

RALPH G. MASTROMONACO, P.E., P.C.

Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520

Tel: (914) 271-4762 Fax: (914) 271-2820

Civil / Site / Environmental

www.rgmpepc.com

Ching Wah Chin, Chairman and Members  
Town of Ossining Planning Board  
John Paul Rodrigues Operations Center  
101 Route 9A – PO Box 1166  
Ossining, New York 10562

October 9, 2018

Hand Deliver

Re: Scott Lerman / General Electric Company  
Section 80.15, Block 1 Lot 5.1  
219 Cedar Lane  
Town of Cortlandt, New York

Dear Hon. Chairman and Members of the Board:

Enclosed please find ten (10) sets of the following information:

1. Town of Ossining Application for Planning Board,
2. Short Environmental Assessment Form for the Subdivision of 219 Cedar Lane dated October 9, 2018,
3. Letter of consent from Joshua R. Hill of General Electric dated October 2, 2018,
4. Preliminary Plat for Scott Lerman, Susan Keiser and the General Electric Company dated September 28, 2018 by Scott B. Gray, LS,

The fee in the amount of \$225.00 and the escrow account in the amount of \$5,000.00 are being transferred to the Town directly from General Electric.

Mr. Lerman proposes to subdivide his property and transfer 1.468 Acres of land to property owned by General Electric Company tax lot 80.15-1-5.1. The existing property line will be extinguished and no new lots will be created. The parcel will take its frontage from the existing GE parcel (see attached aerial map exhibit).

We are requesting placement on the agenda of the October 17, 2018 meeting of the Planning Board for consideration of subdivision approval and to set a date for Public Hearing.

