Appendix I
Cultural and Historical Resources Reports

PHASE I ARCHAEOLOGICAL INVESTIGATION

Meadows at Briarcliff Subdivision
715 Sleepy Hollow Road
Briarcliff Manor, Town of Mount Pleasant
Westchester County, New York 10510

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Westchester County, New York 10510

Prepared For:

Zappico Real Estate Development
17 Saw Mill River Road
Hawthorne NY 10532

Prepared by:

Historical Perspectives, Inc.
PO Box 529
Westport, CT 06881

Author:

Julie Abell Horn, M.A., R.P.A.

January 2022

MANAGEMENT SUMMARY

SHPO Project Review Number (if available):

Involved State and Federal Agencies: **NYSDEC**

Phase of Survey: **Phase I Archaeological Investigation**

Location Information
Location: **715 Sleepy Hollow Road; Section 105.17, Block 1, Lot 15**
Minor Civil Division: **Mount Pleasant - 11951**
County: **Westchester**

Survey Area
Length: **varies**
Width: **varies**
Number of Acres Surveyed: **overall project site is ca. 37 acres; APE is ca. 10 acres**

USGS 7.5 Minute Quadrangle Map: **White Plains**

Archaeological Survey Overview
Number & Interval of Shovel Tests: **78 at 15 meters and judgmentally**
Number & Size of Units:
Width of Plowed Strips:
Surface Survey Transect Interval:

Results of Archaeological Survey
Number & name of precontact sites identified: **none**
Number & name of historic sites identified: **none**
Number & name of sites recommended for Phase II/Avoidance: **none**

Results of Architectural Survey
Number of buildings/structures/cemeteries within project area: 2 **residences, 1 pool house/garage, 1 garage, several sheds; the deeply buried New Croton Aqueduct runs within an easement through the west side of the project area**
Number of buildings/structures/cemeteries adjacent to project area: **numerous; residential area**
Number of previously determined NRHP listed or eligible buildings/structures/cemeteries/districts: **The deeply buried New Croton Aqueduct within the project area is S/NRHP eligible; the edge of the S/NRHP listed Rockefeller Pocantico Hills Estate Historic District is within 1000 feet of the project area**
Number of identified eligible buildings/structures/cemeteries/districts: **None**

Report Authors(s): **Julie Abell Horn, M.A., R.P.A., Historical Perspectives, Inc.**

Date of Report: **January 2022**

EXECUTIVE SUMMARY

Zappico Real Estate Development, LLC proposes the Meadows at Briarcliff Subdivision, to be constructed on an approximately 37-acre parcel known as 715 Sleepy Hollow Road (Section 105.17, Block 1, Lot 15) in Briarcliff Manor, Town of Mount Pleasant, Westchester County, New York (Figures 1, 2, and 3). The overall property is bounded by Sleepy Hollow Road on the west, Pocantico Lake on the east, the Town of Ossining/Village of Briarcliff Manor boundary line on the north, and privately-owned residential lots on the south. The western side of the property contains an easement for the deeply buried State and National Register of Historic Places (S/NRHP) determined eligible New Croton Aqueduct, as well as ca. four acres of mapped wetlands. Neither of these areas will be affected by the proposed project. The proposed development will create a 32-lot cluster subdivision consisting of 29 new single-family lots, the preservation of two existing residences on separate lots, and one open space lot. The lots will be limited in size from one acre to three-and-a-half acres, and a major set-aside will protect the lakefront in a non-disturbed state. Currently, the property supports a single-family home with several outbuildings and a pool in the central part of the property and a former caretaker's house at the northern end of the property. The two building areas are connected by a looping driveway.

The proposed subdivision plans entail compliance with the New York State Department of Environmental Review Act (SEQRA). Cultural resources – both historical and archaeological – are one concern to be addressed in the regulatory review. The SEQRA review (7/22/21) noted that the 715 Sleepy Hollow address lies within an area considered sensitive for archaeological resources by the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP or SHPO).

The following report by Historical Perspectives, Inc. (HPI) is for a standard Phase I Archaeological Investigation of the proposed site of the Meadows at Briarcliff Subdivision project. HPI has conducted a two-part archaeological survey, a Phase IA documentary research and sensitivity assessment, and a Phase IB field investigation. The Area of Potential Effect (APE) for this proposed project includes the limits of ground disturbance for the planned development area, which is located in the approximate center of the overall property and measures approximately 10 acres. Project figures illustrate the extent of the entire project site in bold outline and the smaller APE as a dashed line.

The Phase IA research found that the project site had the potential to yield precontact period cultural resources in areas not previously disturbed, heavily sloped, or containing standing water. The project site was used as farmland or woodland until the 1920s, when the main house on the property was constructed. Additional buildings and structures were erected on the property during the ensuing decades. The property was owned and/or occupied by a series of well-known and well-to-do residents, including Anna Roosevelt Dall and Curtis Bean Dall (from 1929-1934); Martin and Katherine Fenton (from 1934-1935); Joseph F. Cullman, III (from 1936-1974) and Susan Lehman Cullman (from 1936-1994), and their daughter Dorothy Cullman Treisman (from 1936-2013). Several of these owners also had other homes in New York City and occupied the property on a part-time basis, while caretakers maintained the estate year-round.

Many of the buildings on the property, including the main estate house, although older than 50 years, have been largely modified and therefore do not appear to meet eligibility requirements for the S/NRHP. The proposed project will retain the two residences on the project site and incorporate them into the new subdivision. Additionally, there will be no project impacts to the deeply buried S/NRHP eligible New Croton Aqueduct that runs within the western portion of the project site, or to Pocantico Lake and its shoreline, which will be preserved through a conservation easement located between the lake and the proposed subdivision. In addition, the edge of the S/NRHP listed Rockefeller Pocantico Hills Estate Historic District is located nearly 1000 feet to the southwest of the project site and will also not be affected by the proposed project.

The Phase IB archaeological testing program consisted of 78 hand excavated STs placed at 15m intervals and judgmentally within the testable portions of the APE. No precontact artifacts were found in any of the STs. The archaeology team identified a limited number of modern artifacts in a few of the excavated STs and no concentrations of artifacts or features. No precontact period archaeological materials were recovered. Additionally, none of the bedrock outcrops or ridges appeared to have been used as precontact period rock shelters. Based on the results of the Phase IB testing program, HPI recommends no further archaeological testing within the project APE.

