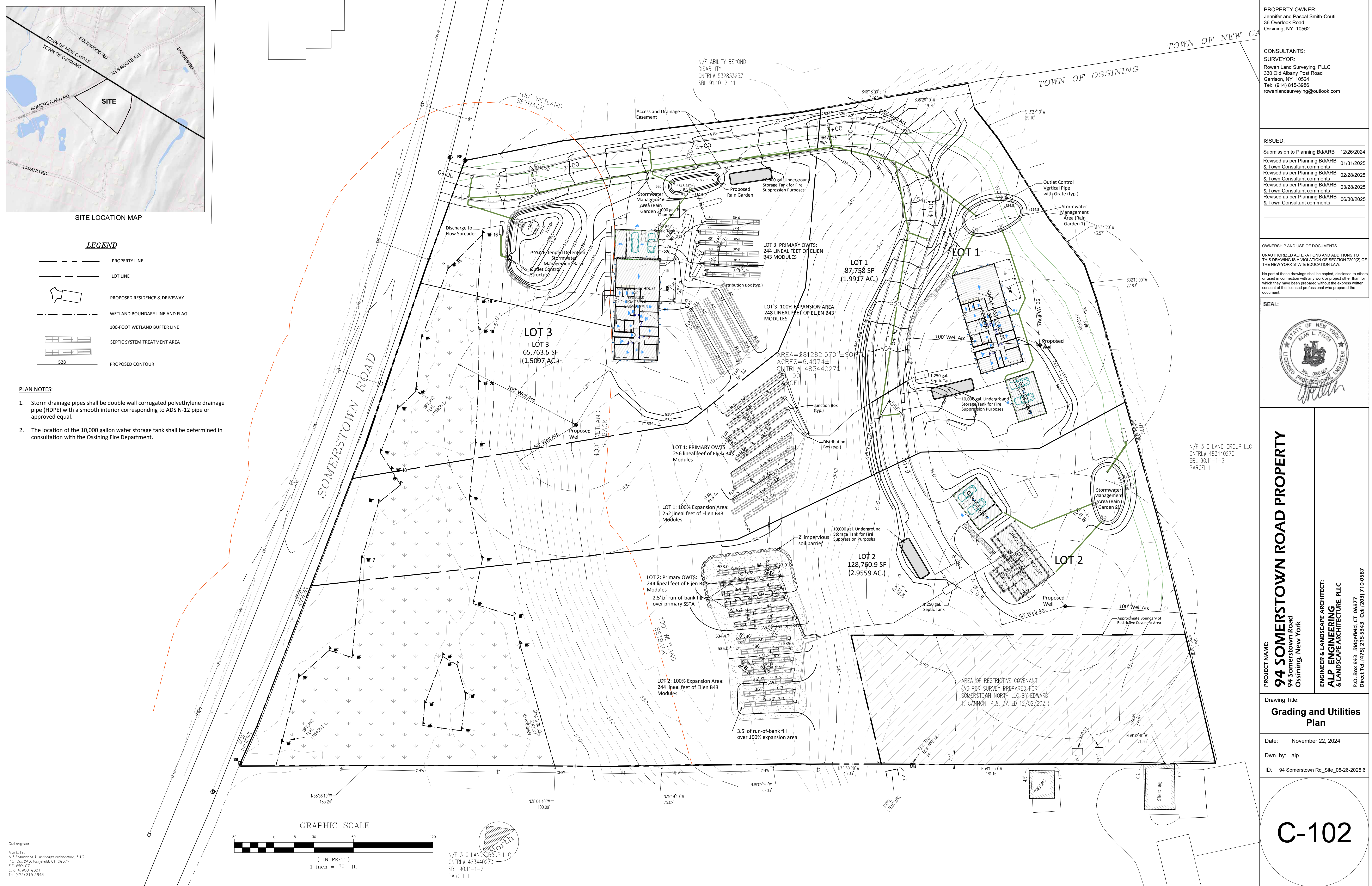
Layout / Subdivision Plan

Date: November 22, 2024

Drawn by: alp

ID: 94 Somerstown Rd_Site_05-26-2025.6

C-101



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

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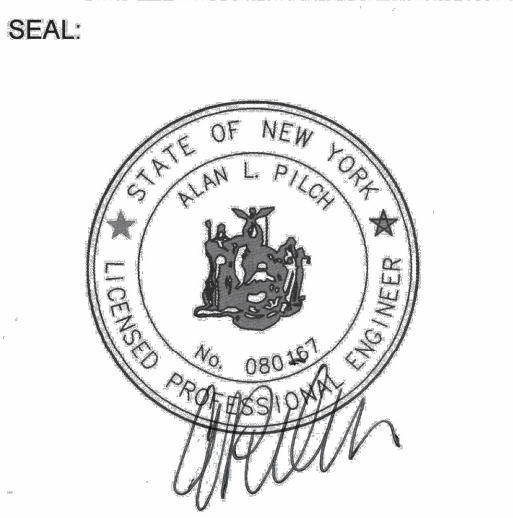
ISSUED:

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
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Ossining, New York

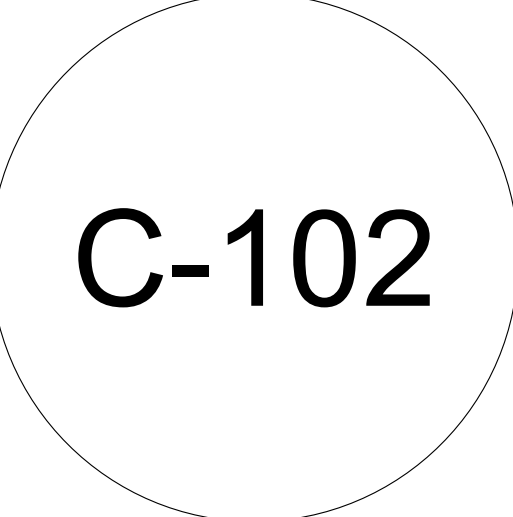
ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843, Ridgefield, CT 06877
Direct Tel: (475) 215-5343 Cell: (203) 710-0587

Drawing Title:
Grading and Utilities Plan

Date: November 22, 2024

Dwn. by: alp

ID: 94 Somerstown Rd_Site_05-26-2025.6

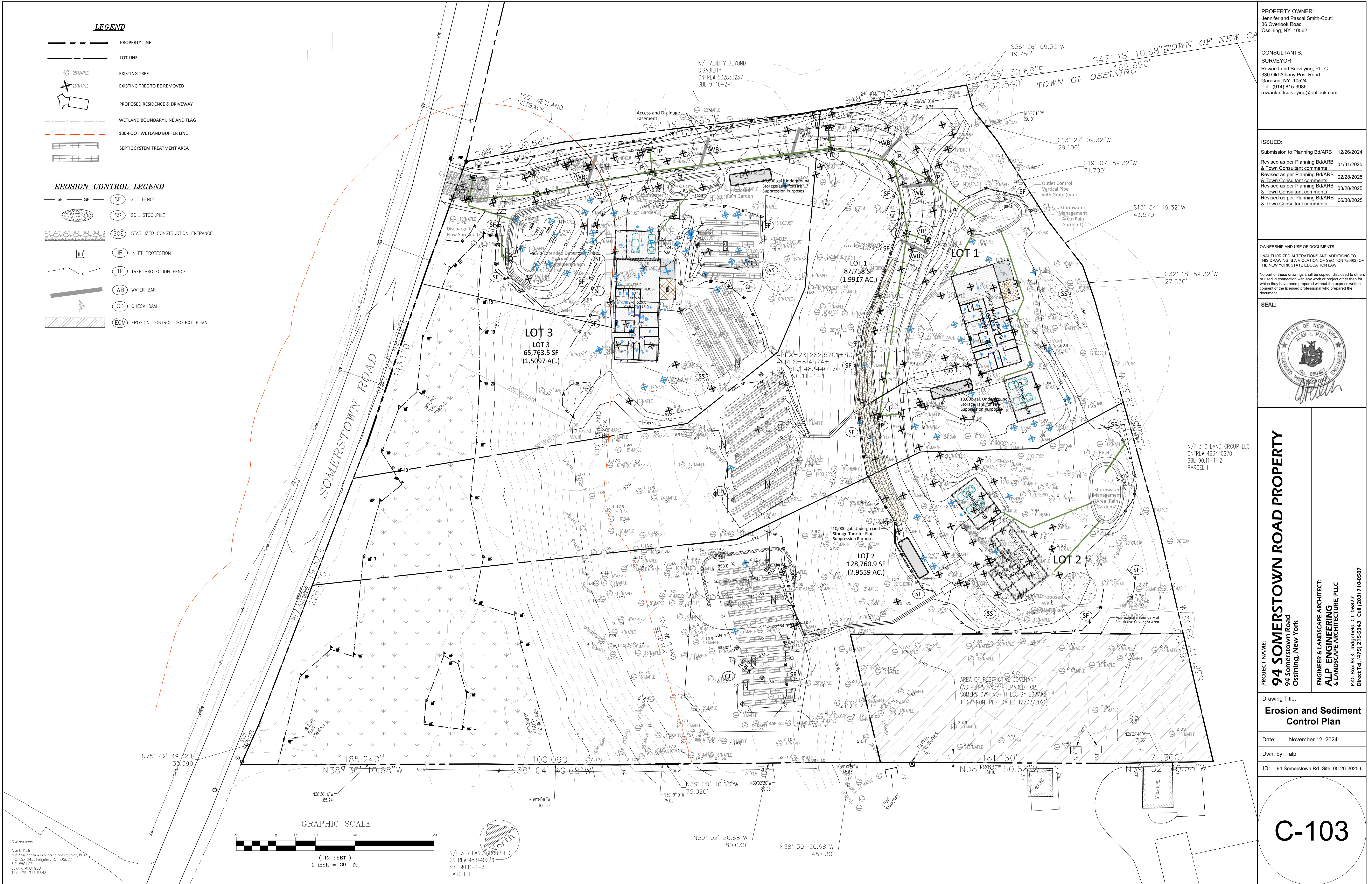


LEGEND

- PROPERTY LINE
--- LOT LINE
⊕ 28" MAPLE
⊕ 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 SF 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:
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Ossining, NY 10562

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ISSUED:
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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 06/30/2025

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SEAL:



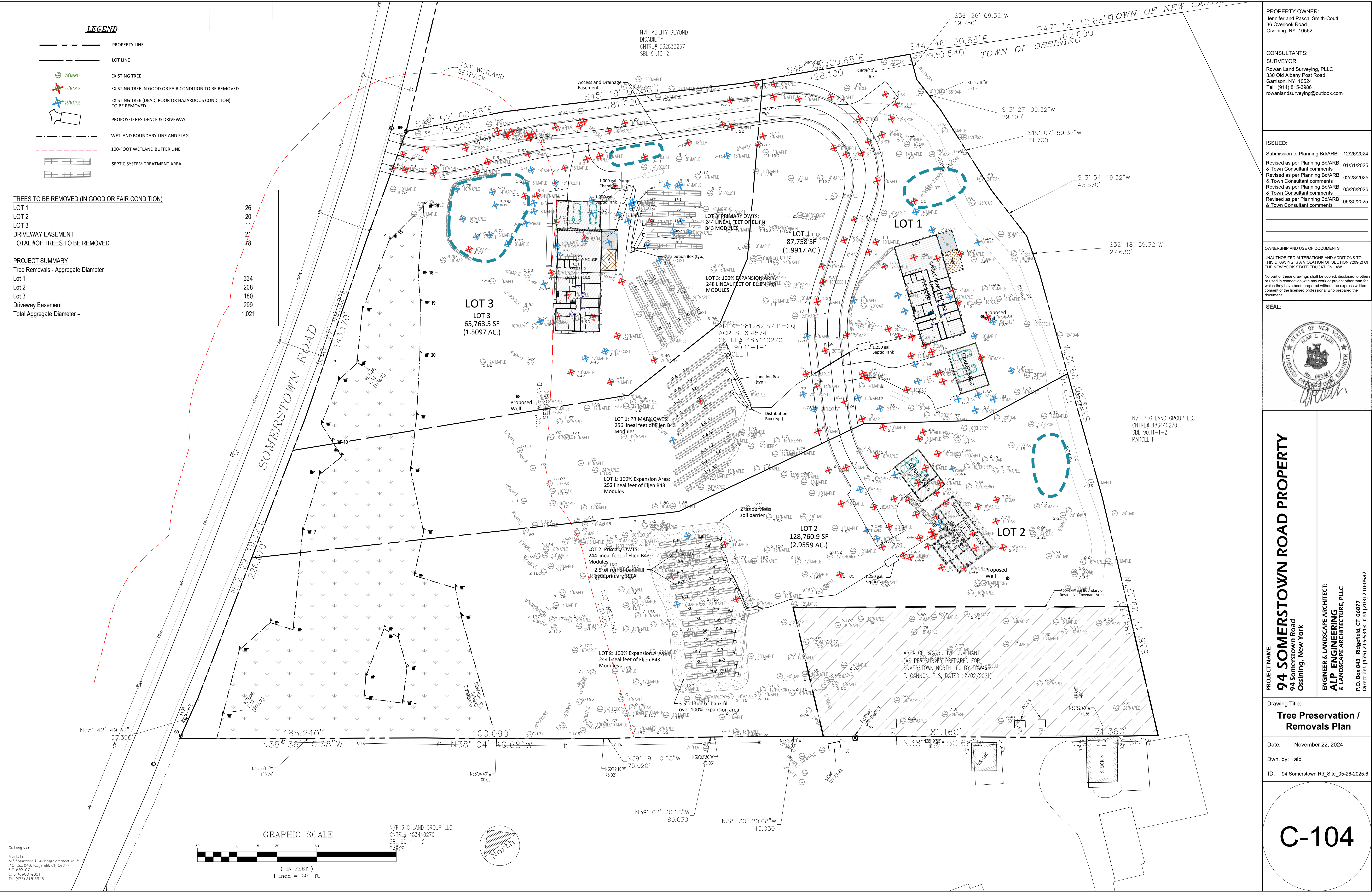
PROJECT NAME:
94 SOMERSTOWN ROAD PROPERTY
94 Somerstown Road
Ossining, New York

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:
Erosion and Sediment Control Plan

Date: November 12, 2024
Dwn. by: alp
ID: 94 Somerstown Rd_Site_05-26-2025.6

C-103



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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ISSUED:

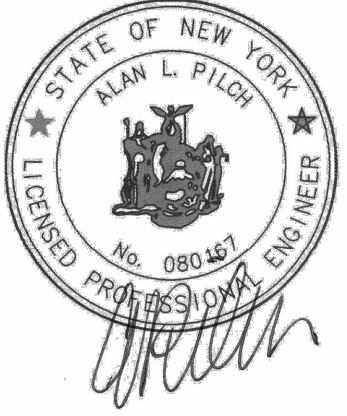
Submission to Planning Bd/ARB	12/26/2024
Revised as per Planning Bd/ARB & Town Consultant comments	01/31/2025
Revised as per Planning Bd/ARB & Town Consultant comments	02/28/2025
Revised as per Planning Bd/ARB & Town Consultant comments	03/28/2025
Revised as per Planning Bd/ARB & Town Consultant comments	06/30/2025

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SEAL:



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Ossining, New York

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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 Plan

Date: November 22, 2024

Dwn. by: alp

ID: 94 Somerstown Rd_Site_05-26-2025.6

C-104

TABLE 1 94 Somerstown Road Subdivision LOT 1 TREES <table><tr><th colspan="6">LOT 1</th></tr><tr><th>Number</th><th>DBH</th><th>Common</th><th>Scientific</th><th>Condition</th><th>Remove? x = yes</th></tr><tr><td>1-4</td><td>12</td><td>Red Maple</td><td>Acer rubrum</td><td>Poor</td><td>condition</td></tr><tr><td>1-10</td><td>12</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Poor</td><td>condition</td></tr><tr><td>1-16</td><td>8</td><td>Red Oak</td><td>Quercus rubra</td><td>Poor</td><td>condition</td></tr><tr><td>1-23</td><td>24</td><td>Red Oak</td><td>Quercus rubra</td><td>Hazard</td><td>condition</td></tr><tr><td>1-29</td><td>6</td><td>White Oak</td><td>Quercus alba</td><td>Poor</td><td>condition</td></tr><tr><td>1-30</td><td>8</td><td>Sassafras</td><td>Sassafras albidum</td><td>Poor</td><td>condition</td></tr><tr><td>1-34</td><td>8</td><td>Black Oak</td><td>Quercus velutina</td><td>Poor</td><td>condition</td></tr><tr><td>1-37</td><td>12</td><td>Sassafras</td><td>Sassafras albidum</td><td>Poor</td><td>condition</td></tr><tr><td>1-43</td><td>12</td><td>Black Oak</td><td>Quercus velutina</td><td>Poor</td><td>condition</td></tr><tr><td>1-45</td><td>6</td><td>Red Maple</td><td>Acer rubrum</td><td>Hazard</td><td>condition</td></tr><tr><td>1-47A</td><td>6</td><td>Red Maple</td><td>Acer rubrum</td><td>Poor</td><td>condition</td></tr><tr><td>1-49</td><td>6</td><td>Black Maple</td><td>Acer nigrum</td><td>Poor</td><td>condition</td></tr><tr><td>1-53</td><td>12</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Poor</td><td>condition</td></tr><tr><td>1-55</td><td>4</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Poor</td><td>condition</td></tr><tr><td>1-70</td><td>18</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Hazard</td><td>condition</td></tr><tr><td>1-72</td><td>20</td><td>Black Locust</td><td>Robinia pseudoacacia</td><td>Hazard</td><td>condition</td></tr><tr><td>1-73</td><td>24</td><td>Honey Locust</td><td>Gleditsia triacanthos</td><td>Poor</td><td>condition</td></tr><tr><td>1-90</td><td>15</td><td>Black Locust</td><td>Robinia pseudoacacia</td><td>Hazard</td><td>condition</td></tr><tr><td>1-121</td><td>14</td><td>Black Birch</td><td>Betula lenta</td><td>Poor</td><td>condition</td></tr><tr><td>1-11A</td><td>8</td><td>Black Cherry</td><td>Prunus serotina</td><td>Dead</td><td>dead</td></tr><tr><td>1-14</td><td>6</td><td>Red Oak</td><td>Quercus rubra</td><td>Dead</td><td>dead</td></tr><tr><td>1-22</td><td>18</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Dead</td><td>dead</td></tr><tr><td>1-28</td><td>8</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Dead</td><td>dead</td></tr><tr><td>1-31</td><td>10</td><td>Red Maple</td><td>Acer rubrum</td><td>Dead</td><td>dead</td></tr><tr><td>1-48A</td><td>16</td><td>American Beech</td><td>Fagus grandifolia</td><td>Dead</td><td>dead</td></tr><tr><td>1-36</td><td>10</td><td>Norway Maple</td><td>Acer platanoides</td><td>Dead</td><td>invasive</td></tr><tr><td>1-9</td><td>4</td><td>Red Oak</td><td>Quercus rubra</td><td>Fair</td><td>not regulated</td></tr><tr><td>1-21</td><td>4</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Fair</td><td>not regulated</td></tr><tr><td>1-26</td><td>4</td><td>Hickory</td><td></td><td></td><td>not regulated</td></tr><tr><td>1-32</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>1-44</td><td>4</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Fair</td><td>not regulated</td></tr><tr><td>1-51</td><td>4</td><td>Beech</td><td></td><td></td><td>not regulated</td></tr><tr><td>1-54</td><td>4</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Good</td><td>not regulated</td></tr><tr><td>1-57</td><td>3</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>1-61</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>1-65</td><td>4</td><td>Birch</td><td></td><td></td><td>not regulated</td></tr><tr><td>1-69</td><td>4</td><td>Black Birch</td><td>Betula lenta</td><td>Poor</td><td>not regulated</td></tr><tr><td>1-88</td><td>4</td><td>American Beech</td><td>Fagus grandifolia</td><td>Good</td><td>not regulated</td></tr></table> Page 1 of 4	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	TABLE 1 94 Somerstown Road Subdivision LOT 1 TREES <table><tr><th colspan="6">LOT 1</th></tr><tr><th>Number</th><th>DBH</th><th>Common</th><th>Scientific</th><th>Condition</th><th>Remove? 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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	1-22A	8	Sugar Maple	Acer saccharum	Good	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	1-42	18	White Oak	Quercus alba	Good-Fair	x	1-46	20	Red Oak	Quercus rubra	Good	x	1-47	14	Red Oak	Quercus rubra	Good	x	1-48	10	Black Oak	Quercus velutina	Fair	x	1-56	24	Sugar Maple	Acer saccharum	Fair	x	1-69A	12	Black Birch	Betula lenta	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	Betula lenta	Fair	x	1-134	6	Maple	Acer saccharum	Fair	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		1-25	18	Oak				1-27	3	Maple				1-33	24	Oak				1-38	12	Beech				1-40	6	Sugar Maple	Acer saccharum	Fair		1-40A	8	Sugar Maple	Acer saccharum	Good		1-41	18	Black Oak	Quercus velutina	Fair		TABLE 1 94 Somerstown Road Subdivision LOT 1 TREES <table><tr><th colspan="6">LOT 1</th></tr><tr><th>Number</th><th>DBH</th><th>Common</th><th>Scientific</th><th>Condition</th><th>Remove? x = yes</th></tr><tr><td>1-50</td><td>16</td><td>Birch</td><td></td><td></td><td></td></tr><tr><td>1-52</td><td>8</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Good</td><td></td></tr><tr><td>1-58</td><td>28</td><td>Oak</td><td></td><td></td><td></td></tr><tr><td>1-59</td><td>24</td><td>Oak</td><td></td><td></td><td></td></tr><tr><td>1-60</td><td>12</td><td>Oak</td><td></td><td></td><td></td></tr><tr><td>1-62</td><td>14</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-63</td><td>6</td><td>Oak</td><td></td><td></td><td></td></tr><tr><td>1-64</td><td>14</td><td>Birch</td><td></td><td></td><td></td></tr><tr><td>1-66</td><td>28</td><td>Oak</td><td></td><td></td><td></td></tr><tr><td>1-67</td><td>10</td><td>Birch</td><td></td><td></td><td></td></tr><tr><td>1-68</td><td>22</td><td>Oak</td><td></td><td></td><td></td></tr><tr><td>1-74</td><td>16</td><td>Cherry</td><td></td><td></td><td></td></tr><tr><td>1-75</td><td>10</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-76</td><td>12</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-77</td><td>14</td><td>Cherry</td><td></td><td></td><td></td></tr><tr><td>1-78</td><td>12</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-79</td><td>8</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-80</td><td>8</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-81</td><td>12</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-82</td><td>18</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-83</td><td>20</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-84</td><td>24</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-85</td><td>18</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-86</td><td>6</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-87</td><td>16</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-89</td><td>27</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Good</td><td></td></tr><tr><td>1-91</td><td>12</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-92</td><td>22</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-93</td><td>12</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-94</td><td>26</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-95</td><td>10</td><td>Oak</td><td></td><td></td><td></td></tr><tr><td>1-96</td><td>12</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-97</td><td>18</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-98</td><td>6</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-99</td><td>10</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-100</td><td>6</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-101</td><td>12</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-102</td><td>12</td><td>Maple</td><td></td><td></td><td></td></tr></table> Page 3 of 4	LOT 1						Number	DBH	Common	Scientific	Condition	Remove? x = yes	1-50	16	Birch				1-52	8	Sugar Maple	Acer saccharum	Good		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				TABLE 1 94 Somerstown Road Subdivision LOT 1 TREES <table><tr><th colspan="6">LOT 1</th></tr><tr><th>Number</th><th>DBH</th><th>Common</th><th>Scientific</th><th>Condition</th><th>Remove? x = yes</th></tr><tr><td>1-103</td><td>20</td><td>Oak</td><td></td><td></td><td></td></tr><tr><td>1-104</td><td>16</td><td>Oak</td><td></td><td></td><td></td></tr><tr><td>1-105</td><td>16</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-106</td><td>24</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-107</td><td>12</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-108</td><td>6</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-109</td><td>12</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-110</td><td>16</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-111</td><td>12</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-112</td><td>24</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Good</td><td></td></tr><tr><td>1-113</td><td>10</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-114</td><td>22</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-115</td><td>18</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-116</td><td>6</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-117</td><td>6</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-118</td><td>24</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-119</td><td>16</td><td>Locust</td><td></td><td></td><td></td></tr><tr><td>1-120</td><td>10</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-122</td><td>14</td><td>Birch</td><td></td><td></td><td></td></tr><tr><td>1-123</td><td>24</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-124</td><td>18</td><td>Locust</td><td></td><td></td><td></td></tr><tr><td>1-125</td><td>6</td><td>Maple</td><td></td><td></td><td></td></tr><tr><td>1-126</td><td>16</td><td>Red Maple</td><td>Acer rubrum</td><td>Fair</td><td></td></tr><tr><td>1-127</td><td>14</td><td>Red Oak</td><td>Quercus rubra</td><td>Fair</td><td></td></tr><tr><td>1-128</td><td>6</td><td>Elm</td><td></td><td></td><td></td></tr><tr><td>1-129</td><td>24</td><td>Red Maple</td><td>Acer rubrum</td><td>Good</td><td></td></tr><tr><td>1-130</td><td>8</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Fair</td><td></td></tr></table> SUMMARY: NO. OF REGULATED TREES TO BE REMOVED = 27 TOTAL CALIPER INCHES REMOVED = 358 caliper inches Page 4 of 4	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		TABLE 2 94 Somerstown Road Subdivision LOT 2 TREES <table><tr><th colspan="6">LOT 2</th></tr><tr><th>Number</th><th>DBH</th><th>Common</th><th>Scientific</th><th>Condition</th><th>Remove? x = yes</th></tr><tr><td>2-7</td><td>6</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Poor</td><td>condition</td></tr><tr><td>2-8</td><td>10</td><td>Black Cherry</td><td>Prunus serotina</td><td>Dead</td><td>condition</td></tr><tr><td>2-23</td><td>12</td><td>Red Oak</td><td>Quercus rubra</td><td>Poor</td><td>condition</td></tr><tr><td>2-48</td><td>8</td><td>Black Cherry</td><td>Prunus serotina</td><td>Dead</td><td>condition</td></tr><tr><td>2-49</td><td>12</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Poor</td><td>condition</td></tr><tr><td>2-56</td><td>10</td><td>Black Cherry</td><td>Prunus serotina</td><td>Poor</td><td>condition</td></tr><tr><td>2-62</td><td>8</td><td>Black Cherry</td><td>Prunus serotina</td><td>Poor</td><td>condition</td></tr><tr><td>2-67</td><td>12</td><td>Black Cherry</td><td>Prunus serotina</td><td>Poor</td><td>condition</td></tr><tr><td>2-69A</td><td>10</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Hazard</td><td>condition</td></tr><tr><td>2-73A</td><td>8</td><td>Black Cherry</td><td>Prunus serotina</td><td>Poor</td><td>condition</td></tr><tr><td>2-143</td><td>12</td><td>White Ash</td><td>Fraxinus americana</td><td>Hazard</td><td>condition</td></tr><tr><td>2-5</td><td>8</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Dead</td><td>dead</td></tr><tr><td>2-56A</td><td>8</td><td>Black Cherry</td><td>Prunus serotina</td><td>Dead</td><td>dead</td></tr><tr><td>2-57</td><td>9</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Dead</td><td>dead</td></tr><tr><td>2-60</td><td>24</td><td>White Oak</td><td>Quercus alba</td><td>Dead</td><td>dead</td></tr><tr><td>2-61</td><td>18</td><td>Red Maple</td><td>Acer rubrum</td><td>Dead</td><td>dead</td></tr><tr><td>2-69B</td><td>8</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Dead</td><td>dead</td></tr><tr><td>2-74</td><td>6</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Dead</td><td>dead</td></tr><tr><td>2-72</td><td>8</td><td>Red Maple</td><td>Acer rubrum</td><td>Dead</td><td>dead</td></tr><tr><td>2-47</td><td>18</td><td>Norway Maple</td><td>Acer platanoides</td><td>Fair</td><td>invasive</td></tr><tr><td>2-50</td><td>6</td><td>Norway Maple</td><td>Acer platanoides</td><td>Fair</td><td>invasive</td></tr><tr><td>2-53</td><td>6</td><td>Norway Maple</td><td>Acer platanoides</td><td>Poor</td><td>invasive</td></tr><tr><td>2-54</td><td>10</td><td>Norway Maple</td><td>Acer platanoides</td><td>Fair</td><td>invasive</td></tr><tr><td>2-64</td><td>6</td><td>Norway Maple</td><td>Acer platanoides</td><td>Fair</td><td>invasive</td></tr><tr><td>2-64A</td><td>4</td><td>Norway Maple</td><td>Acer platanoides</td><td>Fair</td><td>invasive</td></tr><tr><td>2-65</td><td>6</td><td>Norway Maple</td><td>Acer platanoides</td><td>Fair</td><td>invasive</td></tr><tr><td>2-66</td><td>4</td><td>Norway Maple</td><td>Acer platanoides</td><td>Poor</td><td>invasive</td></tr><tr><td>2-68</td><td>6</td><td>Norway Maple</td><td>Acer platanoides</td><td>Fair</td><td>invasive</td></tr><tr><td>2-139</td><td>6</td><td>Norway Maple</td><td>Acer platanoides</td><td>Fair</td><td>invasive</td></tr><tr><td>2-193</td><td>12</td><td>Norway Maple</td><td>Acer platanoides</td><td>Poor</td><td>invasive</td></tr><tr><td>2-195</td><td>8</td><td>Norway Maple</td><td>Acer platanoides</td><td>Poor</td><td>invasive</td></tr><tr><td>2-3</td><td>4</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Poor</td><td>not regulated</td></tr><tr><td>2-16</td><td>4</td><td>Oak</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-18</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-21</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-73</td><td>6</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Poor</td><td>not regulated</td></tr><tr><td>2-80</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-86</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr></table> Page 1 of 6	LOT 2						Number	DBH	Common	Scientific	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	2-5	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	2-73	6	Sugar Maple	Acer saccharum	Poor	not regulated	2-80	4	Maple			not regulated	2-86	4	Maple			not regulated	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 Submission to Planning Bd/ARB 06/30/2025 OWNERSHIP AND USE OF DOCUMENTS UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. 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: 	TABLE 2 94 Somerstown Road Subdivision LOT 2 TREES <table><tr><td>2-87</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-116</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-125</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-130</td><td>3</td><td>Norway Maple</td><td>Acer platanoides</td><td>Poor</td><td>not regulated</td></tr><tr><td>2-138</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-140</td><td>4</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Fair</td><td>not regulated</td></tr><tr><td>2-141</td><td>4</td><td>Norway Maple</td><td>Acer platanoides</td><td>Fair</td><td>not regulated</td></tr><tr><td>2-142</td><td>4</td><td>Norway Maple</td><td>Acer platanoides</td><td>Fair</td><td>not regulated</td></tr><tr><td>2-150</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-159</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-161</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-163</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-166</td><td>4</td><td>Hickory</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-168</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-178</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-179</td><td>4</td><td>Maple</td><td></td><td></td><td>not regulated</td></tr><tr><td>2-1</td><td>6</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Fair</td><td>x</td></tr><tr><td>2-2</td><td>16</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Fair</td><td>x</td></tr><tr><td>2-4</td><td>8</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Fair</td><td>x</td></tr><tr><td>2-6</td><td>6</td><td>Pig Nut Hickory</td><td>Carya glabra</td><td>Good</td><td>x</td></tr><tr><td>2-22</td><td>16</td><td>Black Oak</td><td>Quercus velutina</td><td>Fair</td><td>x</td></tr><tr><td>2-46</td><td>6</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Fair</td><td>x</td></tr><tr><td>2-51</td><td>6</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Fair</td><td>x</td></tr><tr><td>2-52</td><td>10</td><td>Black Cherry</td><td>Prunus serotina</td><td>Fair</td><td>x</td></tr><tr><td>2-58</td><td>8</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Fair</td><td>x</td></tr><tr><td>2-58A</td><td>8</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Fair</td><td>x</td></tr><tr><td>2-63</td><td>10</td><td>Black Cherry</td><td>Prunus serotina</td><td>Fair</td><td>x</td></tr><tr><td>2-69</td><td>10</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Fair</td><td>x</td></tr><tr><td>2-70</td><td>16</td><td>Sugar Maple</td><td>Acer saccharum</td><td>Fair</td><td>x</td></tr><tr><td>2-71</td><td>18</td><td>Sugar Maple</td><td>Acer 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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