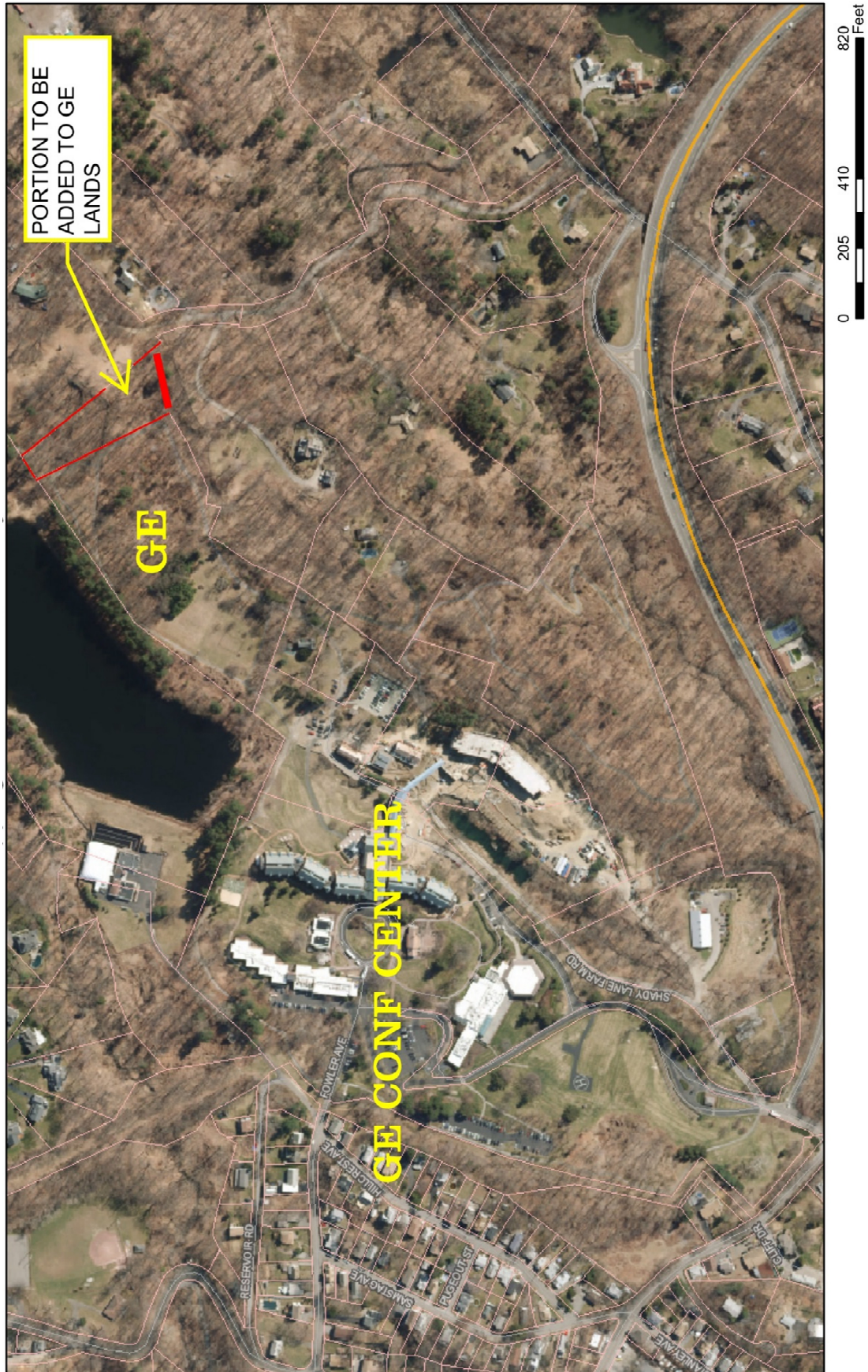
Sincerely,

Ralph G. Mastromonaco, PE

RGM/mte

cc: Scott Lerman

Joshua R. Hill





**Town of Ossining (Westchester County, New York)**  
**Application for Planning Board**

A copy of this form accompanied by a \$250.00 Filing Fee, Escrow Deposit as outlined on the Town fee schedule, 10 Copies and 1 PDF of an accurate intelligible plan of the property. This must be submitted to the Planning Board Secretary on the specified submission date prior to the regularly scheduled meeting (see Calendar).

I, (We) Scott Lerman / Susan Keiger  
Address 219 Cedar Lane  
Ossining, NY 10562

Phone Number 914-944-0458 Email ScottLerman@gmail.com

Request a Planning Board Hearing for:

- ☐ Preliminary Site Plan Review
- ☐ Architectural Review
- ☐ Site Plan Approval
- ☐ Conditional Use Permit
- ☐ Rezoning Application
- ☒ Subdivision Approval
- ☐ Filling and Grading Permit
- ☐ Wetland Approval

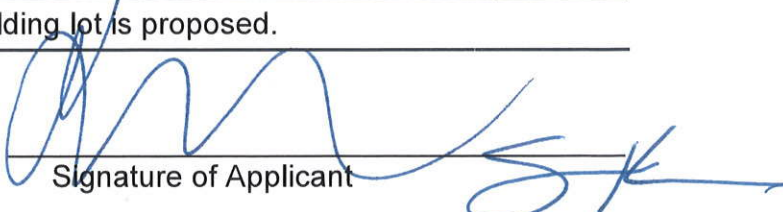
Location of Property 219 Cedar Lane

Section 80.15 Plate        Block 1 Lot(s) 5.1 & 4.1

Present Zoning R-30

Purpose of Hearing: Project is to subdivide Lot 5.1 and transfer 1.468 acres of property to the adjoining parcel, Lot 4.1. No new building lot is proposed.

Date: 10/1/18

  
Signature of Applicant

Note: The applicant is responsible for complying with all rules and regulations with respect to filing of final subdivision plats with the Westchester County Clerk.