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I. INTRODUCTION

Zappico Real Estate Development, LLC proposes the Meadows at Briarcliff Subdivision, to be constructed on an approximately 37-acre parcel known as 715 Sleepy Hollow Road (Section 105.17, Block 1, Lot 15) in Briarcliff Manor, Town of Mount Pleasant, Westchester County, New York (Figures 1, 2, and 3). The overall property is bounded by Sleepy Hollow Road on the west, Pocantico Lake on the east, the Town of Ossining/Village of Briarcliff Manor boundary line on the north, and privately-owned residential lots on the south. The western side of the property contains an easement for the deeply buried State and National Register of Historic Places (S/NRHP) determined eligible New Croton Aqueduct, as well as ca. four acres of mapped wetlands. Neither of these areas will be affected by the proposed project. The proposed development will create a 32-lot cluster subdivision consisting of 29 new single-family lots, the preservation of two existing residences on separate lots, and one open space lot. The lots will be limited in size from one acre to three-and-a-half acres, and a major set-aside will protect the lakefront in a non-disturbed state. Currently, the property supports a single-family home with several outbuildings and a pool in the central part of the property and a former caretaker's house at the northern end of the property. The two building areas are connected by a looping driveway.

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The following sections present the tasks completed for the Phase IA study. The conclusions and recommendations of the Phase IA effort for the Meadows at Briarcliff Subdivision guided the subsequent Phase IB field investigation. The results of the Phase IB fieldwork are also presented. This Phase I Archaeological Investigation was prepared to satisfy the requirements of New York State's environmental review process and complies with the standards of the NYSOPRHP (New York Archaeological Council 1994; NYSOPRHP 2005).

II. PHASE IA ARCHAEOLOGICAL ASSESSMENT

A. RESEARCH GOALS AND METHODS

The documentary review is designed to address two major questions: what is the potential for the APE to have hosted precontact and historic era archaeological resources of significance and, what is the likelihood that such resources have survived the subsurface disturbances concomitant with subsequent use of the site, including past construction and farming-related activities.

In order to evaluate the potential of recovering cultural remains at the APE, it was essential to:

- establish the predevelopment conditions of the project site to determine if it may have been hospitable for use by Native Americans;
- establish the historical use of the property and any residential episodes; and,
- document prior disturbance episodes that may have eliminated potential archaeological site integrity.

Sufficient information was gathered to compare, both horizontally and vertically, the precontact past, the historical past, and the subsurface disturbance record. In order to answer these questions, a series of research tasks was undertaken to collect, synthesize, and review pertinent data in order to establish if Phase IB field testing was warranted.

For the Phase IA study, the contextual overview encompassed the APE, identifying potentially sensitive areas. The following tasks were undertaken for the Phase IA study:

- Historic maps, surveys, and aerial photographs were reviewed to provide an overview of the topography and a chronology of land usage for the study site.
- Primary and secondary sources relating to the project site and its vicinity were reviewed.
- A site file search was conducted using materials available at the NYSOPRHP.
- Survey maps and a 2021 Comprehensive Site Analysis were provided by the project sponsor.
- Last, a site walkover was conducted on October 28, 2021 to assess any obvious or unrecorded subsurface disturbance.

B. EXISTING CONDITIONS/RESULTS OF WALKOVER SURVEY

As described in the Introduction, the overall project site measures approximately 37 acres. It includes an easement for the deeply buried S/NRHP eligible New Croton Aqueduct, as well as ca. four acres of mapped wetlands on the western side of the property, which will not be affected by the proposed project. The eastern and southern sides of the project site contain steeply sloped areas that also will not be developed. The approximately 10-acre APE is located in the approximate center and northern portions of the project site, and contains a combination of terrace landforms, sloped sections, developed areas with buildings and paved drives, wooded portions with mature oak trees, and areas of bedrock outcrops and ridges.

The oldest structure on the property is the main residence, located at the southern end of the APE (Photographs 1-4). As will be described in more detail below, the central part of the house was constructed in 1928-1929, but then almost completely burned down in April 1929 (Appendix A). According to building permits on file with the Town of Mount Pleasant, the house was rebuilt after the fire that same year, and was altered and expanded in 1937, 1953, and 2000. The main house contains a combination of stone and frame construction. There is a large, artificially leveled terrace behind the house, surrounded by a substantial stone retaining wall (Photograph 5). A frame storage shed and a stone barbeque are located south of the terraced area, on a sloping hillside (Photographs 6 and 7).

To the northwest of the main house is a building that contains a pool house, dressing rooms, and a two-bay garage (Photographs 8 and 9). Building permits indicate that this building was constructed in 1945 and expanded in 1956. A four-bay garage to the north of the pool house/garage building was erected in 1995 (Photograph 10). East of these buildings are the fenced, in-ground swimming pool, the former tennis court, and a fenced former garden area (Photographs 11-13). A row of untended fruit trees is located north of the garden (Photograph 14).

The central portion of the APE, where the swimming pool and tennis court are located, is a level terrace, surrounded by an asphalt driveway that loops through the property (Photographs 15-18). Further north are areas of mature woods, punctuated by bedrock outcrops and ridges.

At the extreme northern end of the APE is another residence, constructed in 1974 and expanded in 1994, according to building permits (Photographs 19-20). The house formerly was used as a caretaker's residence. The asphalt paved access drive from Sleepy Hollow Road to the caretaker's house recently was constructed. It connects with the older driveway that leads to the main house to the east of the caretaker's house. There is an open yard area to the south of the caretaker's house, with woods south of the yard (Photograph 21). A small frame storage shed is located in the wooded area near the caretaker's house (Photograph 22).

The western side of the APE contains a mixture of open grassy areas, woods, and sloped sections with a substantial bedrock ridge (Photographs 23-25). A former access path, now overgrown, runs north-south to the east of the bedrock ridge (Photograph 26).

C. TOPOGRAPHY AND HYDROLOGY

Topographical maps made in the late nineteenth century show that in its pre-development condition the project site ranged from approximately 200 feet above sea level (asl) on its eastern boundary along the edge of what is now Pocantico Lake, to approximately 365 feet asl at the highest point on the north-central portion of the property (Bien and Vermuele 1891). Today, project site elevations have been mapped as ranging from approximately elevation 230 feet along the eastern side of the property, to approximately elevation 375 feet at the highest point on the site

(NAVD 88 datum) (Figure 2). The eastern portion and parts of the southern end of the project site have steep slopes (Figure 3). The central portion of the project site has a north-south trending ridgeline with gentle slopes punctuated by areas of steeper terrain. There are a number of large bedrock outcroppings throughout the project site.