3-16	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
3-11	18	Locust	Robinia pseudoacacia	Fair	x
3-14	18	Elm	Ulmus americana	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
3-43	12	Norway Maple	Acer platanoides	Fair	x
3-45	30	Sugar Maple	Acer saccharum	Fair	x
3-59	14	American Elm	Ulmus americana	Fair-Poor	x
3-64	12,8 Dual	Norway Maple	Acer platanoides	Fair	x
3-67	20	Norway Maple	Acer platanoides	Fair	x
3-69	12	Black Locust	Robinia pseudoacacia	Fair	x
3-79	6	Sugar Maple	Acer saccharum	Fair	x
3-12	14	Locust			
3-13	8	Maple			
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	

TABLE 3
94 Somerstown Road Subdivision
LOT 3 TREES

3-76	12	Maple			
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 = 17
TOTAL CALIPER INCHES REMOVED = 271 caliper inches

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
Submission to Planning Bd/ARB 06/30/2025

OWNERSHIP AND USE OF DOCUMENTS
UNAUTHORIZED ALTERATIONS AND ADDITIONS TO
THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF
THE NEW YORK STATE EDUCATION LAW.
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.



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_05-26-2025.6

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	
ITV	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	SPACING AT PLANTING
AA	6	Aronia arbutifolia	Red Chokeberry	14' o.c.
AC	2	Abies concolor	White Fir	15' o.c.
AM	7	Aronia melanocarpa	Black Chokeberry	3 gal. container
AmC	1	Amelanchier canadensis	Shadblow	2"-2-1/2" cal.
AR	1	Acer rubrum	Red Maple	2"-2-1/2" cal.
CN	2	Carpinus caroliniana	American Hornbeam	1-1/2"-2" cal.
CS	3	Cornus sericea	Red Osier Dogwood	3 gal. container
cp	12	Carex pensylvanica	Pennsylvania Sedge	2" plug
JV	4	Juniperus virginiana	Eastern Redcedar	6'-8' height
MP	7	Myrica pensylvanica	Northern Bayberry	3 gal. container
os	28	Oncoclea sensibilis	Sensitive Fern	1 gal. pot
PG	1	Picea glauca	White Spruce	6'-8' height

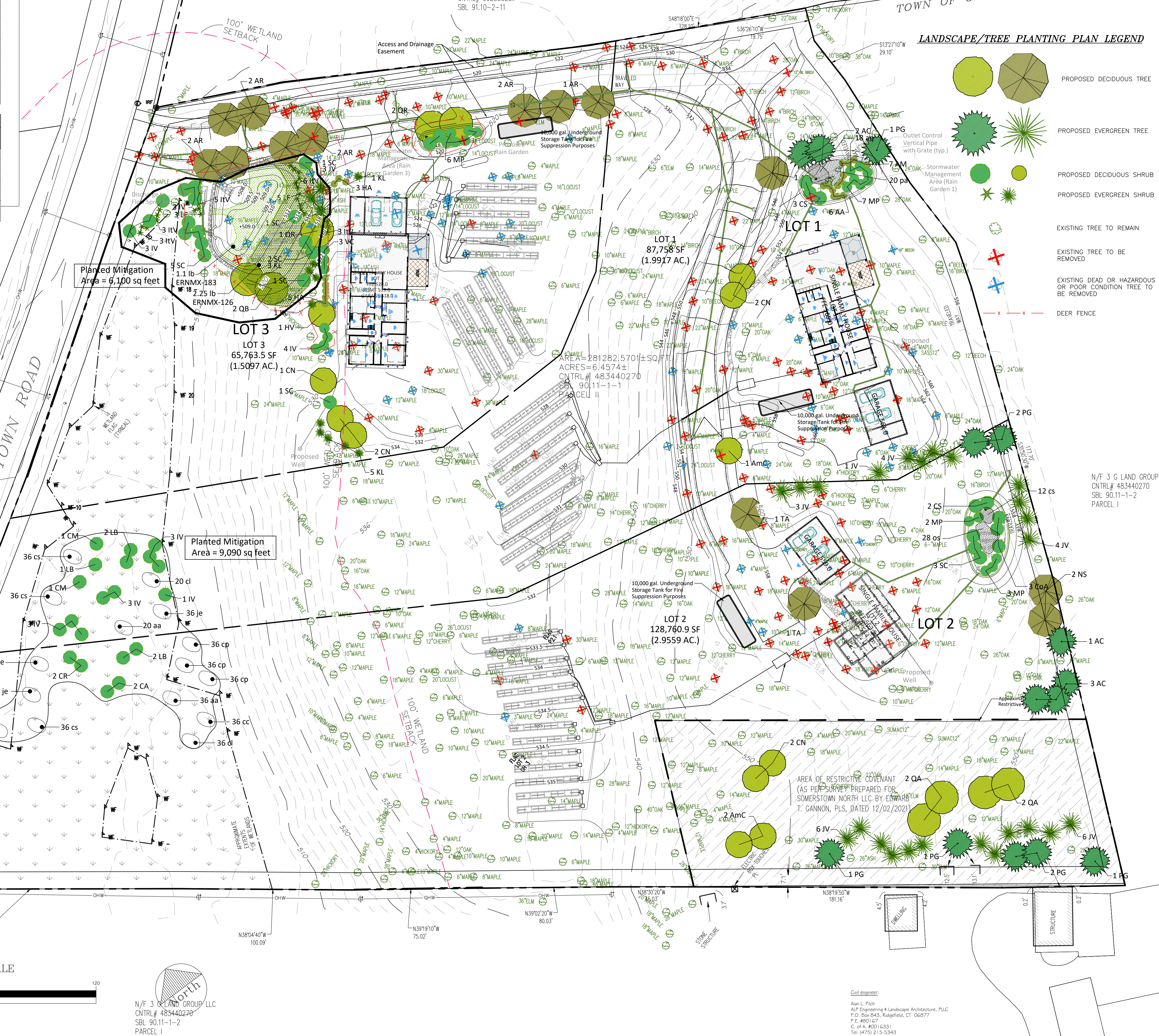
LOT 2 PLANT LIST				
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SPACING AT PLANTING
AC	4	Abies concolor	White Fir	6'-8' height
AmC	2	Amelanchier canadensis	Shadblow	2"-2-1/2" cal.
Aq	18	Aquilegia canadensis	Red Columbine	1 gal. pot
CoA	3	Cornus amomum	Silky Dogwood	n.a.
CN	2	Carpinus caroliniana	American Hornbeam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

LOT 3 PLANT LIST				
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SPACING AT PLANTING
AR	9	Acer rubrum	Red Maple	2"-2-1/2" cal.
CN	3	Carpinus caroliniana	American Hornbeam	1-1/2"-2" cal.
CS	2	Cornus sericea	Red Osier Dogwood	3 gal. container
HV	1	Hamamelis virginiana	Common Witchhazel	4'-5' height
ITV	3	Itea virginica	Virginia Sweetspire	3 gal. container
IV	4	Ilex verticillata	Winterberry	3 gal. container
KL	7	Kalmia latifolia	Mountain Laurel	4'-6' height
MP	6	Myrica pensylvanica	Northern Bayberry	3 gal. container
NS	2	Nyssa sylvatica	Black Tupelo	2"-2-1/2" cal.
pa	36	Polystichum acrostichoides	Christmas Fern	1 gal. pot
QR	2	Quercus rubra	Red Oak	2"-2-1/2" cal.
SC	1	Sambucus canadensis	Elderberry	3 gal. container
VC	3	Vaccinium corymbosum	High-bush blueberry	3 gal. container

- 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



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	183024.19	
2	15.00%	25.00%	42144.11	
3	25.00%	35.00%	33879.50	
4	35.00%	304.73%	19439.19	

PROPOSED STEEP SLOPE DISTURBANCES

SLOPE RANGES	15-25%	25-35%	>35%
	2,608	101	116
	157	364	1,460
	346	9,424	42
	1,941	107	163
	6,783	92	
	89		
	2,583		
	3,853		
	1,171		
	622		
	414		
	29		
TOTAL	20,596	10,088	1,781

SLOPE 15%-25%
Area = 1551 s.f.
With factor = 2608 s.f. x 1.5 = 2608 s.f.
NOT REGULATED

SLOPE 25%-35%
Area = 364 s.f.
With factor = 364 s.f. x 1.5 = 546 s.f.
NOT REGULATED

SLOPE 25%-35%
Area = 101 s.f.
With factor = 101 s.f. x 1.5 = 152 s.f.
NOT REGULATED

SLOPE 15%-25%
Area = 157 s.f.
With factor = 157 s.f. x 1 = 157 s.f.
NOT REGULATED

SLOPE 15%-25%
Area = 346 s.f.
With factor = 346 s.f. x 1 = 346 s.f.
NOT REGULATED

SLOPE 15%-25%
Area = 1941 s.f.
With factor = 1941 s.f. x 1 = 1941 s.f.
NOT REGULATED

SLOPE 25%-35%
Area = 9424 s.f.
With factor = 9424 s.f. x 1.5 = 14136 s.f.
REGULATED

SLOPE 15%-25%
Area = 6783 s.f.
With factor = 6783 s.f. x 1 = 6783 s.f.
NOT REGULATED

SLOPE >35%
Area = 116 s.f.
With factor = 116 s.f. x 3 = 348 s.f.
NOT REGULATED

SLOPE 25%-35%
Area = 107 s.f.
With factor = 107 s.f. x 1.5 = 161 s.f.
NOT REGULATED

SLOPE 15%-25%
Area = 89 s.f.
With factor = 89 s.f. x 1 = 89 s.f.
NOT REGULATED

SLOPE >35%
Area = 1460 s.f.
With factor = 1460 s.f. x 3 = 4380 s.f.
NOT REGULATED

SLOPE 15%-25%
Area = 2583 s.f.
With factor = 2583 s.f. x 1 = 2583 s.f.
NOT REGULATED

SLOPE 15%-25%
Area = 3853 s.f.
With factor = 3853 s.f. x 1 = 3853 s.f.
NOT REGULATED

SLOPE 25%-35%
Area = 92 s.f.
With factor = 92 s.f. x 1.5 = 138 s.f.
NOT REGULATED

SLOPE 15%-25%
Area = 414 s.f.
With factor = 414 s.f. x 1 = 414 s.f.
NOT REGULATED

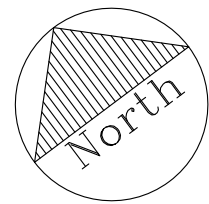
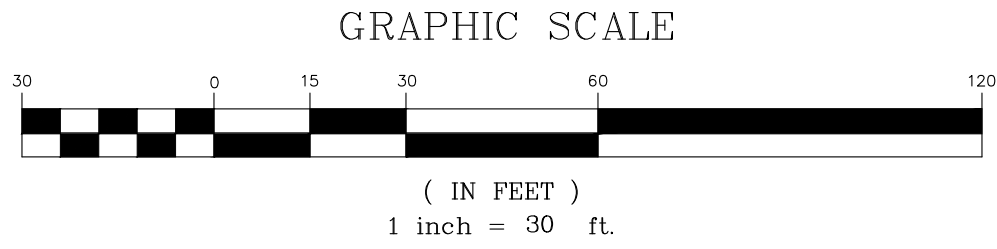
SLOPE 15%-25%
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With factor = 1171 s.f. x 1 = 1171 s.f.
NOT REGULATED

SLOPE 15%-25%
Area = 622 s.f.
With factor = 622 s.f. x 1 = 622 s.f.
NOT REGULATED

SLOPE 15%-25%
Area = 29 s.f.
With factor = 29 s.f. x 1 = 29 s.f.
NOT REGULATED

SLOPE 25%-35%
Area = 163 s.f.
With factor = 163 s.f. x 1.5 = 245 s.f.
NOT REGULATED

SLOPE >35%
Area = 42 s.f.
With factor = 42 s.f. x 3 = 126 s.f.
NOT REGULATED



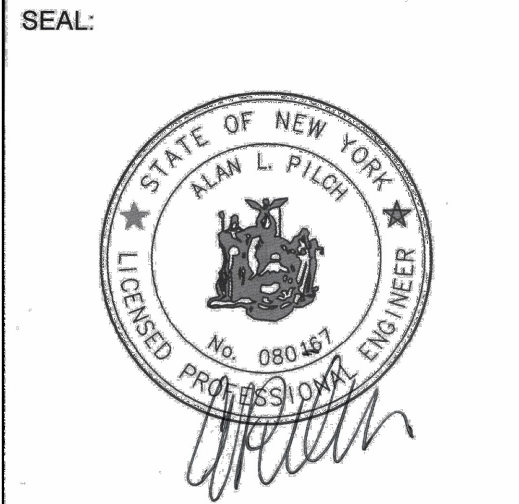
Civil Engineer
Alan L. Plich
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
P.E. #001677
C. of A. #0016331
Tel: (475) 215-5343