**Submission Checklist:**

- ☒ Application Form & Plans (10) & (1) PDF File
- ☒ Environmental EAF
- ☒ Fees, Section 200-51
- ☒ Property Owner Authorization



GE  
Global Operations – Properties  
Joshua R. Hill  
Counsel

901 Main Avenue  
Norwalk, CT 06851

October 2, 2018

Town of Ossining Planning Board  
The Ossining Operations Center  
101 Route 9A – P.O. Box 1166  
Ossining, NY 10562  
Attn: Chair, Ching Wah Chin

RE: Subdivision Approval – Scott Lerman and Susan Keiser, Owners of 219 Cedar Lane  
(Section 80.15, Block 1, Lots 5.1 and 4.1)

Dear Chairman Chin:

This shall serve to confirm that General Electric Company is the owner of that certain parcel of land known as 5 Shady Lane Farm Road, Ossining, New York, which is identified on the tax map of the Town of Ossining as Section 80.15, Block 1, Lot 4.1 (the “Property”).

Further, General Electric Company hereby consents to the proposed subdivision of Lot 5.1, for the purpose of merging that portion of Lot 5.1 identified on the preliminary plat (described below) as Lot 1 with the Property.

Please note that this consent is strictly limited to the configuration shown on that certain plat entitled “Preliminary Plat for Scott Lerman, Susan Keiser and the General Electric Company Town of Ossining, Westchester Co., N.Y.”, dated September 28, 2018, as prepared by Ralph G. Mastromonaco, P.E., P.C. Any change to the configuration of this preliminary plat after the date of this letter shall require the further written consent of General Electric Company.

Thank you for your attention to this matter.

Sincerely,  
General Electric Company

By: 

Joshua R. Hill  
Global Lead Properties Counsel

cc: Scott Lerman

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

|   |                                     |   |   |           |            |                                     |                                     |
|---|-------------------------------------|---|---|-----------|------------|-------------------------------------|-------------------------------------|
| <b>Part 1 - Project and Sponsor Information</b>   |                                     |   |   |           |            |                                     |                                     |
| Name of Action or Project:<br><div style="text-align: center; font-weight: bold;">Subdivision of 219 Cedar Lane</div>   |                                     |   |   |           |            |                                     |                                     |
| Project Location (describe, and attach a location map):<br><div style="text-align: center; font-weight: bold;">219 Cedar Lane, Ossining, NY 10562</div>   |                                     |   |   |           |            |                                     |                                     |
| Brief Description of Proposed Action:<br>Project is to subdivide 7.437 Acre parcel and transfer 1.468 Acres to the adjoining property owned by General Electric. The existing property line will be extinguished and no new building lots will be created.  |                                     |   |   |           |            |                                     |                                     |
| Name of Applicant or Sponsor:<br><div style="text-align: center; font-weight: bold;">Scott Lerman</div>   |                                     | Telephone:<br><div style="text-align: center; font-weight: bold;"> </div> |   |           |            |                                     |                                     |
|   |                                     | E-Mail:<br><div style="text-align: center; font-weight: bold;"> </div>    |   |           |            |                                     |                                     |
| Address:<br><div style="text-align: center; font-weight: bold;">219 Cedar Lane</div>  |                                     |   |   |           |            |                                     |                                     |
| City/PO:<br><div style="text-align: center; font-weight: bold;">Ossining</div>  |                                     | State:<br><div style="text-align: center; font-weight: bold;">NY</div>    | Zip Code:<br><div style="text-align: center; font-weight: bold;">10562</div>  |           |            |                                     |                                     |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.  |                                     |   | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;"><b>NO</b></td> <td style="padding: 2px 5px;"><b>YES</b></td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table> | <b>NO</b> | <b>YES</b> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>NO</b>   | <b>YES</b>                          |   |   |           |            |                                     |                                     |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |   |   |           |            |                                     |                                     |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:<br><div style="font-weight: bold;">Westchester County Department of Health:      Plat Approval</div>   |                                     |   | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;"><b>NO</b></td> <td style="padding: 2px 5px;"><b>YES</b></td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> </table> | <b>NO</b> | <b>YES</b> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>NO</b>   | <b>YES</b>                          |   |   |           |            |                                     |                                     |
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> |   |   |           |            |                                     |                                     |
| 3.a. Total acreage of the site of the proposed action? <span style="float: right;">7.347 acres</span><br>b. Total acreage to be physically disturbed? <span style="float: right;">0 acres</span><br>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">7.347 acres</span>   |                                     |   |   |           |            |                                     |                                     |
| 4. Check all land uses that occur on, adjoining and near the proposed action.<br><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____<br><input type="checkbox"/> Parkland |                                     |   |   |           |            |                                     |                                     |