The present Pocantico Lake is a manmade water body that was formed by damming the Pocantico River. The lake was created in the 1880s by the New Rochelle Water Company to provide water for local residents. The shoreline of Pocantico Lake abuts the project site on the east. Historic maps show that the original river's path was located slightly further to the east. There are flagged wetlands at the southwestern end of the project site, which appear to have been formed as a result of earthmoving associated with the current alignment of Sleepy Hollow Road and other construction activities. Presently, there is a small intermittent drainage that leads from the southernmost wetlands on the property south into neighboring land. Historic maps do not indicate that these areas were natural wetlands.

D. SOILS

Several soil types are mapped for the project site, as shown on Figure 4 (U.S.D.A. 2021). These soils are described in Table 1, below.

TABLE 1: SOIL TYPES IN THE PROJECT SITE

Name	Soil Horizon Depth (in)	Texture, Inclusions	Slope %	Drainage	Landform
Leicester loam, very stony (LeB)	H1: 0-8 in H2: 8-26 in CL 26-60 in	Lo SaLo SaLo	2-8	Somewhat poorly	Till plains, ridges, hills
Charlton-Chatfield complex, very rocky (CrC)	Oe: 0-2 in A: 2-4 in Bw: 4-27 in C: 27-65 in	ModDecPlaMat FiSaLo GrlFiSaLo GrlFiSaLo	0-15	Well	Ridges, hills
Chatfield-Charlton complex, very rocky (CsD)	Oi: 0-1 in A: 1-2 in Bw: 2-30 in 2R: 30-40 in	SliDecPlaMat FiSaLo GrlFiSaLo Bedrock	15-35	Well	Ridges, hills
Woodbridge Loam (WdB)	Ap: 0-6 in Bw: 6-18 in Bw2: 18-29 in Cd: 29-65 in	Lo GrlLo GrlLo GrlLo	3-8	Moderately well	Ground moraines, hills, drumlins

Key: Lo-Loam, Sa-Sand, Mod-Moderately, Dec-Decomposed, Pla-Plant, Mat-Material, Fi-Fine, Grl-gravelly

Although no urban soil types have been mapped for the project site, it should be noted that the areas surrounding the existing buildings on the property likely have been cut and filled to some degree and may have disturbed soil profiles.

In order to delineate the wetlands on the project site, a series of 35 soil borings were completed in the southwestern portion of the property (Jaehnig 2020: Appendix IV). None of these soil borings were located within the APE. The soil borings were excavated to approximately 28 inches below grade, or to the depth of the water table, whichever was reached first. The soil borings recorded a mixture of wetland and non-wetland type soils. The soil boring logs are included as Appendix B.

E. CONTEXTUAL OVERVIEW

Precontact Period

For this report, the word precontact is used to describe the period prior to the use of formal written records. In the western hemisphere, the precontact period also refers to the time before European exploration and settlement of the New World. Archaeologists and historians gain their knowledge and understanding of precontact Native Americans in the lower Hudson Valley area from three sources: ethnographic reports, Native American artifact collections, and archaeological investigations.

Based on data from these sources, a precontact cultural chronology has been devised for the Westchester County area. Scholars generally divide the precontact era into three main periods, the Paleo-Indian (c. 14,000-9,500 years ago), the Archaic (c. 9,500-3,000 years ago), and the Woodland (c. 3,000-500 years ago). The Archaic and Woodland periods are further divided into Early, Middle, and Late substages. The Woodland was followed by the Contact Period (c. 500-300 years ago). Artifacts, settlement, subsistence, and cultural systems changed through time with each of these stages. Characteristics of these temporal periods have been well documented elsewhere, and in keeping with guidelines issued by the NYSOPRHP (2005), will not be fully reiterated here.

Scholars often characterize precontact sites by their close proximity to a water source, fresh game, and exploitable natural resources (i.e., plants, raw materials for stone tools, clay veins, etc.). These sites are often separated into three categories: primary (campsites or villages), secondary (tool manufacturing, food processing), and isolated finds (a single or very few artifacts either lost or discarded). Primary sites are often situated in locales that are easily defended against both nature (weather) and enemies. Secondary sites are often found in the location of exploitable resources (e.g., shell fish, lithic raw materials).

- **Known Archaeological Sites in the Vicinity**

A site file search revealed that there has been only one previously reported precontact period site within a one mile radius of the project site, recorded by the New York State Museum (NYSM) and mapped by the NYSOPRHP (see Table 2 below). This precontact site was noted along both sides of Gory Brook.

TABLE 2: PREVIOUSLY IDENTIFIED PRECONTACT ARCHAEOLOGICAL SITE WITHIN ONE MILE

NYSM Site #	Distance from APE	Time Period	Site Type
NYSM 5235	Ca. 0.4 mile southwest	Unknown precontact	Traces of Occupation

According to NYSOPRHP, there have been three previous archaeological survey projects within a one mile radius of the project site. These are loci associated with the Village of Briarcliff Manor Water Supply Project (HPI 2008a, 2008b) and a wireless communications project (CBRE 2016). None of the field investigations encountered any archaeological resources.

Historical Period

The project site is located within the former colonial lands of Philipsburg Manor. Frederick Philipse came to New Amsterdam with Peter Stuyvesant and quickly set about making his fortune. Well-known as a trader in wampum and other goods, Philipse soon amassed an immense fortune. In 1681 Philipse began to acquire parcels land along the Hudson River. Shortly after that date, he built a mill and manor house at the mouth of the Pocantico River where it intersects with the Hudson River. In all, Philipse purchased approximately 22 miles of land, or 90,000 acres along the east bank of the Hudson. Governor Benjamin Fletcher granted Philipse manorial rights over his land in 1693, later ratified by King William and Queen Mary of England (Scharf 1886, Vol. II:174). During his lifetime, Philipse had become one of the richest men in the colony.

Upon his death in 1701, his son Adolph Philipse took over this portion of the manor; Adolph's nephew Frederick, who became the third Lord of the Manor of Philipsburg, subsequently inherited the parcel. By the 1750s over a thousand people were living in the Manor, farming the land and clearing forests to support the demand for lumber. Most of these residents were tenant farmers who leased land-use rights from the Philipse family. These residents of the manor also established small hamlets throughout the Philipse estate and carried our most civil affairs. In these hamlets, meeting houses, taverns, mills and industries were constructed.