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CONSULTANTS:
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Revised as per Planning Bd/ARB & Town Consultant comments 01/31/2025
Revised as per Planning Bd/ARB & Town Consultant comments 03/28/2025
Submission to Planning Bd/ARB 06/30/2025

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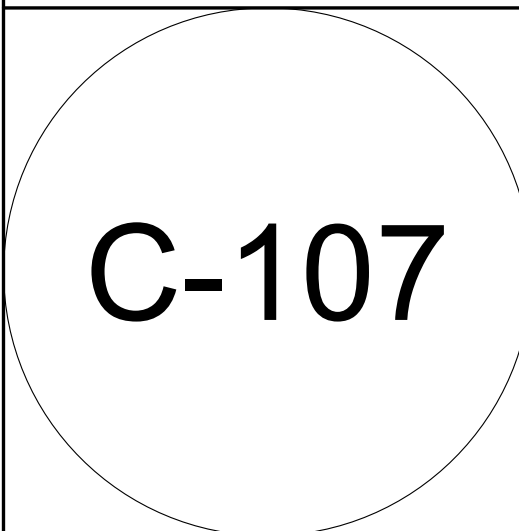


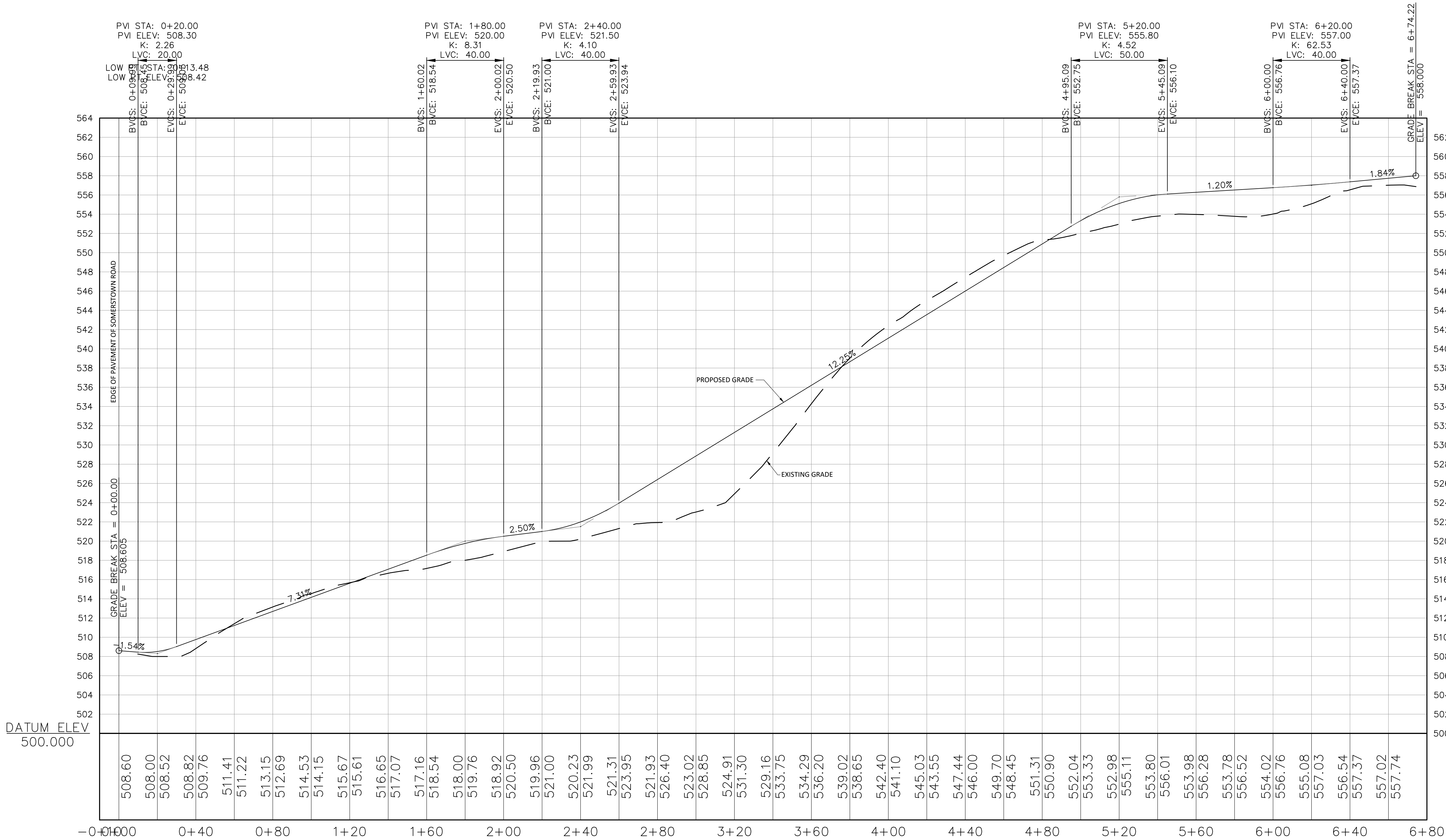
PROJECT NAME:
94 SOMERSTOWN ROAD PROPERTY
94 Somerstown Road
Ossining, New York

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
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Direct Tel: (475) 215-5343 Cell: (203) 710-0587

Drawing Title:
Steep Slopes Plan

Date: November 12, 2024
Dwn. by: alp
ID: 94 Somerstown Rd_Site_05-26-2025.6





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ISSUED:

Submission to Planning Bd/ARB 12/26/2024

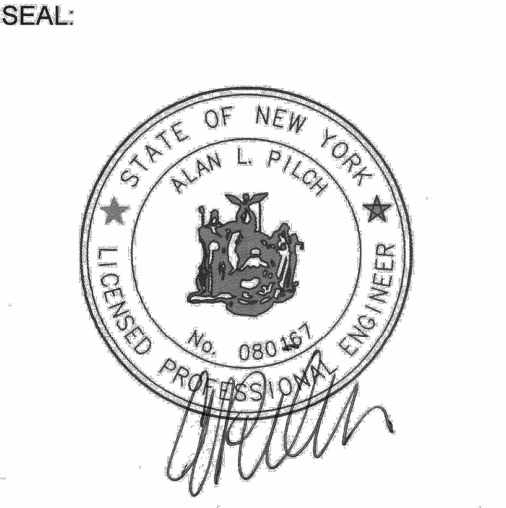
Submission to Planning Bd/ARB 01/31/2025

Submission to Planning Bd/ARB 06/30/2025

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Drawing Title:

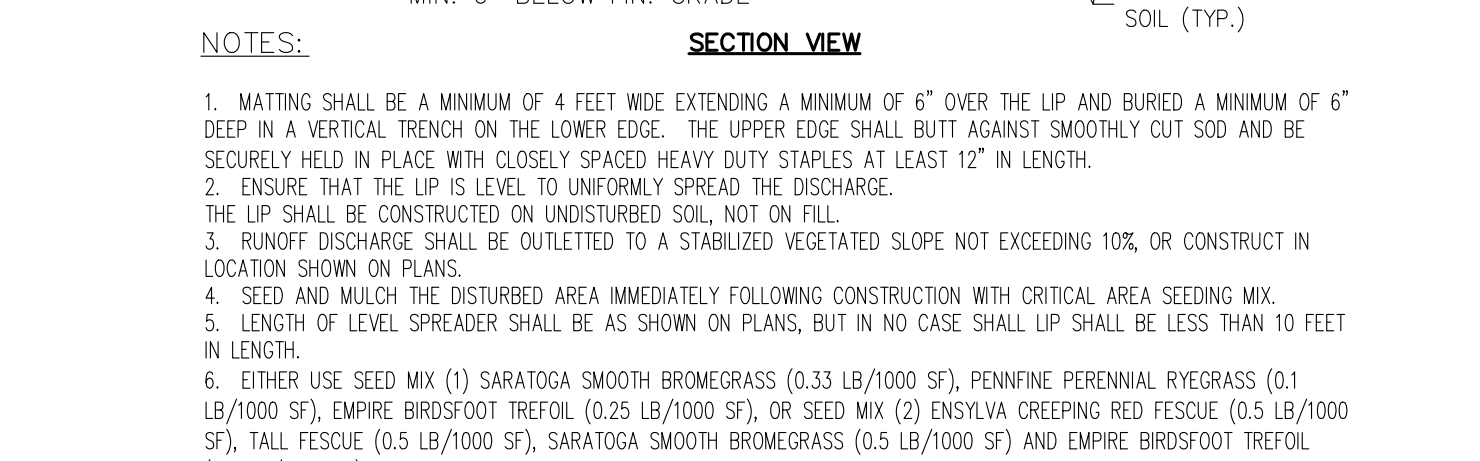
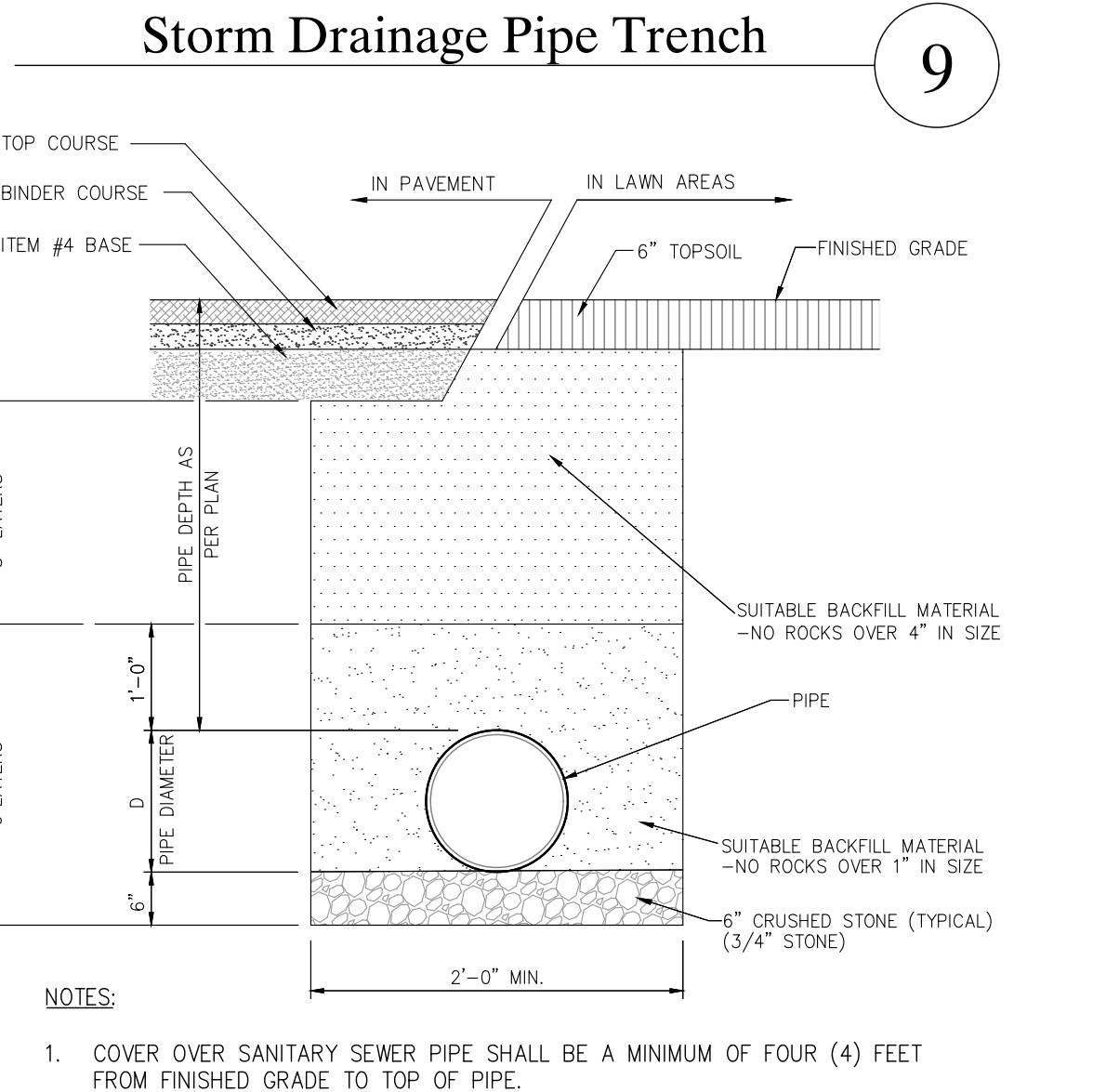
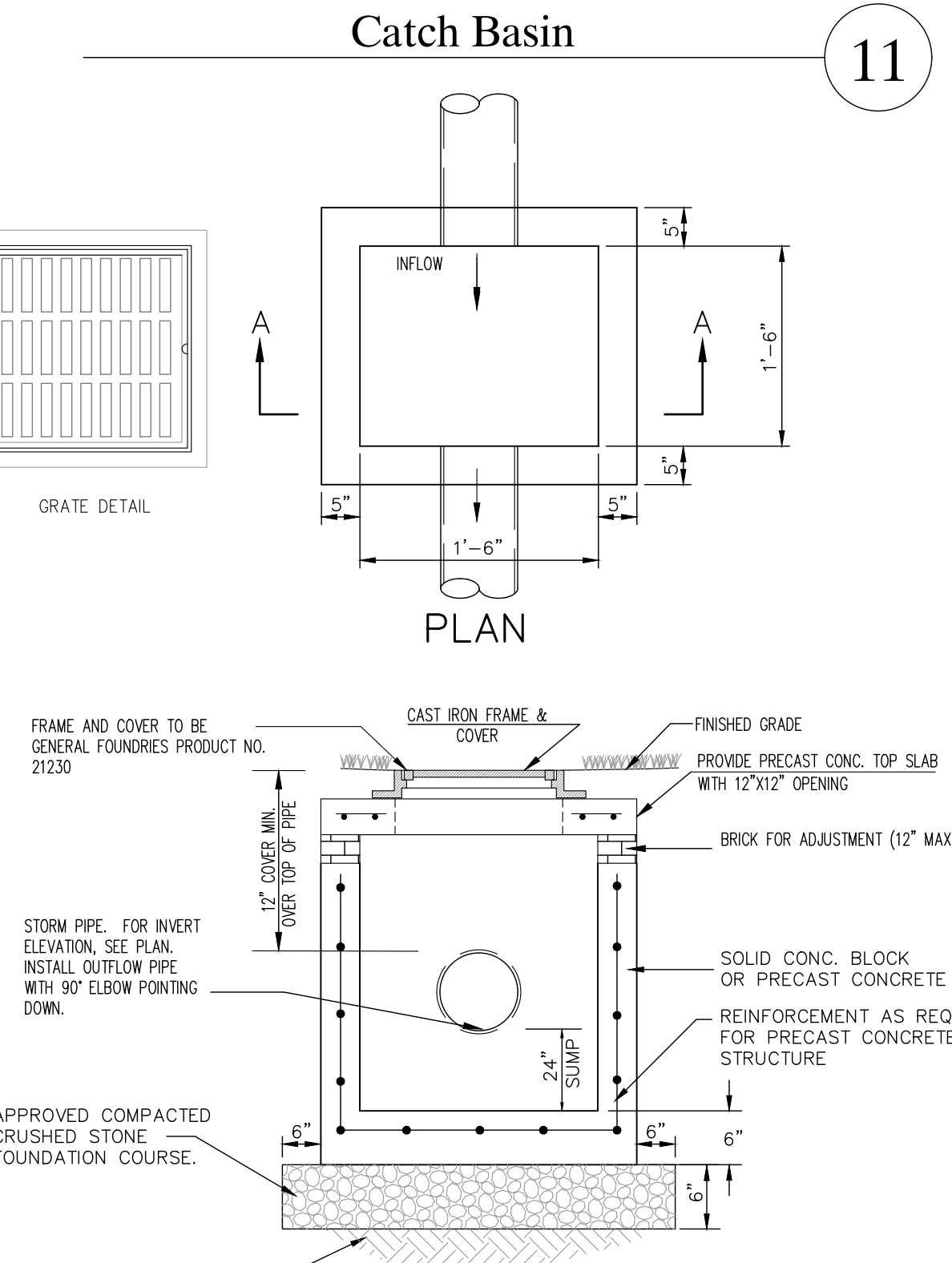
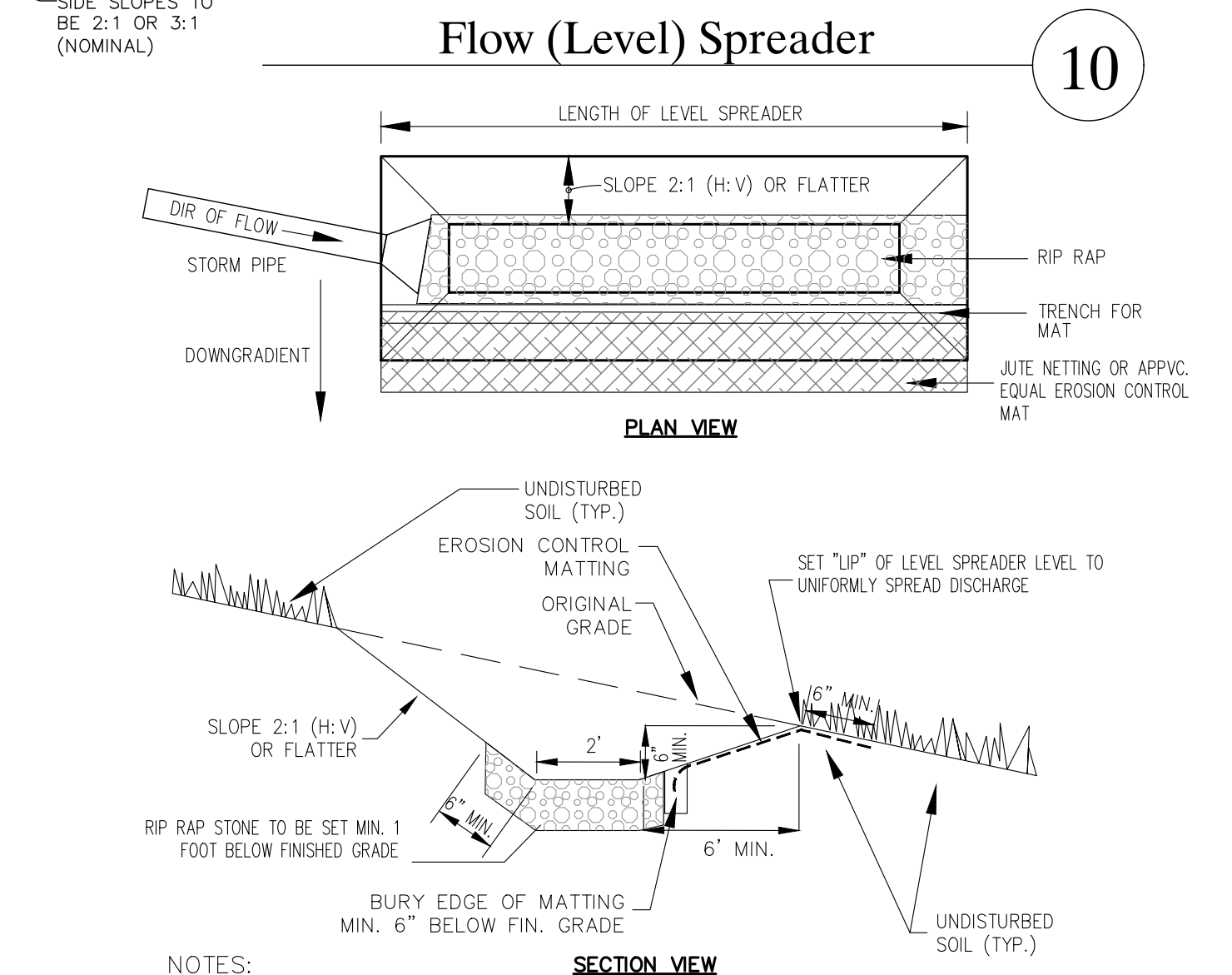
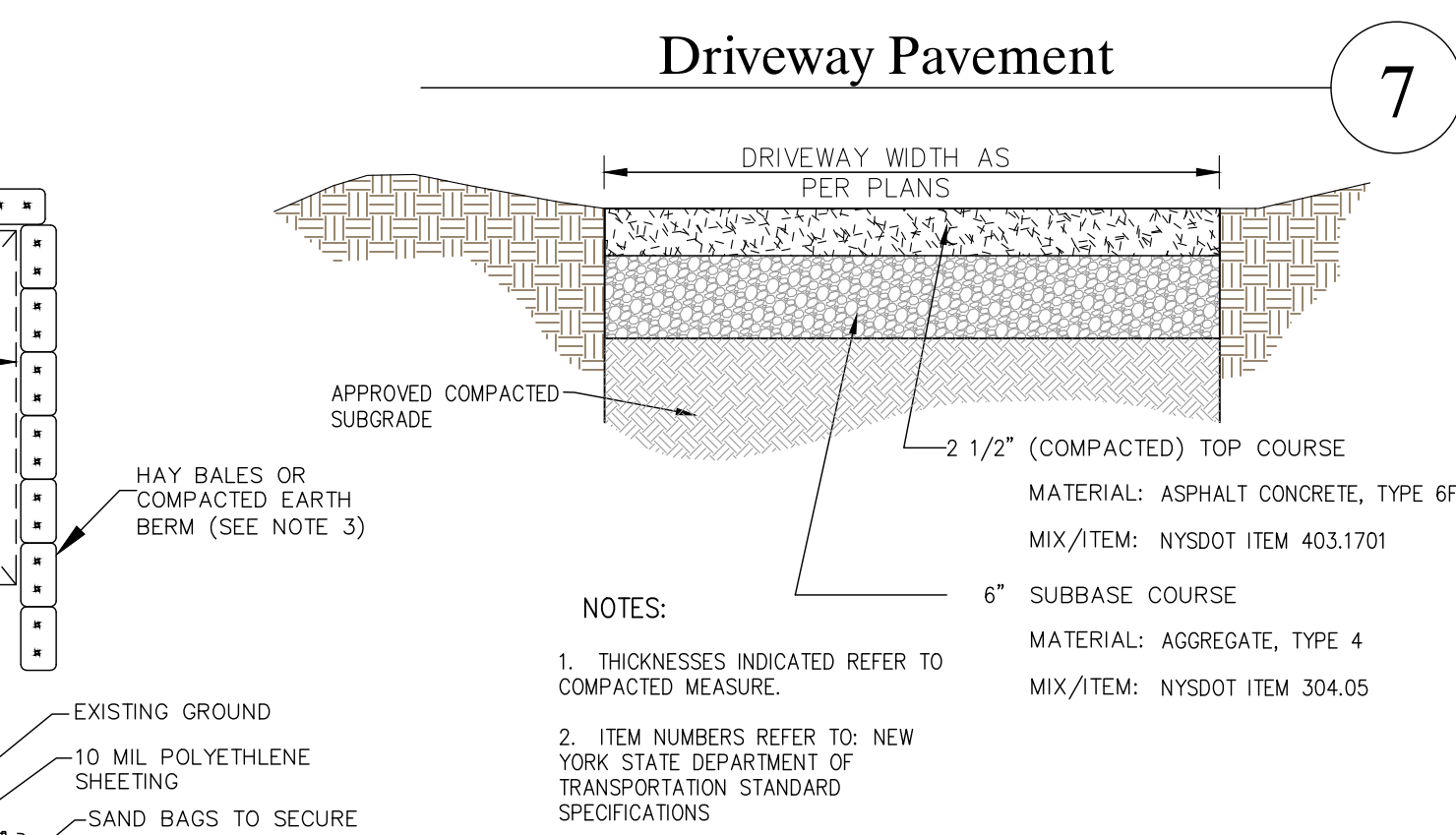
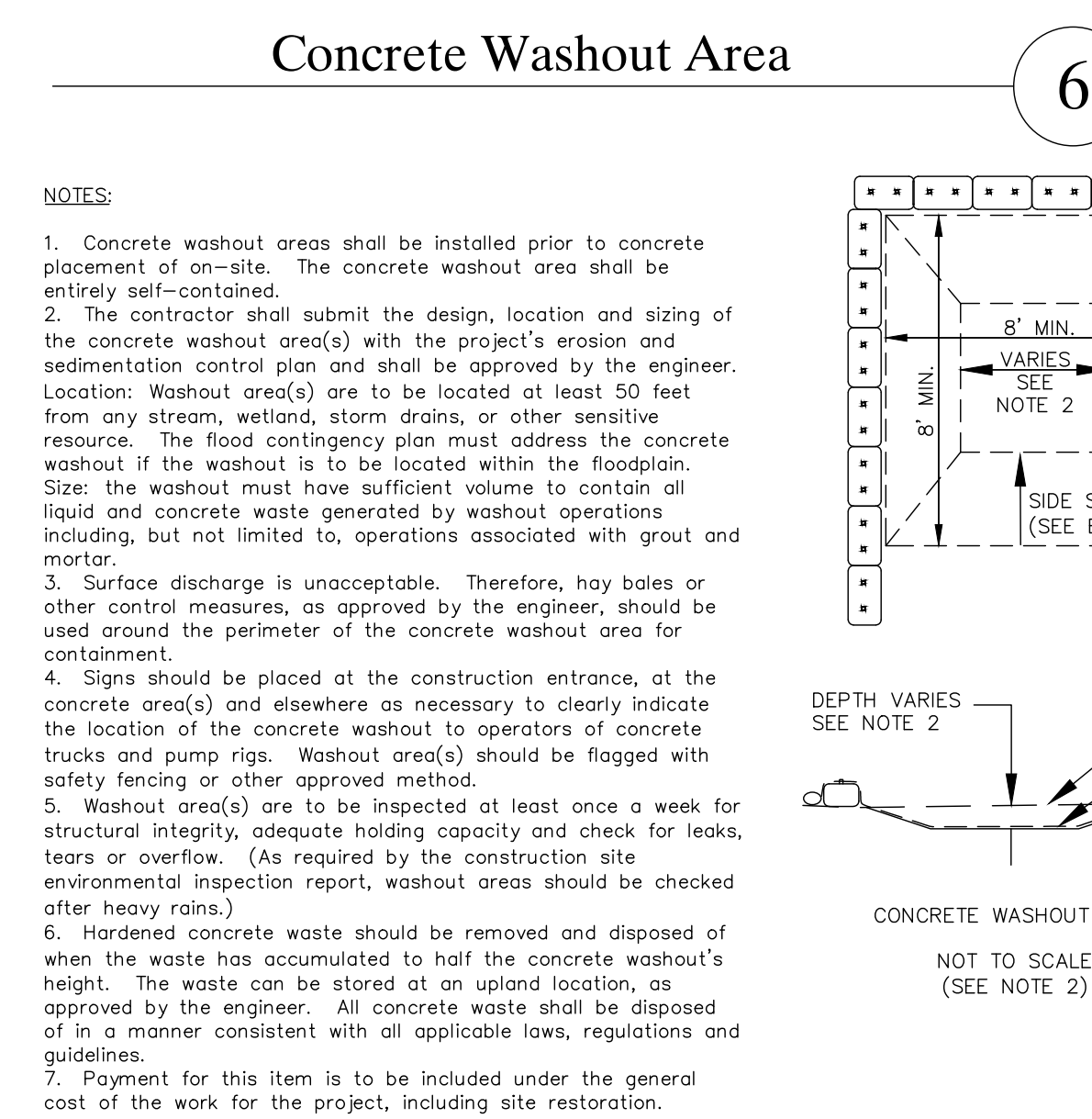