|   |   |  |                                 |
|---|---|--|---------------------------------|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?  | NO<br><input type="checkbox"/>                                      | YES<br><input checked="" type="checkbox"/> | N/A<br><input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/>        | <input type="checkbox"/>        |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?   | NO<br><input type="checkbox"/>                                      | YES<br><input checked="" type="checkbox"/> |                                 |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____   | NO<br><input checked="" type="checkbox"/>                           | YES<br><input type="checkbox"/>            |                                 |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?  | NO<br><input checked="" type="checkbox"/>                           | YES<br><input type="checkbox"/>            |                                 |
| b. Are public transportation service(s) available at or near the site of the proposed action?   | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>                   |                                 |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>                   |                                 |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____  | NO<br><input type="checkbox"/>                                      | YES<br><input checked="" type="checkbox"/> |                                 |
| 10. Will the proposed action connect to an existing public/private water supply?<br><br>If No, describe method for providing potable water: <u>Existing well on site</u>  | NO<br><input type="checkbox"/>                                      | YES<br><input checked="" type="checkbox"/> |                                 |
| 11. Will the proposed action connect to existing wastewater utilities?<br><br>If No, describe method for providing wastewater treatment: <u>Existing septic on site</u>   | NO<br><input type="checkbox"/>                                      | YES<br><input checked="" type="checkbox"/> |                                 |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  | NO<br><input checked="" type="checkbox"/>                           | YES<br><input type="checkbox"/>            |                                 |
| b. Is the proposed action located in an archeological sensitive area?   | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>                   |                                 |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  | NO<br><input checked="" type="checkbox"/>                           | YES<br><input type="checkbox"/>            |                                 |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____   | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>                   |                                 |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban |   |  |                                 |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  | NO<br><input checked="" type="checkbox"/>                           | YES<br><input type="checkbox"/>            |                                 |
| 16. Is the project site located in the 100 year flood plain?  | NO<br><input checked="" type="checkbox"/>                           | YES<br><input type="checkbox"/>            |                                 |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES  | NO<br><input checked="" type="checkbox"/>                           | YES<br><input type="checkbox"/>            |                                 |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: _____  | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES |  |                                 |

|   |   |  |
|---|---|--|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?<br>If Yes, explain purpose and size: _____<br>_____<br>_____ | <b>NO</b><br><br><input checked="checked" type="checkbox"/> | <b>YES</b><br><br><input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____<br>_____<br>_____   | <b>NO</b><br><br><input checked="checked" type="checkbox"/> | <b>YES</b><br><br><input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____<br>_____<br>_____   | <b>NO</b><br><br><input checked="checked" type="checkbox"/> | <b>YES</b><br><br><input type="checkbox"/> |
| <b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor name: _____ Date: <u>October 9, 2018</u><br>Signature: _____  |   |  |