Philipsburg, which had remained intact for over eighty years, was finally dissolved following the American Revolution when the Philipse family, who sided with the British, lost their land rights. The former tenant farmers quickly purchased and in some cases, subdivided their holdings. There is no evidence that the project site was used for any purpose other than farm land, grazing land, or woodland during the colonial period.

Following the American Revolution the history of the project area diverged as the former Manor lands were purchased and new political boundaries (Townships/Villages) were established. The Town of Mount Pleasant was established in 1788; the Town of Ossining was carved out of the northern portion of Mount Pleasant in 1845 (Scharf 1886, Vol. II:283). The project site is situated just south of the boundary between Ossining and Mount Pleasant.

Historic maps from the nineteenth century indicated that the project site remained undeveloped through this period. The 1851 Sidney and Neff map (Figure 5) showed that the nearest structure to the vacant project site was well to the west, and attributed to "I. Requa." The Pocantico River bordered the project site on the east. Sleepy Hollow Road had not yet been constructed. The 1858 Merry map (Figure 6) illustrated similar conditions as the 1851 map, but noted that the Requa structure to the west of the project site was now attributed to "S.N. Leggett."

By the 1860s, a roadway to the west of and roughly parallel to the current Sleepy Hollow Road had been constructed. Both the 1867 and 1868 Beers maps (Figure 7) showed that a new structure, attributed to J.W. [John W.] Horton and called "Riverview" had been built on the east side of this road. The project site was within the Horton lands, which stretched as far east as the Pocantico River. Similar conditions were shown on the 1872 Beers map, which noted that J.W. Horton had 36 acres, and the 1881 Bromley map (Figure 8). Federal census records from 1860, 1870, and 1880 listed John W. Horton as a New York-born farmer living with his wife, daughter, and either a female servant (1860) or a male farmworker (1870). Horton's land holdings were noted as worth $15,000 in 1860 and $12,000 in 1870.

Several changes occurred in the 1880s that affected the eastern and western boundaries of the project site. The New Croton Aqueduct, a 31-mile long pipeline supplying water from the New Croton Reservoir in Yorktown to Manhattan, was constructed in the 1880s. A portion of this aqueduct, which is a tunnel laid through rock nearly 100 feet below grade, runs northeast-southwest under the western side of the project site, but outside the APE. The full boundaries of the easement for the New Croton Aqueduct within the project site are shown on Figure 2. Also in the 1880s, the New Rochelle Water Company dammed the Pocantico River to form the present Pocantico Lake Reservoir, which provided water for local Hudson Valley consumers from 1886 through 1977 (*New York Times* September 20, 1992).

The 1891 Beers map (Figure 9) illustrated the location of the New Croton Aqueduct along the western side of the project site, as well as the newly formed Pocantico Lake (here labeled the Pocantico Waterworks) on the eastern side of the project site. The project site and APE, which were still part of the large John W. Horton holdings, remained undeveloped.

The 1891 Beers map also indicated the location of the recently purchased nearby acreage of William Rockefeller to the south and west of the project site. William Avery Rockefeller, Jr. was the younger brother of John D. Rockefeller, Sr. Together they founded Standard Oil and became well-known and wealthy American business leaders. Both brothers had begun to acquire vast tracts of land in the Pocantico Hills section of Mount Pleasant during the 1880s and 1890s; William's Rockwood Hall estate overlooked the Hudson River approximately 1.5 miles west of the project site and John D. Rockefeller's Kykuit is located 1.85 miles to the south. Much of the Rockefeller holdings, including lands south and west of the project site, passed to John D. Rockefeller, Jr. and eventually became known as Rockefeller State Park Preserve in the 1980s. The Rockefeller Pocantico Hills Estate Historic District, which was listed on the S/NRHP in 2019, includes large portions of the Rockefeller lands (Krattinger 2018). The preservation of the lands within the Rockefeller holdings, keeping them from the possibility of future development, added to the attraction of the area to wealthy residents, who were lured to the area by the promise of natural surroundings and easy train access to New York City.

By issuance of the 1893 Bien map (Figure 10), a new road had been constructed, which roughly mirrors the alignment of present Sleepy Hollow Road. The J.W. Horton house, on a 36-acre tract, was then located between the two roads. The project site remained vacant.

John W. Horton died in 1895 and his wife, Elizabeth Whitson Horton, died in 1902. They are both buried in nearby Sleepy Hollow Cemetery (https://www.findagrave.com/memorial/150960964/john-w-horton). Historic maps from the late 1890s and early 1900s either did not indicate a landowner or showed that the property still belonged to the J.W. Horton Estate (Hyde 1900; Bromley 1901, 1911). The exception was the 1908 Hyde map, which attributed the former Horton property to C.M. Silverman.

Beginning in 1902, when Elizabeth Horton died, there was a succession of land transfers, which caused the project site to be sold five times in a little more than ten years. In 1902, the daughter of John W. Horton and Elizabeth Horton, Charlotte E. Horton Fountain, sold the project site to Samuel Love (Liber 1606:360). Later that same year, Samuel Love sold the property to Margaretta Love (Liber 1648:393). In 1910, Margaretta Love sold the land to Clementine M. Silverman (Liber 1910:492); Silverman's name was recorded on the 1908 Hyde map. In 1912,

Clementine M. Silverman sold the same parcel to Isaac N. Spielberg (Liber 2002:193), and in 1913 Isaac N. Spielberg sold the land to J.R. Graves Ivey (Liber 2013:185). Finally, also in 1913, J.R. Graves Ivey sold the property to Oscar Straus (Liber 2013:152). The various deeds indicated that the land was used for farming.

Oscar Straus was undoubtedly the most well-known and well-to-do owner of the project site thus far. During the late nineteenth and early twentieth centuries, Westchester County became a popular location for what are now referred to as the "Great Estates." Railroad transportation to New York City was available from ca. 1850 so many wealthy men either commuted to the city or set up extensive farms for summer residence. Oscar Straus was one of these men who lived in Manhattan but maintained a country residence as well. When he passed away in 1926 his obituary detailed the many accomplishments of his career:

> A career rounded out in years, attainments and conspicuous public services is closed by the death of OSCAR SOLOMON STRAUS. In him New York City and the nation lose one of their most distinguished citizens. Lawyer, merchant, administrator, diplomat, jurist and prolific writer on the institutional history of the United States — these sum up the manifold activities of a long and crowded life. Mr. Straus was only 37 when he was appointed by President CLEVELAND Minister to Turkey. This post he filled a second time through President MCKINLEY in 1898, and as a third time, as our first Ambassador at Constantinople, through appointment by President TAFT. More than any other official American representative he was thus concerned for nearly a generation with the fostering of our interests in Turkey, predominantly educational and humanitarian. The courage of his political convictions led him twice to change his party allegiance without barring to him the preferment at the hands of Presidents of both parties. Designated as a member of the Hague Permanent Court by ROOSEVELT in 1902, he received his latest reappointment to that post from WOODROW WILSON. He was Secretary of Commerce in ROOSEVELT's Cabinet and a candidate for the Governor of New York on the Progressive ticket in 1912. In the local sphere he made a solid contribution to public welfare by his services as Chairman of the Public Service Commission in charge of transit construction and regulation in New York City (*New York Times* May 4, 1926).