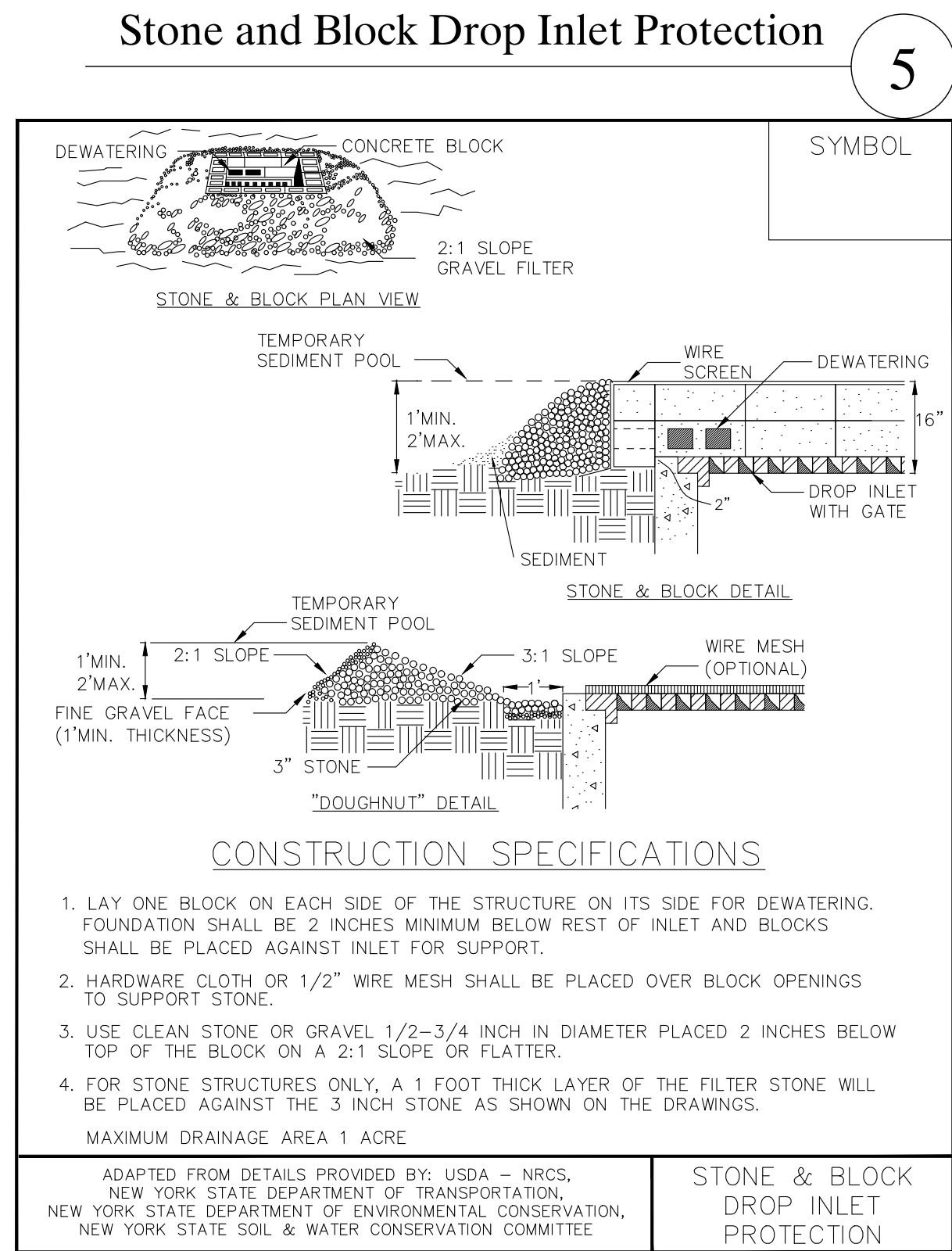
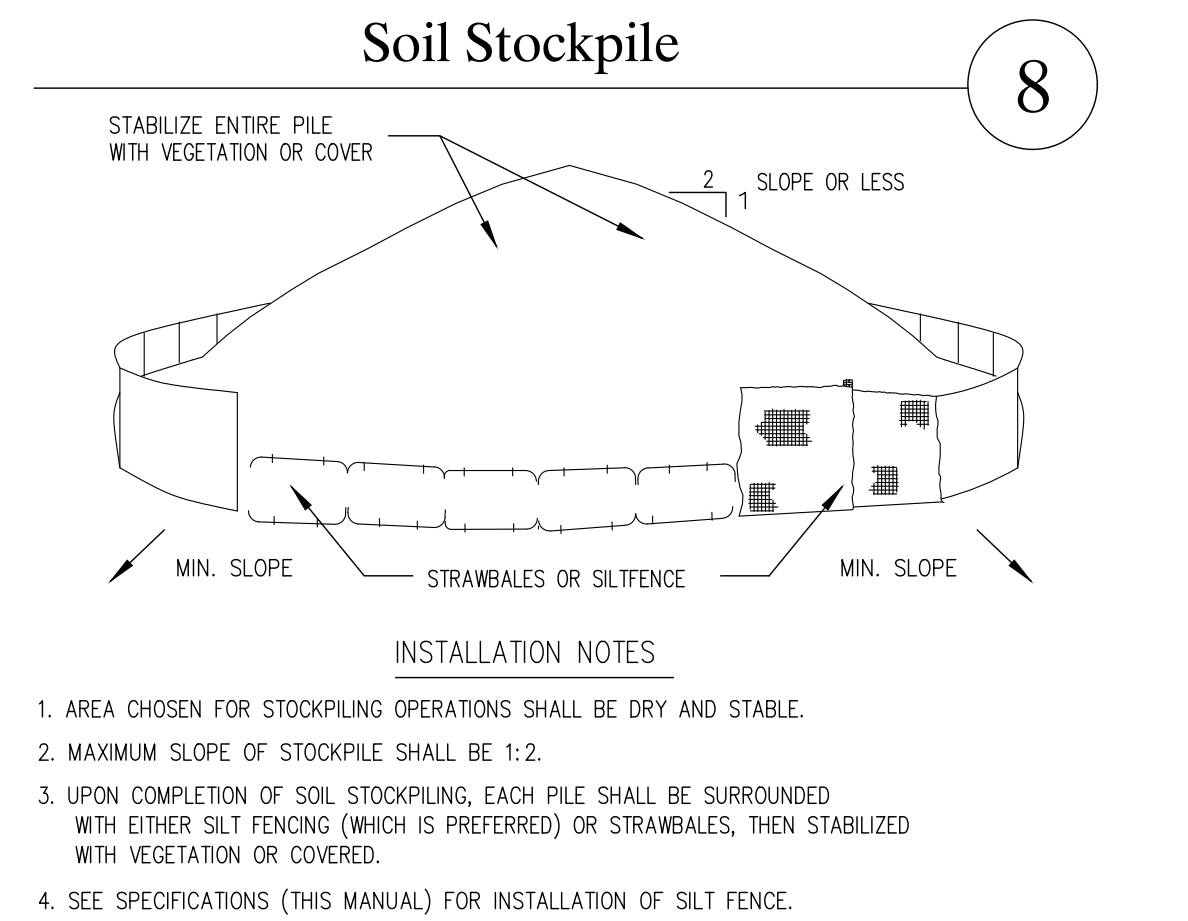
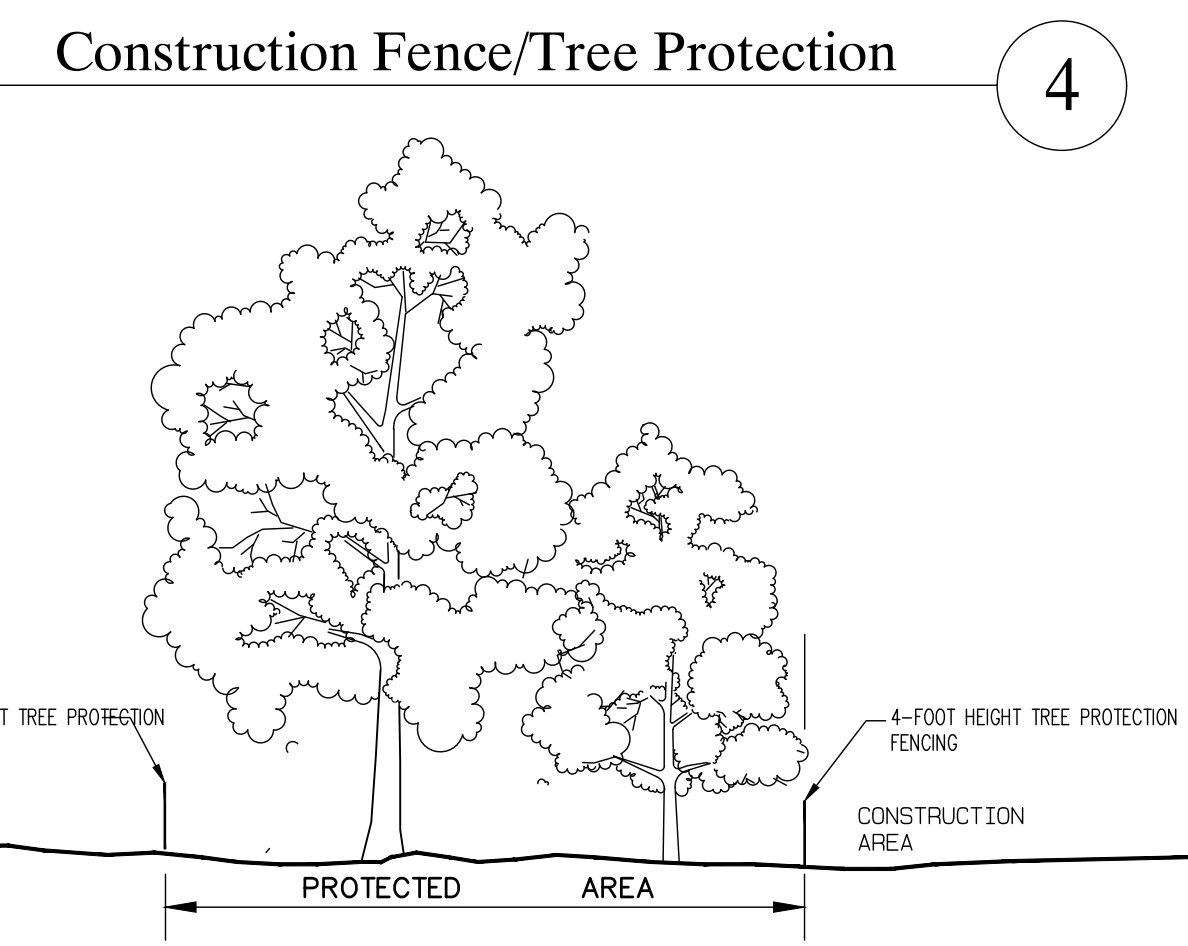
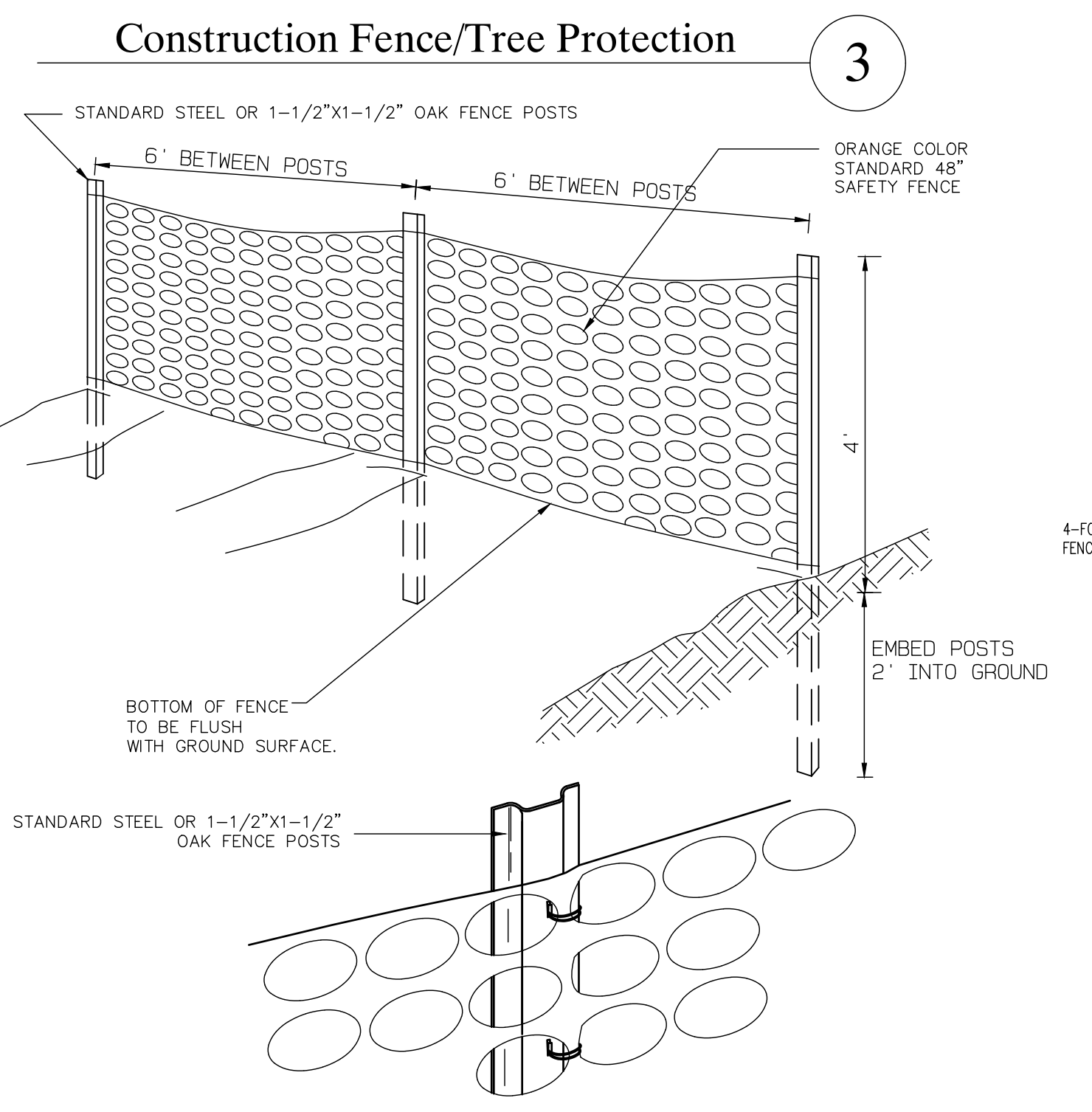
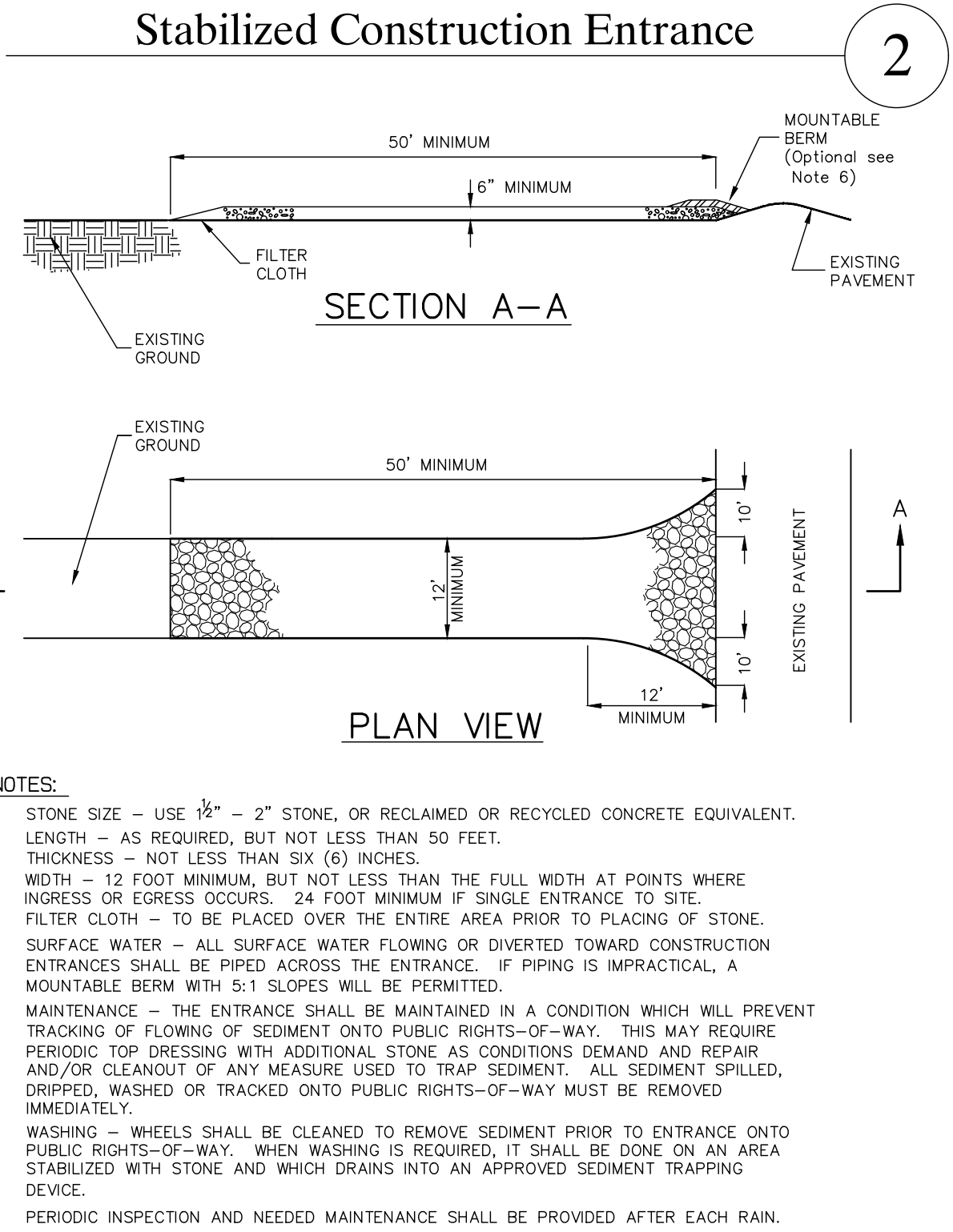
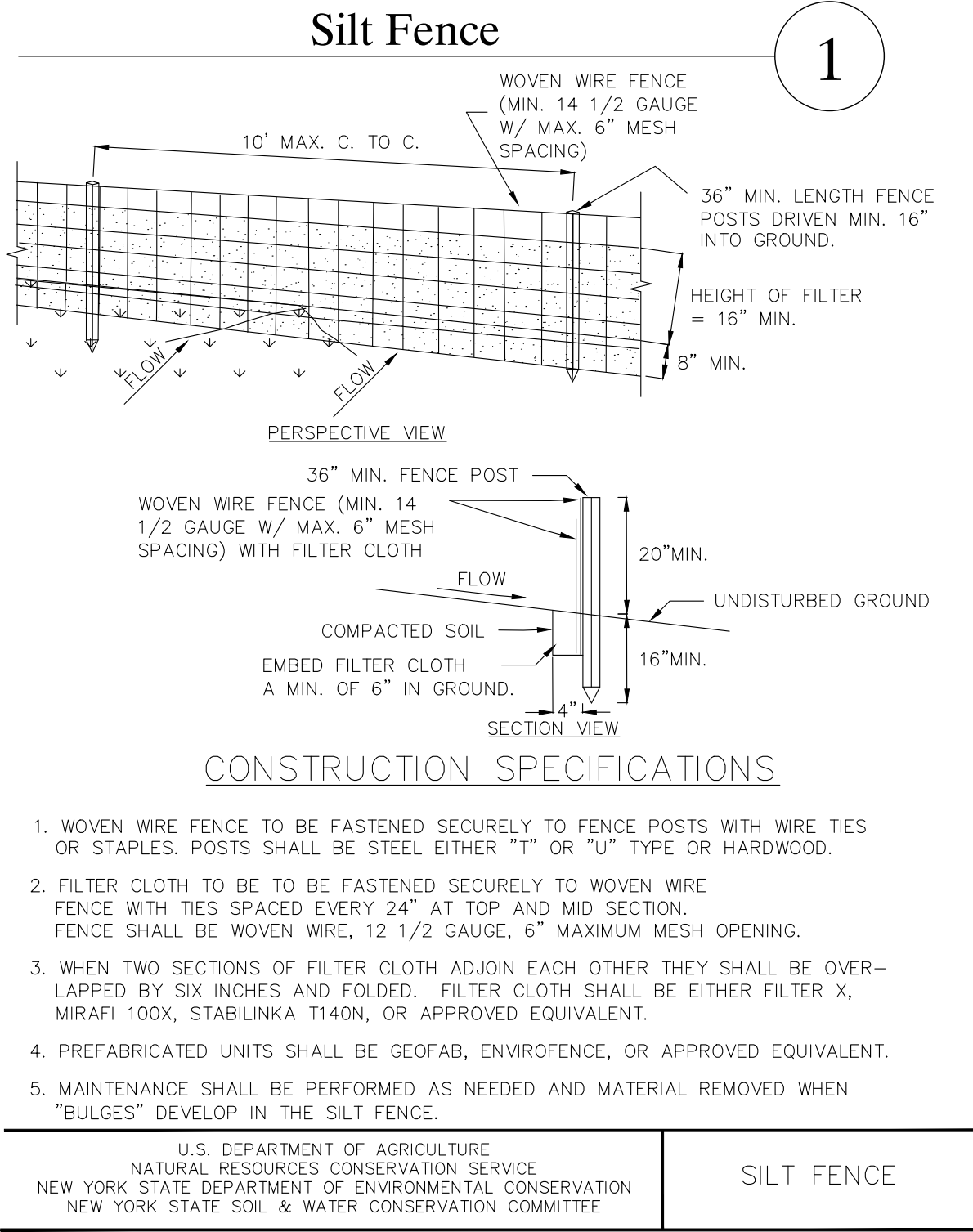
Driveway Profile