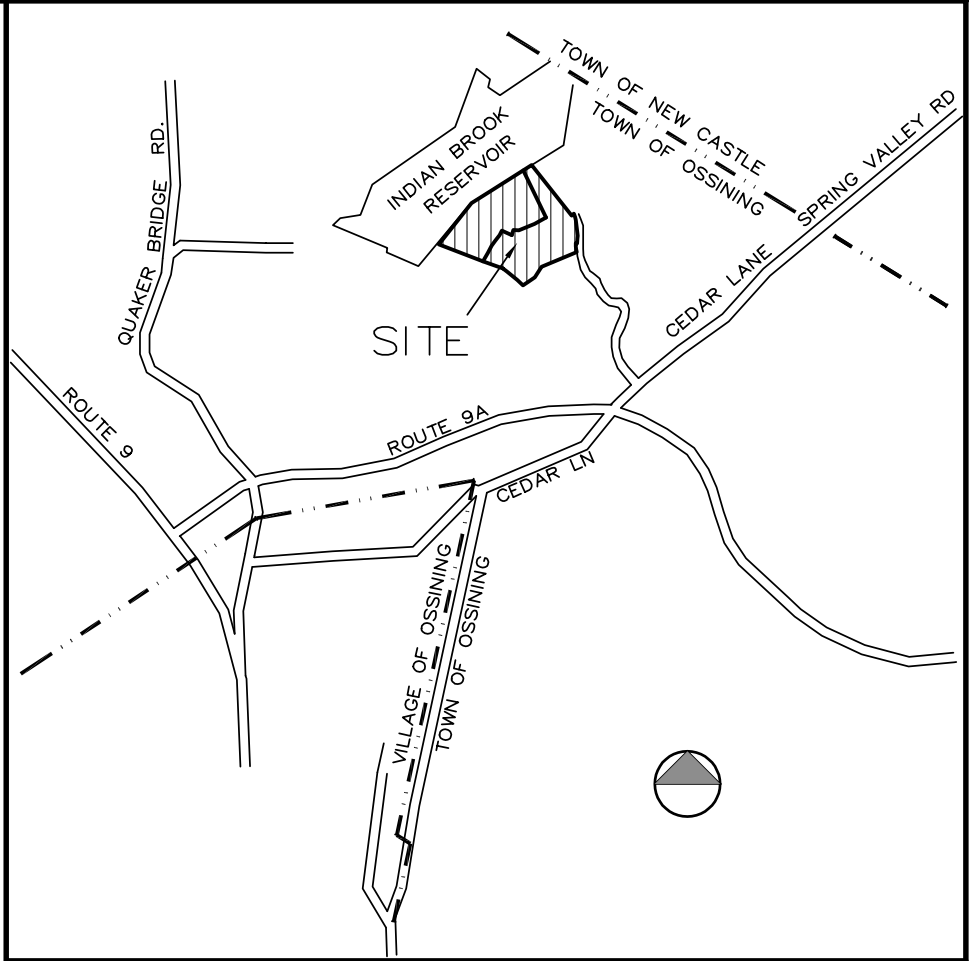
TAX MAP DESIGNATION:  
SECTION 80.15 BLOCK 1 LOTS 4, 5 AND 6

SSTS SCHEDULE

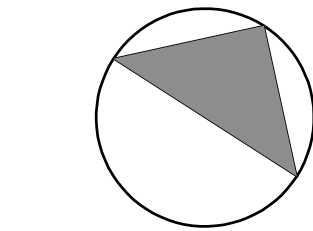
| Lot | Lot Size (Acres) | Usable SSTS Area            | Hole No. | Deep Test Hole Descriptions                                     | Mottling/<br>Ord. Water<br>Elevation | Impervious<br>Layer<br>Elevation | Percolation<br>Rate<br>(Min./Inch) | % Slope<br>SSTS Area | Req'd. Amount of<br>Absorption Trenches<br>3 Bedrm. 4 Bedrm. | ROB Fill | Curtain Drain | Remarks  |
|-----|------------------|-----------------------------|----------|---|--------------------------------------|----------------------------------|------------------------------------|----------------------|--|----------|---------------|--|
|     |                  |                             |          |   |                                      |                                  |                                    |                      |  | Depth    | Length        |  |
| 1   | 5.969 AC.        | Existing SSTS<br>8,505 s.f. |          |   | n/a                                  | n/a                              | n/a                                | n/a                  | n/a  | n/a      | n/a           | WCD# FILE #<br>095-01<br>Existing 3<br>Bedroom House |
| 2   | 8.498 AC.        | 13,000 s.f.                 | 2A       | 12" Topsoil; 42" Medium Loam; 84" Fine Sandy Loam w/cobbles     | none                                 | none                             | 12                                 | 9                    | 375  | 500      | n/a           | n/a  |
|     |                  |                             | 2B       | 12" Topsoil; 60" Mod. Comp. Loam; 96" Fine Sandy Loam w/cobbles | none                                 | none                             |                                    |                      |  |          | n/a           | n/a  |
|     |                  |                             | 2C       | 12" Topsoil; 84" Fine Sandy Loam w/cobbles                      | none                                 | none                             |                                    |                      |  |          | n/a           | n/a  |