During the time that Oscar Straus owned the project site tract, it does not appear that he improved it with any structures, and it is unclear how much time he actually spent in the area, as his primary home was in Manhattan and his work in the U.S. government required significant travel (Federal Census 1920). However, historic maps indicated that Oscar Straus was the owner of the project site during this period (e.g. Bromley 1914). A survey made in 1916 (Figure 11) when the Pocantico Reservoir was expanded indicated that Straus held 40.563 acres including the project site.

After Oscar Straus' death in 1926, his executors sold his Mount Pleasant property in December 1927 (Liber 2819:171). A newspaper article about the sale detailed:

> The Estate of Oscar S. Straus, represented by Mrs. Sarah L. Straus and Mrs. Mildred S. Schaefer as executors, has sold a tract of seventy-six acres on both sides of the Sleepy Hollow Road, in Mount Pleasant Township, N.Y., which Mr. Straus acquired in 1913. C.B. Dall of New York City, the buyer, expects to build on the property in the near future.
>
> The site is one of the highest in the northern part of Westchester County, and adjoins the estates of Edward W. Harden, Mrs. G. Barksdale, Coker F. Clarkson, and John D. Rockefeller, Jr. The Sleepy Hollow Country Club is in the vicinity. Fish & Marvin were the brokers (*New York Times* December 11, 1927).

The "C.B. Dall" referenced as the buyer in the 1927 newspaper account and the deed was Curtis Bean Dall, at the time a 30-year old securities broker for Lehman Brothers in New York City. In 1926, he had married 20-year old Anna Roosevelt, the only daughter of Franklin D. and Eleanor Roosevelt. Biographer Bernard Asbell, who wrote about of Anna Roosevelt and Eleanor Roosevelt, said of C.B. Dall that his:

> …chief interests seem bounded on the south by Wall Street and its style of male camaraderie built upon the sport of money; on the west by class reunions at Princeton football games, and on the north by horsemanship and hunting in Westchester County and the Adirondacks (Asbell 1982: 41).

Not long after Anna and Curtis Dall began their married life, Franklin D. Roosevelt began campaigning to become the Governor of New York, which put his family, including the Dalls, in the public spotlight (Appendix A). After Roosevelt's victory, he took office for the governorship in January 1929. In April 1929, two potentially related events occurred that affected Roosevelt and his family. At the New York City general post office, a bomb was found addressed to Governor Roosevelt, which did not explode. The same day that the bomb was discovered, the nearly completed new house on the project site which had been constructed by the Dalls, almost completely burned down. Local firemen who responded to the emergency had to run hoses uphill from Pocantico Lake because no fire hydrants had been installed near the property yet (*Yonkers Statesman* April 8, 1929; *Dobbs Ferry Register* April 12, 1929).

Photographs of the burned house, in which only the stone chimneys remained, are included in Appendix A. At the time, it was postulated that the fire of the Dall house could have been set intentionally, and that there may have been a connection between the bomb and the house fire, which at the time was estimated at $100,000 in damages (*Yonkers Statesman* April 8, 1929). Ultimately, however, no firm connection could be made between the two events, and some sources suggested that the cause of the fire instead may have been an electrical malfunction (*Cold Spring Recorder* April 12, 1929).

After the fire, the Dalls had their new house rebuilt. A building permit on file with the Town of Mount Pleasant, dated May 18, 1929, a month after the fire, indicated that the builder of the new house was the Elliot C. Brown Company of New York City, which also was the builder for the Roosevelt family's Hyde Park estate (Herzfeld 1990:7-3). The architect of the house was not noted on the building permit.

The Dalls took up residence on the project site after completion of the rebuilt house. Their daughter Anna Eleanor Dall was two years old at that time, and their son Curtis Roosevelt Dall was born in 1930. They called their new estate "Panache." Biographer Bernard Asbell wrote of the Dalls during this period:

> Anna and Curtis were enduring an idyllic life in a big white house they had built on thirty-six acres of meadow and woods on Sleepy Hollow Road, in North Tarrytown,[1] New York, overlooking Lake Pocantico, where, from a certain knoll on the lawn, one could catch a glimpse of the majestic Hudson River. Pheasants, wild ducks, herons, and an occasional eagle enlivened the place. "Enduring" is the right word for it, because for Anna, at least, the life was boring and particularly tense. Her three servants—Katy, a cook-house-keeper, Mingo, the butler-chauffeur, and Frieda, or Nan-nan, the nurse, took care of just about everything, so Anna, without conviction of purpose, frittered her time at Girl Scout work, entertaining Wall Street associates and neighbors whom Curtis felt obliged to impress, and finally organized a party-arranging business with some friends which didn't last long. Meanwhile, the stock market crash of October 1929 cast dark prospects on Curtis' investment business, to result within two years in loss of the showy homestead[2] and they moved into Anna's parents' town house on Sixty-fifth Street (Asbell 1982: 49).

In fact, after the stock market crash in October 1929, Curtis signed over the couple's Mount Pleasant property to Anna on November 6, 1929, perhaps as a precautionary financial move (Liber 2986:247). The deed indicated that the acreage excluded the strip of land deeded by Dall to the Town of Mount Pleasant for straightening a curve on the Sleepy Hollow Road. The 1930 Hopkins map (which misrepresented the precise location of the driveway and house on the property) indicated that the project site was attributed to Anna R. Dall, at 36.76 acres (Figure 12).