Date: November 22, 2024

Dwn. by: alp

ID: 94 Somerstown Rd_Site_05-26-2025.6

C-111



PROPERTY OWNER:
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Submission to Planning Bd/ARB 01/31/2025
Submission to Planning Bd/ARB 06/30/2025

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SEAL:
ALAN L. PILCH
LICENSED PROFESSIONAL ENGINEER
No. 080461
PROFESSIONAL ENGINEER

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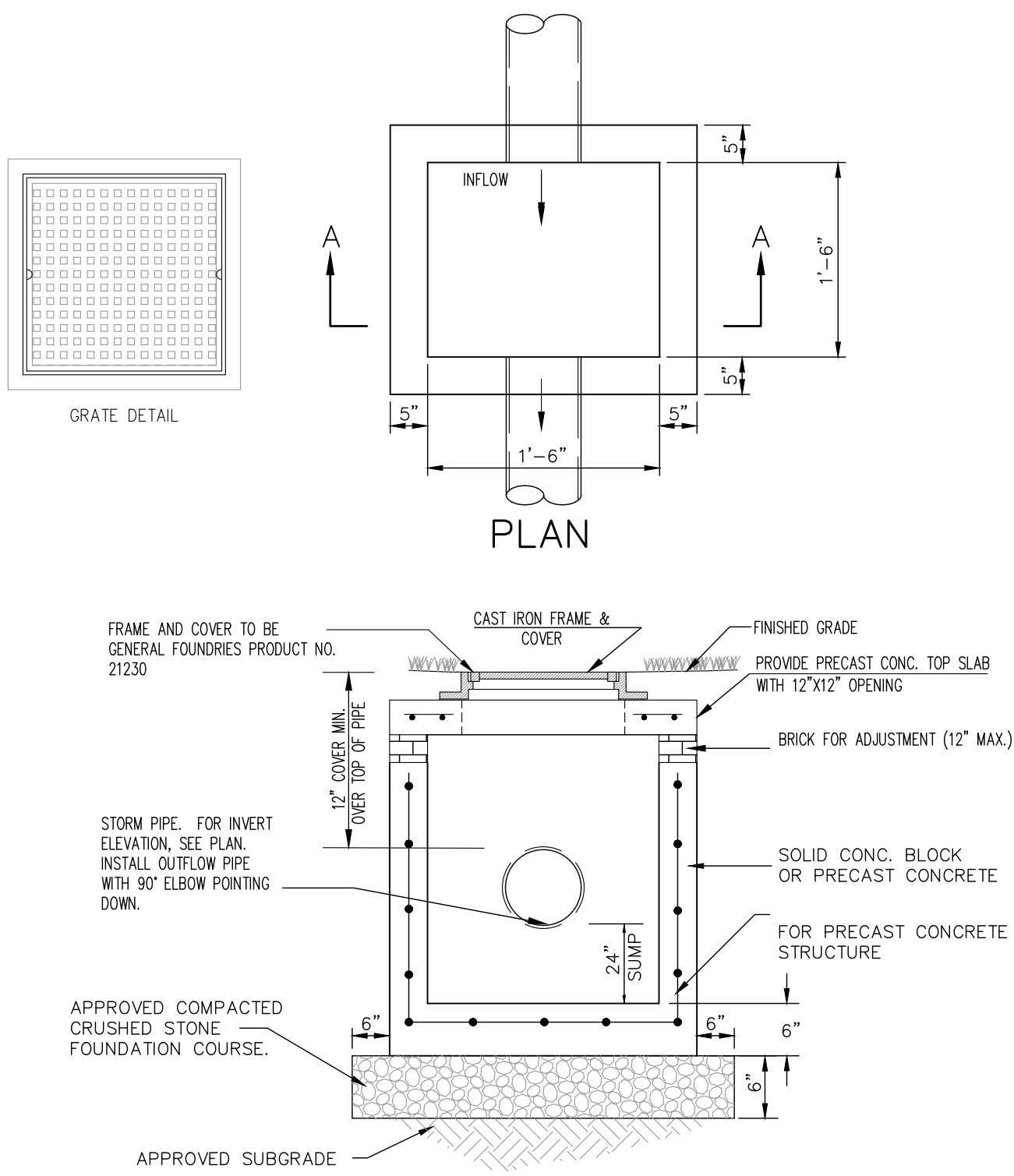
Drawing Title:
Construction Details

Date: November 22, 2024
Dwn. by: alp
ID: 94 Somerstown Rd_Site_05-26-2025.6

C-112

Catch Basin

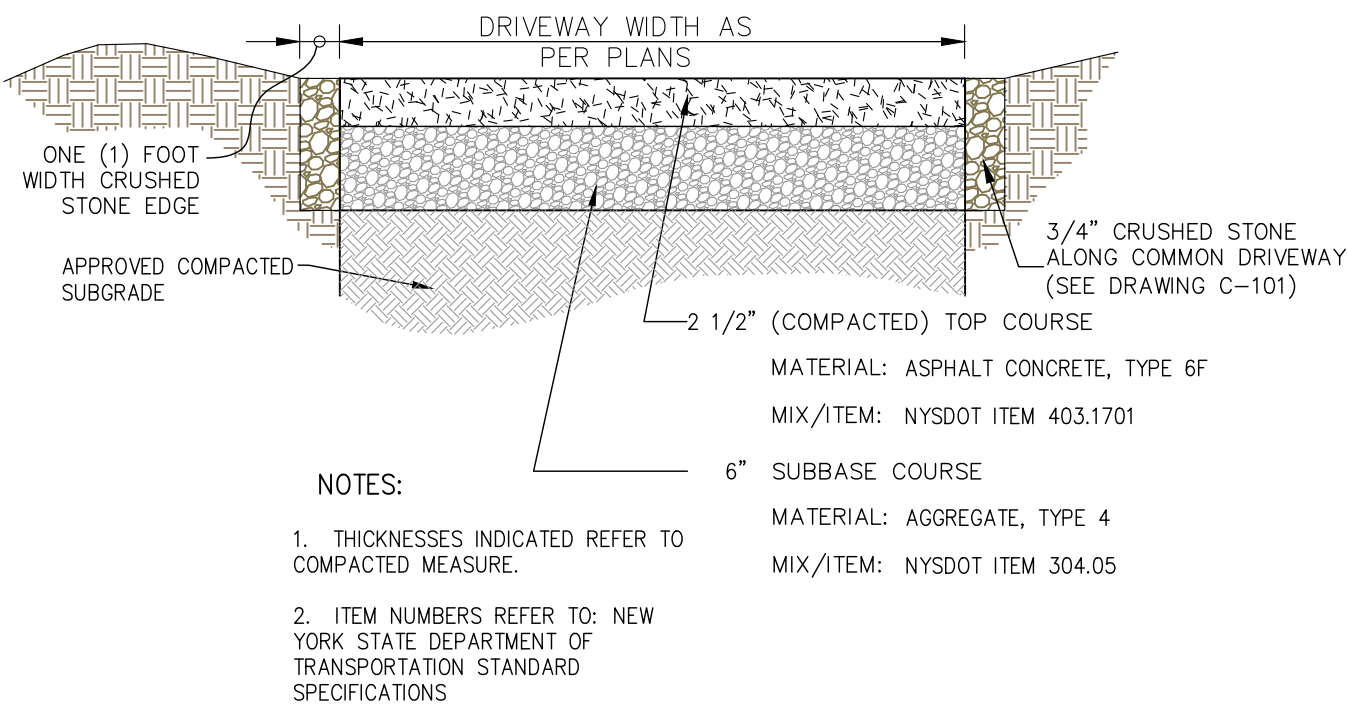
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SECTION A-A