N/F  
BOARD OF WATER COMMISSIONERS OF  
THE VILLAGE OF OSSINING  
(INDIAN BROOK RESERVOIR)

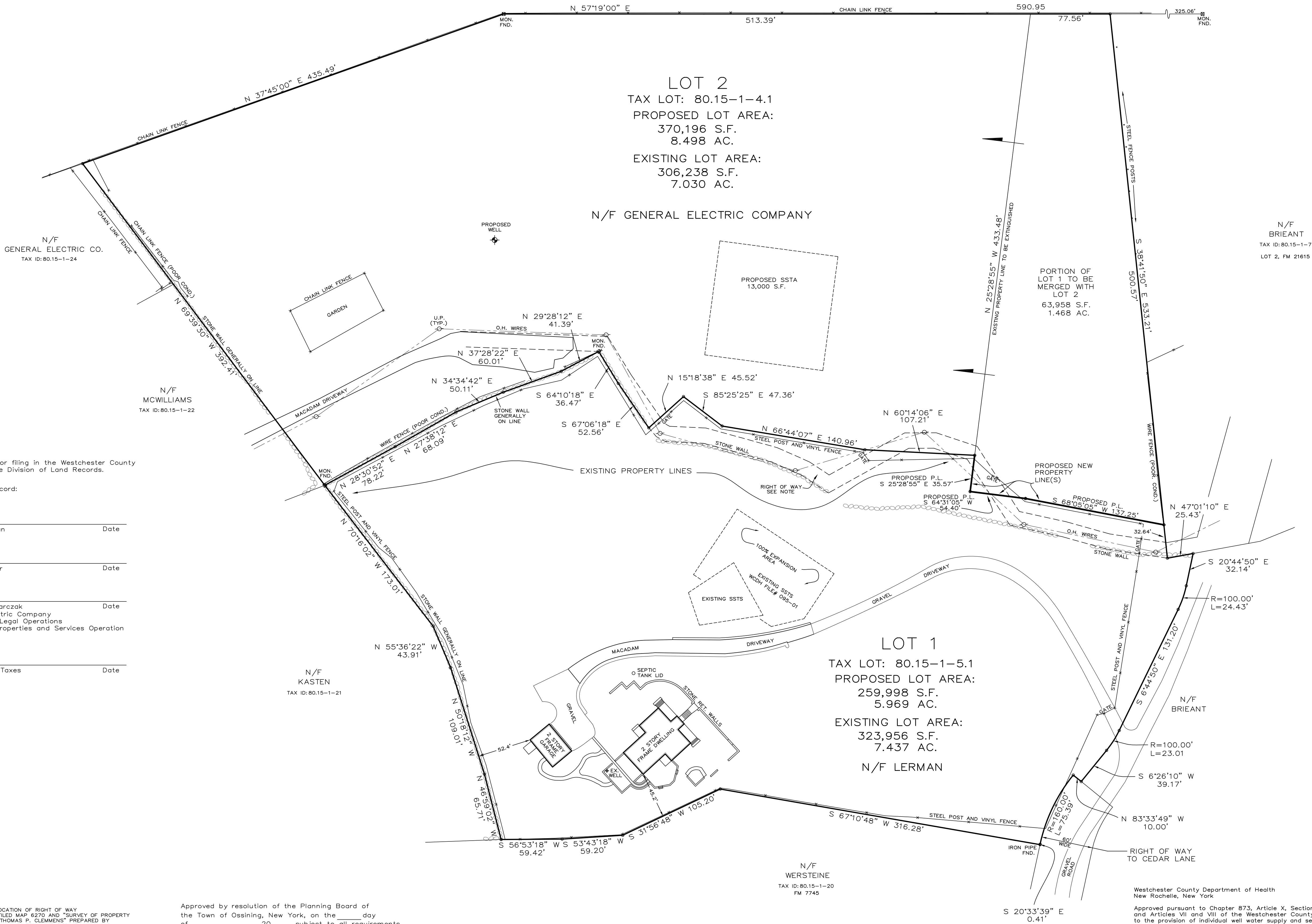
TAX ID: 80.15-1-3



LOCATION MAP  
SCALE: 1" = 1500'



0 25 50 100  
SCALE IN FEET



PRELIMINARY PLAT  
FOR  
SCOTT LERMAN, SUSAN KEISER  
AND THE  
GENERAL ELECTRIC COMPANY  
TOWN OF OSSINING  
WESTCHESTER CO., N.Y.  
SEPTEMBER 28, 2018  
TOTAL AREA: 14.467 ACRES

NOTE:  
APPROXIMATE LOCATION OF RIGHT OF WAY  
AS SHOWN ON FILED MAP 6270 AND "SURVEY OF PROPERTY  
PREPARED FOR THOMAS P. CLEMENS" PREPARED BY  
CHAS. H. SELLS, INC. DATED NOVEMBER 17, 1995 AND  
"SURVEY OF PROPERTY PREPARED FOR SIDNEY WEL  
PREPARED BY CHAS. H. SELLS, INC. DATED DECEMBER 5, 1969  
AND LAST REVISED ON SEPTEMBER 4, 1970.

ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE  
FEATURES, IF ANY, NOT SHOWN.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY  
WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW  
YORK EDUCATION LAW SECTION 7209 (2).  
5008-110

Approved by resolution of the Planning Board of  
the Town of Ossining, New York, on the \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_, subject to all requirements  
and conditions of said Resolution. Any change, erasure,  
modification or revision in this plat, after the  
above date, shall void this approval.

Signed this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by

\_\_\_\_\_, Chairman

\_\_\_\_\_, Town Engineer

Filed in the Westchester County Clerk's office  