The Dalls lived together on the project site property for only a few years. In 1931, Anna was noted in a local newspaper as living on Sleepy Hollow Road. She was the chairman of the committee in charge of Camp Andree Clark, the National Girl Scout camp at Briarcliff (*Ossining Citizen-Sentinel* April 2, 1931). However, the Dalls' marriage had become fraught, and when her father began his run for the President of the United States in 1932, Anna often accompanied him on campaign trips, so that she was no longer in residence in Mount Pleasant. It was on one of these trips that she met newspaper reporter John Boettiger, with whom she began an affair. After her father won the Presidential election in November 1932 and moved to Washington D.C. in early 1933, Anna joined him on

[1] Often newspapers referred to this part of Mount Pleasant as North Tarrytown, an area that today is known as the Village of Sleepy Hollow. The project site technically was outside the official boundaries of North Tarrytown.
[2] Newspaper articles indicate that the foreclosure did not occur until July 1935.

official government trips, and then moved to the White House, leaving Curtis behind (*Tarrytown Daily News* November 22, 1932; Asbell 1982: 54, 57; *Tarrytown Daily News* July 31, 1934).

On June 30, 1933, Anna sold the Mount Pleasant property, including the project site, back to Curtis (Liber 3321:193). A newspaper account from January 1934 noted that Anna's official residence was now the White House in Washington D.C. while Curtis was living at "Panache" on Sleepy Hollow Road (*New York Times* January 31, 1934). The Dalls were divorced in July 1934.

After the Dalls' divorce, Curtis rented the house on the project site to Martin Fenton and his wife Katherine for a year. In noting the rental, a newspaper account in 1934 referred to the Dall estate as within "Scarborough," another name for this part of Mount Pleasant at the time (*Tarrytown Daily News* September 6, 1934). Martin and Katherine Fenton lived in the house on the property after the Dalls vacated the premises, from ca. 1934-1936 (*New York Sun* June 19, 1935). In 1935, C.B. Dall and his former wife Anna Roosevelt Dall Boettiger were sued in foreclosure with regard to the liquidation of the Westchester Title and Trust Company. They had failed to pay interest and taxes associated with the $65,000 mortgage that they had taken out in 1928 for their house in Mount Pleasant (*Tarrytown Daily News* July 15, 1935).

The next owners of the project site and its house, in 1936, were Joseph F. Cullman, III and Susan Lehman Cullman, who purchased the now vacant home from the Westchester Title and Trust Company for $45,000, under Susan's name (Liber 3540:317). The deed indicated that the sale was subject to the lease with Martin Fenton. The Cullmans had wed in 1935 and their daughter Dorothy was born shortly thereafter. In 1937 they filed a building permit for work on the main house, although the permit did not specify what types of changes were made. Presumably some of the alterations and additions were made to the house at this time. The builder was noted as William Kaimowitz of Tarrytown. They renamed the property "Sleepy Hill."

Susan was a grand-niece of then Governor Herbert H. Lehman (who served as Lieutenant Governor from 1928-1932 and Governor from 1933-1942) and who was a member of the influential Lehman family, founders of the Lehman Brothers financial firm. Susan worked as a Navy cryptographer in World War II, and later became a philanthropist (*New York Times* January 4, 1994).

Joseph's family was in the tobacco business; his great-grandfather had immigrated to New York from Germany in 1848 as a cigar merchant. Over the generations the family business grew, adding numerous tobacco-related holdings. In 1941 Joseph's father purchased the firm known as Benson & Hedges; after serving in World War II Joseph became the Vice President of the company, and in 1953 Executive Vice President. In 1954 the Philip Morris Company acquired Benson & Hedges, and Joseph became Vice President that year, Executive Vice President in 1955, and President and Chief Executive in 1957. From 1967-1978 he was Chairman and Chief Executive (*New York Times* May 1, 2004).

As described above, building permits from the Town of Mount Pleasant indicate that the main house on the project site was altered and expanded again in 1953 and 2000. The pool house and garage to the northwest of the main house was constructed in 1945 and expanded in 1956, the same year the swimming pool was constructed. It appears that the Cullmans used the project site property as a second residence; the 1940 federal census listed their main home on Park Avenue in Manhattan. A 1947 aerial photograph (Figure 13) showed the pace of development on the property by that time and a 1953 Hagstrom map noted that the property, at 36.76 acres, was attributed to "Susan Cullan."

Susan and Joseph Cullman divorced in 1974. That same year, the former caretaker's house was constructed on the project site, at its northern end. Aerial photographs suggest the tennis court was built at about the same time. There also were several additional unidentified rectangular-shaped structures north of the tennis court, which appear to have been razed by the 1990s.

Susan Cullman owned the project site until her death in 1994 and in 1996 the property passed to her daughter, Dorothy Cullman Treisman (Liber 11535: 259). Building permits show that at about this time the caretaker's dwelling was extended and the four-bay garage north of the pool house was erected, although Certificates of Occupancy were not issued until 2002, when Dorothy Cullman Treisman made additional changes to the property requiring a survey map that triggered municipal review. The survey map from 2002 (Figure 14) showed that the extreme southwestern corner of the original property was divided and sold to a new owner that year, leaving the project site at 37.18 acres. The current buildings on the project site were erroneously depicted on this survey as

partially outside of the APE, however. In 2000, building permits showed that additions had been made to the main house, including the construction of a screened porch, study, and exercise room.

In 2013 Dorothy Cullman Treisman died, and the property was transferred to Sleepy Hill, LLC, and Joel Treisman, Trustee of the Dorothy Cullman Treisman Revocable Trust. Both grantor and grantee were listed at 715 Sleepy Hollow Road. In 2020, the present owners, Meadows at Briarcliff, LLC purchased the property from Sleepy Hill LLC (Control Number 602313657). The present driveway leading from Sleepy Hollow Road to the caretaker's house on the property was constructed within the last year.

- **Known Historic Sites in the Vicinity**

There have not been any historic period archaeological sites previously recorded within one mile of the project site. However, as noted above, the deeply buried S/NRHP eligible New Croton Aqueduct runs within an easement through the western side of the project site. Additionally, the edge of the S/NRHP listed Rockefeller Pocantico Hills Estate Historic District is within 1000 feet of the project area, to the southwest. Neither of these resources will be affected by the proposed project.

F. ARCHAEOLOGICAL POTENTIAL

Precontact Resources

The APE lies in a region of known precontact use, and is considered potentially sensitive for precontact resources where the topography has less than a 12% slope, where there is no standing water, and no known disturbance.

Historical Resources

Documentary research found that because the project site was used as farmland or woodland until the 1920s, there is minimal sensitivity for historic period archaeological resources. Any estate features associated with the property would not have significant archaeological research value.