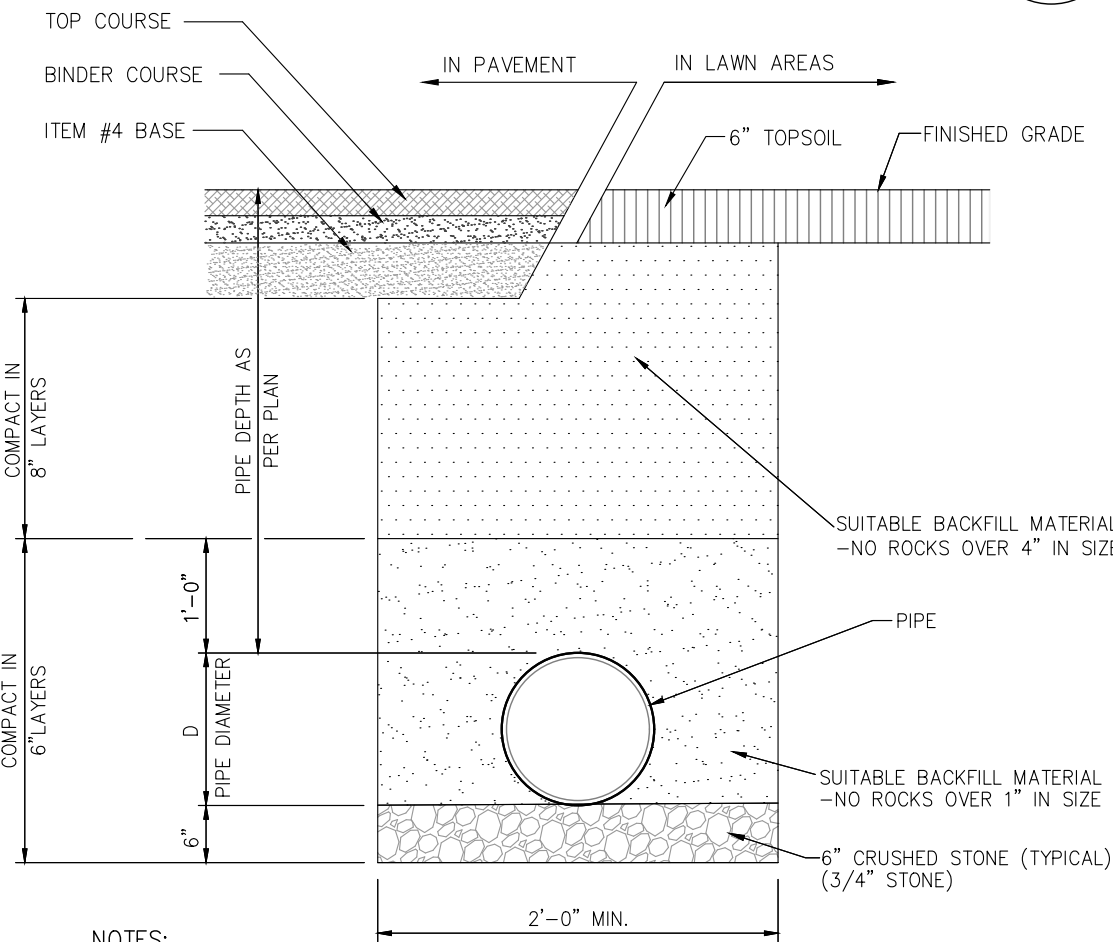
Common Driveway Pavement

4



Storm Drainage Pipe Trench

2



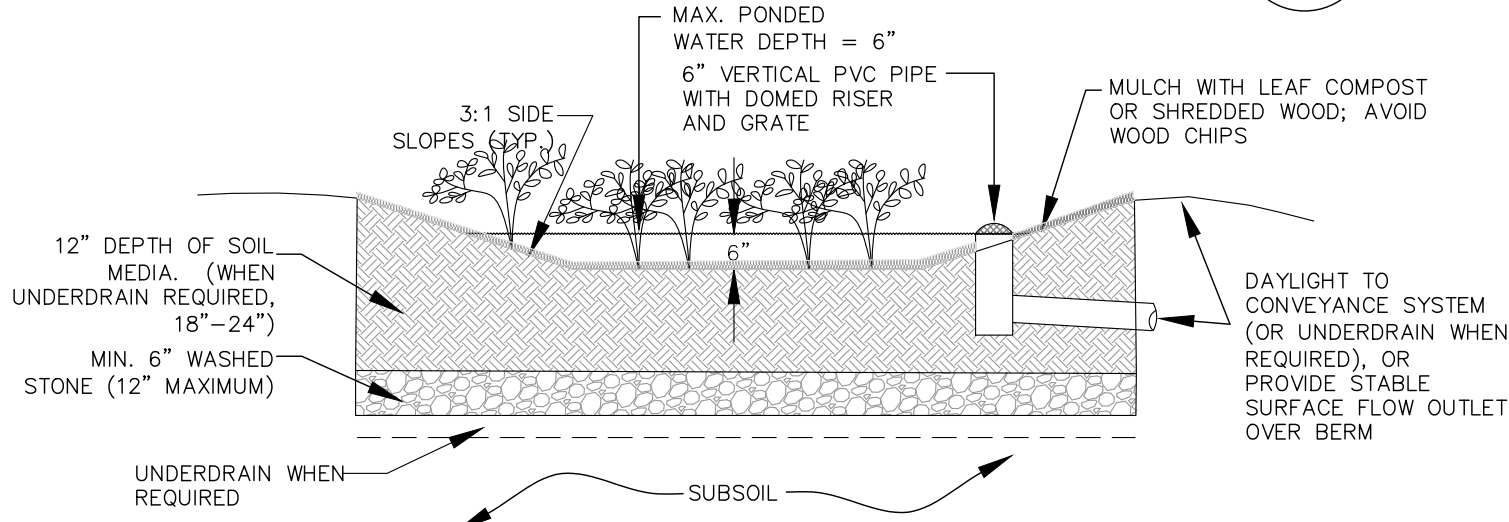
- NOTES:
- COVER OVER SANITARY SEWER PIPE SHALL BE A MINIMUM OF FOUR (4) FEET FROM FINISHED GRADE TO TOP OF PIPE.

LANDSCAPE PLAN NOTES:

- Names must agree with nomenclature of standard Plant Names: American Joint Committee on Horticultural Nomenclature, latest edition.
- Size and grading must conform to American Association of Nurserymen Standards.
- Quality shall be typical of species or variety, with normal, well-developed branches and vigorous root systems. Plants shall be free from defects, injury, disease, or insect infestation.
- For measurement, a plant shall be dimensioned as it stands in its normal position. Trees shall be calipered at breast height (DBH).
- Landscape architect must approve any plant or size substitutions. Landscape architect shall approve locations of plant materials on site prior to the plants being installed. Plant spacing as depicted on plant list shall be followed; however, spacing depicted on plan shall rule.
- Topsoil shall be a minimum of 4" deep - 6" is preferred - and shall contain a 12% organic carbon content by weight. Clean leaf compost is the preferred soil amendment to achieve these standards. If other soil amendments are more readily available than clean leaf compost, they can be used to meet the requirement for 12% organic carbon content.
- Planting pits for woody plants shall be at least twice as wide as the root ball diameter and shall be backfilled with screened topsoil. Subsoil from planting excavations shall be removed from the site. In the case of herbaceous bare-root plantings, the entire bed shall be screened topsoil with ample organic matter mixed in.
- If the roots of containerized plants are tightly wound, they shall be loosened and separated (scarified) prior to planting. All trees are to be thoroughly watered during and after planting operations and afterward for the duration of the maintenance period, with a minimum of 1 deep watering per week after planting. Care must be taken not to expose roots to air for long periods during the planting process.
- Plants shall be mulched immediately after planting with 3" of aged, undyed hardwood bark mulch. Do not overmulch newly planted trees and shrubs. Seeded areas shall be mulched with salt hay or straw mulch applied at 50 to 90 lbs., (1 to 2 bales) per 1,000 square feet. Approximately 25% of the soil is to be visible through the mulch.
- In the event there is a discrepancy between the number of plants shown in the plant list and the number depicted on the drawing, the number shown on the drawing shall rule.

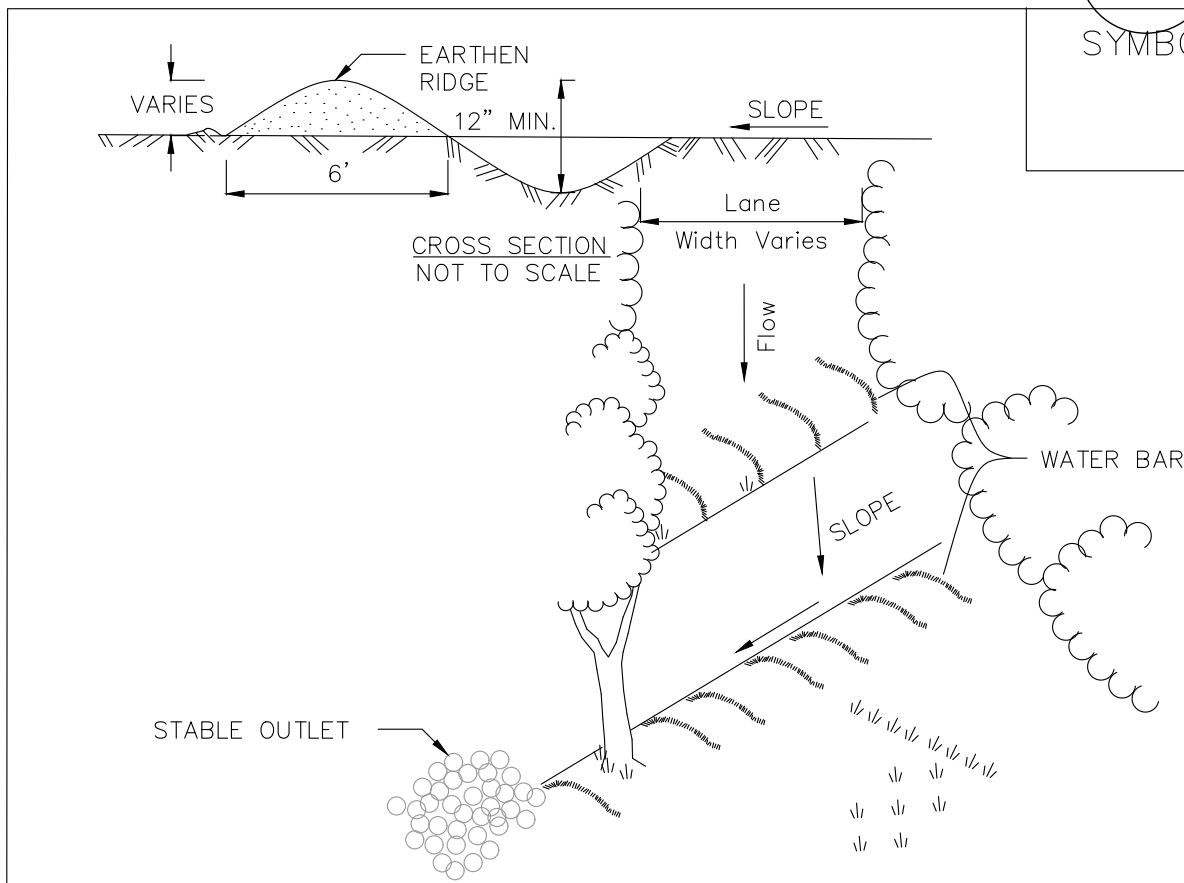
Rain Garden

3



Water Bar

6



CONSTRUCTION SPECIFICATIONS

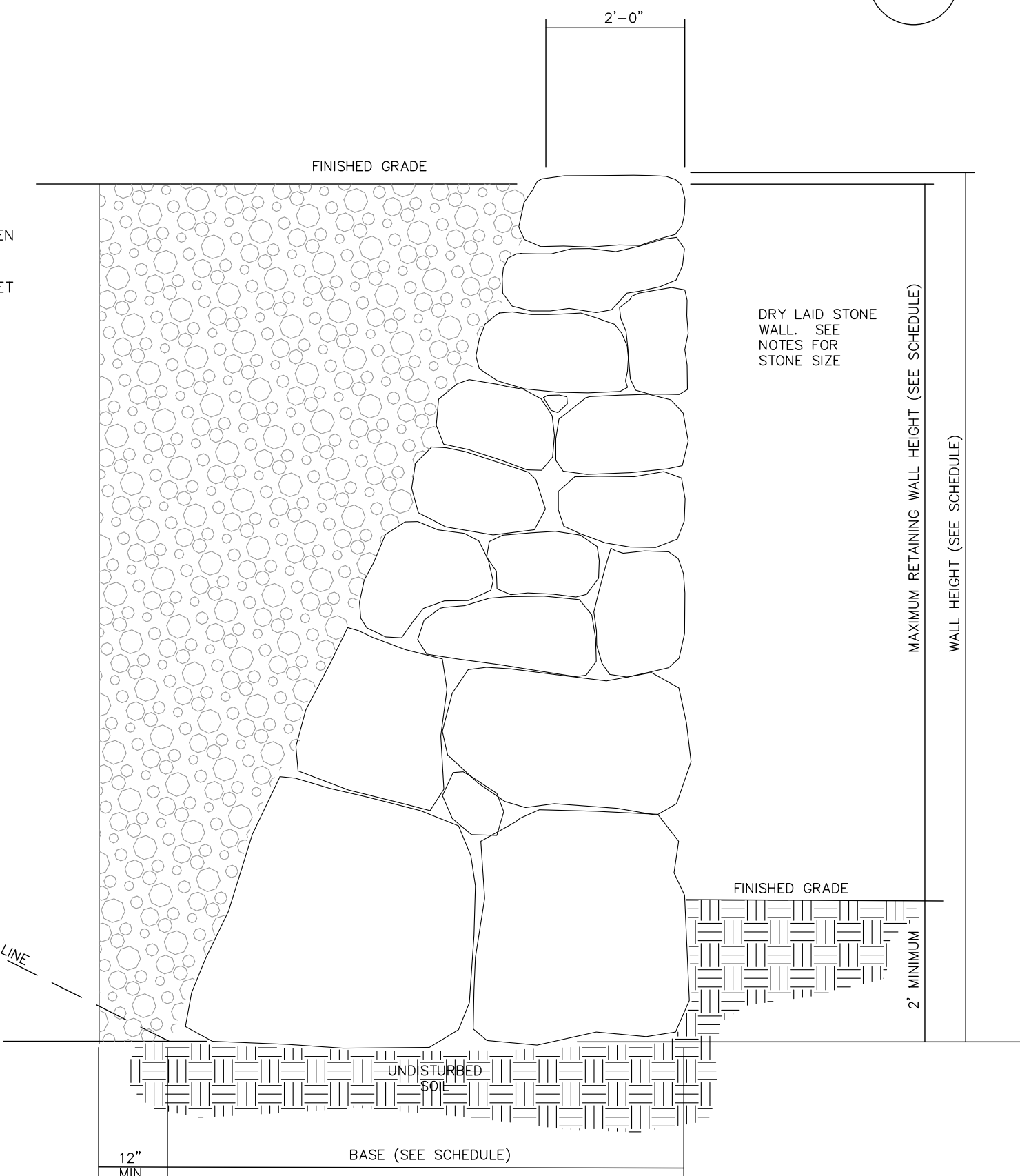
- INSTALL THE WATER BAR AS SOON AS THE RIGHT OF WAY IS CLEARED AND GRADED.
- DISK OR STRIP THE SOD FROM THE BASE FOR THE CONSTRUCTED RIDGE BEFORE PLACING FILL.
- TRACK THE RIDGE TO COMPACT IT TO THE DESIGN CROSS SECTION.
- THE OUTLET SHALL BE LOCATED ON AN UNDISTURBED AREA. FIELD SPACING WILL BE ADJUSTED TO USE THE MOST STABLE OUTLET AREAS. OUTLET PROTECTION WILL BE PROVIDED WHEN NATURAL AREAS ARE NOT ADEQUATE.
- VEHICLE CROSSING SHALL BE STABILIZED WITH GRAVEL. EXPOSED AREAS SHALL BE SEEDED AND MULCHED WITHIN 2 DAYS.
- PERIODICALLY INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

WATER BARS

Retaining Wall Design

5



SOIL ON SITE MUST CONFORM TO THE FOLLOWING TO BE USED AS BACKFILL:

DESCRIPTION	UNIFIED SOIL CLASSIFICATION
WELL-GRADED CLEAN GRAVE OR GRAVEL-SAND MIXES	GW
POORLY GRADED CLEAN GRAVEL OR GRAVEL-SAND MIXES	GP
WELL GRADED CLEAN SAND OR GRAVELLY SAND MIXES	SW
POORLY GRADED CLEAN SAND OR GRAVELLY SAND MIXES	SP

GENERAL NOTES:

ENGINEER MUST BE NOTIFIED 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.

STONE SIZES SHALL BE GRADED FROM 25% TO 100% OF WALL WIDTH.

ALL STONE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 2,000 PSI.

STONE WALLS SHALL BEAR ON UNDISTURBED SOILS OR ROCK HAVING A MINIMUM SAFE BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.

VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO ENGINEER.

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ACCEPT FULL RESPONSIBILITY FOR DIMENSIONAL CORRECTNESS.

HEAVY EQUIPMENT SHALL BE OPERATED WITH EXTREME CAUTION TO ENSURE THAT THERE IS NO DAMAGE TO RETAINING WALL SYSTEMS.

BACKFILL WITH APPROVED GRANULAR MATERIAL. BACKFILLING THE FRONT OF THE WALL SHALL BE DONE IN LAYERS NOT TO EXCEED 8 INCHES. COMPACTION SHALL BE 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. EXCAVATION MUST BE FREE OF WATER WHILE STONE WORK IS IN PROGRESS.

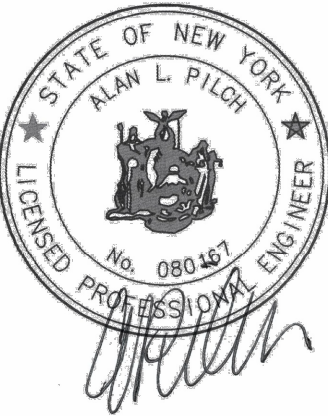
PROPERTY OWNER:
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SEAL:



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94 Somerstown Road
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& LANDSCAPE ARCHITECTURE, PLLC
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Direct Tel: (475) 215-5343 Cell (203) 710-0587

Drawing Title:
Construction Details
Date: November 22, 2024
Dwn. by: alp
ID: 94 Somerstown Rd_Site_05-26-2025.6

C-113

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