Division of Land Records

on \_\_\_\_\_ as map no. \_\_\_\_\_

Westchester County Block: 9367  
Sheet: 154

RALPH G. MASTROMONACO, P.E., P.C.  
Consulting Engineers  
13 Dove Court, Croton-on-Hudson, New York 10520  
(914) 274-4762

Utilities designed by:

Westchester County Department of Health  
New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1001  
and Articles VII and VIII of the Westchester County Sanitary Code subject  
to the provision of individual well water supply and separate sewage treatment  
facilities to serve each habitable building hereafter constructed. These  
facilities are to be installed in accordance with land improvement plans and  
specifications approved by and filed in this office prior to the construction  
of such building.

Each purchaser of property shown hereon shall be furnished a true copy of  
this plat showing this endorsement. Any erasures, changes, additions or  
alterations of any kind, except the addition of signatures of other approving  
authority and the date thereof made on this plan after this approval, shall  
invalidate this approval.

\_\_\_\_\_, Date: \_\_\_\_\_  
Approved by the Assistant Commissioner of Health on Behalf of the Department  
of Health

I, Scott B. Gray, the surveyor who made this map, do  
hereby certify that the survey of the property shown  
hereon was completed on \_\_\_\_\_ and  
this map was completed on \_\_\_\_\_

\_\_\_\_\_, LIC. 50672  
SCOTT B. GRAY, L.S.  
LICENSED LAND SURVEYOR