G. CONCLUSIONS AND RECOMMENDATIONS OF THE PHASE IA STUDY

The results of the Phase IA assessment indicated that the project site is potentially sensitive for precontact archaeological deposits where slopes are less than 12%, there is no standing water, and the land is not obviously disturbed. Therefore, Phase IB archaeological testing, as per NYSOPRHP regulations, was recommended for those sensitive locations that coincide with the APE, as shown on Figure 15.

III. PHASE IB FIELD INVESTIGATIONS

A. FIELD TESTING GOALS AND METHODS

Although the project site comprises approximately 37 acres, the actual number of archaeologically testable acres within the approximately 10-acre APE – which is defined as any portion of the project site that will experience subsurface disturbance as a result of the proposed action – was significantly smaller (Figure 15).

A total of 78 STs (40 cm x 40 cm) were investigated within the APE during the course of the Phase IB field testing project in November 2021 (Figure 15). Testing was not conducted in locations of excessive slope, where known disturbance had occurred, or where bedrock outcrops were present (Figure 15; see Photographs 17, 18, and 25). None of the bedrock outcrops appeared to have been used for precontact period rock shelters. In a few locations modern refuse piles were also observed. In addition, the immediate yard areas around the twentieth-century structures were not tested as the disturbance caused by their construction, surrounding grading and filling, and utility installations would have likely destroyed any potential precontact resources. Further, the yard surrounding the main residence was significantly altered by the construction, fire, and reconstruction of the house, followed by land alteration activities to create a flat yard with the stone retaining wall, seating areas, and the graded barbeque area at the southernmost edge of the APE (Figures 2 and 15; see Photographs 2, 5, and 7).

Where feasible, the excavation plan employed a 15-meter (49 feet) testing interval on parallel transects to ensure coverage of the APE. However, in many cases creating a grid was not practical due to topography, bedrock

outcrops, and site features, so STs were placed as close to 15 meters apart as possible. Judgmentally placed STs (J1-J10) were also employed in several locations.

Each soil stratum encountered during field testing was explored and documented and, if present, the cultural materials in each level were noted to determine their context and integrity as well as to further ascertain whether any potential *in situ* cultural resources or features were extant (Appendix C). During testing, all STs were hand excavated and soil was sifted through ¼-inch screen (Photograph 27). Recovered modern material was noted on the field forms, but not all modern material was collected. The appropriate field notations, drawings, and photographs were made during field testing and the results of each ST were documented.

B. FIELD TESTING RESULTS

The strata encountered during the field investigation were shallow throughout much of the site and primarily composed of a sandy loam with rocks (e.g. Photographs 28 and 29). Most of the STs recorded an A horizon and a B1 horizon; some STs had a deeper B2 horizon and a few encountered a C horizon (Appendix C). Many of the STs terminated at bedrock after the A and B1 horizons. Further, a significant portion of the APE contained exposed bedrock where no testing could occur (Figure 15, see Photographs 17, 18, 25, and 30). In fact, 69 of the STs encountered a rock impasse, with the majority encountering bedrock between 20 and 55 centimeters below the surface (cmbs) (Photographs 31 and 32). Only five STs encountered bedrock at depths greater than 55 cmbs.

The testing phase of the project found that portions of the site had been disturbed during episodes when the construction of the residences, outbuildings, and other estate features (e.g., gardens, tennis court, barbeque area, swimming pool) occurred during the twentieth century, as evidenced by the fill strata in many of the judgmentally placed STs. The only artifacts that were noted during the excavation of the STs were fragments of modern glass and ceramics. As a result, these modern artifacts were only noted and not processed in the laboratory.

Across the site evidence of the twentieth-century use of the property was observed mixed with the presence of a significant amount of exposed bedrock and sloped hillsides. Archaeological testing found no evidence of precontact or historical occupation of the site prior to the development of the site beginning in the late 1920s. The lack of cultural resources likely is the result of the numerous twentieth-century construction episodes that took place on the property, as well as the presence of a significant amount of sloped topography and exposed bedrock, which also contributed to the lack of archaeological remains. In fact, during testing only a limited number of modern artifacts were noted, which is to be expected as the twentieth-century residential occupation of the property utilized modern utilities and municipal refuse removal.

IV. CONCLUSIONS AND RECOMMENDATIONS

The Phase IA research found that the project site had the potential to yield precontact period cultural resources in areas not previously disturbed, heavily sloped, or containing standing water. The project site was used as farmland or woodland until the 1920s, when the main house on the property was constructed. Additional buildings and structures were erected on the property during the ensuing decades. The property was owned and/or occupied by a series of well-known and well-to-do residents, including Anna Roosevelt Dall and Curtis Bean Dall (from 1929-1934); Martin and Katherine Fenton (from 1934-1935); Joseph F. Cullman, III (from 1936-1974) and Susan Lehman Cullman (from 1936-1994), and their daughter Dorothy Cullman Treisman (from 1936-2013). Several of these owners also had other homes in New York City and occupied the property on a part-time basis, while caretakers maintained the estate year-round.

Many of the buildings on the property, including the main estate house, although older than 50 years, have been largely modified and therefore do not appear to meet eligibility requirements for the S/NRHP. The proposed project will retain the two residences on the project site and incorporate them into the new subdivision. Additionally, there will be no project impacts to the deeply buried S/NRHP eligible New Croton Aqueduct that runs within the western portion of the project site, or to Pocantico Lake and its shoreline, which will be preserved through a conservation easement located between the lake and the proposed subdivision. In addition, the edge of the S/NRHP listed Rockefeller Pocantico Hills Estate Historic District is located nearly 1000 feet to the southwest of the project site and will also not be affected by the proposed project.

The Phase IB archaeological testing program consisted of 78 hand excavated STs placed at 15m intervals and judgmentally within the testable portions of the APE. No precontact artifacts were found in any of the STs. The

archaeology team identified a limited number of modern artifacts in a few of the excavated STs and no concentrations of artifacts or features. No precontact period archaeological materials were recovered. Additionally, none of the bedrock outcrops or ridges appeared to have been used as precontact period rock shelters. Based on the results of the Phase IB testing program, HPI recommends no further archaeological testing within the project APE.

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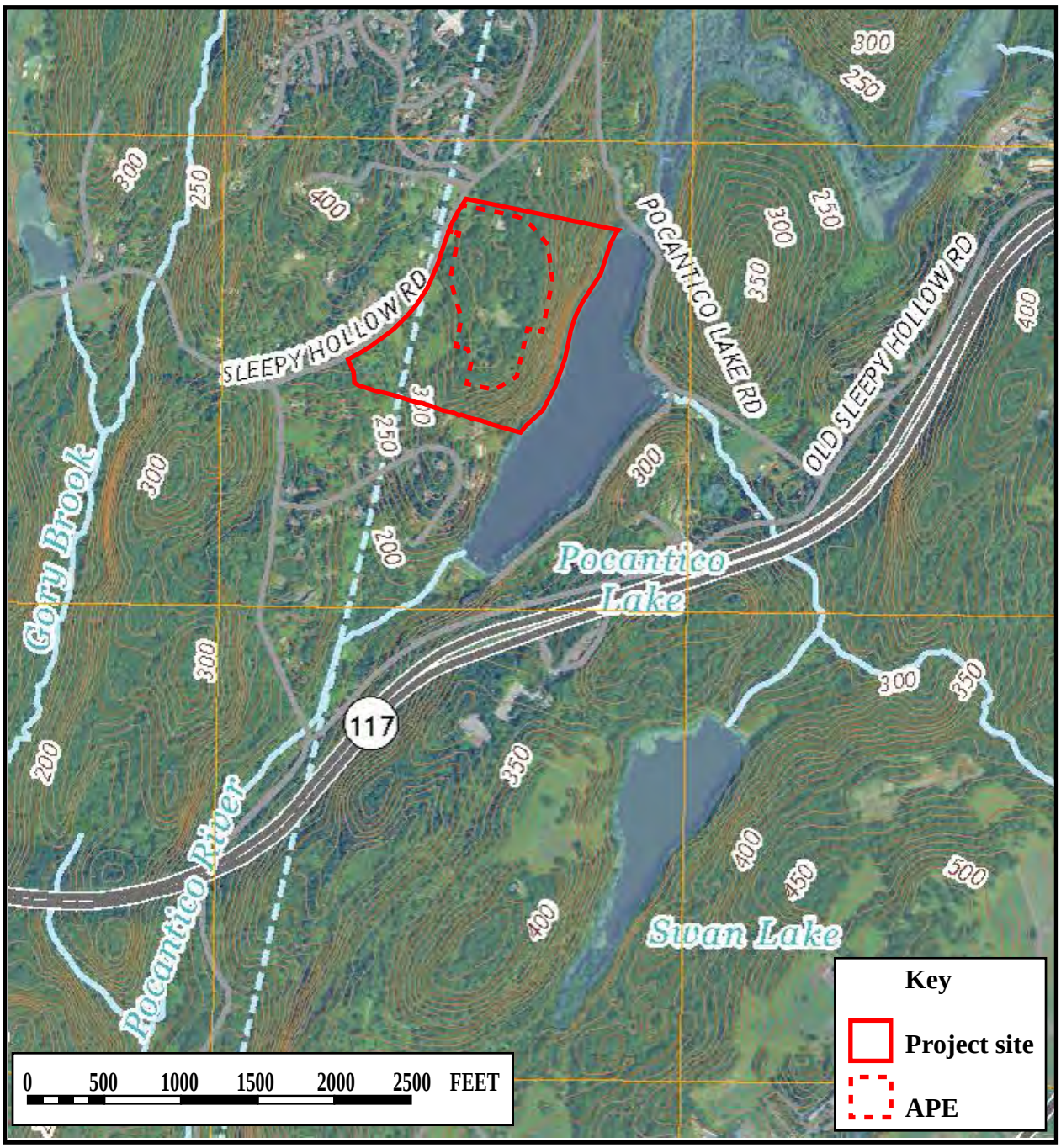
FIGURES



Phase I Archaeological Investigation
Meadows at Briarcliff Subdivision
715 Sleepy Hollow Road
Briarcliff Manor, New York 10510

Figure 1: Project site and APE on *White Plains, New York* 7.5 Minute Quadrangle (U.S.G.S. 2019).

Density Factor Site (DFS) Lot Size = 36.8268 Ac.

DFS = # Acres * 15

DFS = 36.8268 *15

DFS = 552.4

Trees on Site to Remain		
Number	Size (Inches)	Species
1	8"	Oak
13	10"	Oak
13	12"	Oak
8	14"	Oak
2	15"	Oak
3	16"	Oak
5	18"	Oak
2	20"	Oak
4	22"	Oak
7	24"	Oak
4	28"	Oak
3	30"	Oak
1	36"	Oak
1	48"	Oak
4	10"	Birch
8	12"	Birch
6	14"	Birch
4	15"	Birch
2	16"	Birch
2	18"	Birch
2	12"	Pine
2	14"	Pine
1	15"	Pine
3	16"	Pine
1	40"	Pine
2	10"	W. Cherry
1	14"	W. Cherry

105

Trees on Site to Remain		
Number	Size (Inches)	Species
11	10"	Maple
12	12"	Maple
11	14"	Maple
2	15"	Maple
3	16"	Maple
1	18"	Maple
1	20"	Maple
2	26"	Maple
1	28"	Maple
2	30"	Maple
1	38"	Maple
3	10"	B. Birch
1	12"	B. Birch
1	14"	B. Birch
1	16"	B. Birch
3	18"	B. Birch
2	22"	B. Birch
1	15"	Dead Ash
1	10"	Hickory
4	12"	Hickory
2	14"	Hickory
2	16"	Hickory
2	10"	Beech
1	12"	Beech
2	14"	Beech
1	12"	Elm
2	12"	Ash

75

Total = 180

Existing Density Factor * Number of Trees to Remain = EDF Value

From Table 3		Number of	
DBH (Inches)	Density Factor (units)	Trees to Remain	EDF Value
< 10"	0	1	0
10"	0.6	36	21.6
12"	0.8	44	35.2
14"	1.1	33	36.3
15"	1.25	10	12.5
16"	1.4	13	18.2
18"	1.8	4	7.2
20"	2.2	3	6.6
22"	2.6	6	15.6
24"	3.1	7	21.7
26"	3.7	2	7.4
28"	4.3	5	21.5
30"	4.9	5	24.5
32"	5.5	0	0
36"	7	1	7
38"	7.5	1	7.5
40+"	8	2	16
		173	

∑ EDF Values = Existing Density Factor (EDF) = 258.8

Replacement Density Factor (RDF) :

RDF = DFS - EDF

RDF = 552.4 - 258.8

RDF = 293.6

TREE INVENTORY OUTSIDE OF LIMIT OF DISTURBANCE

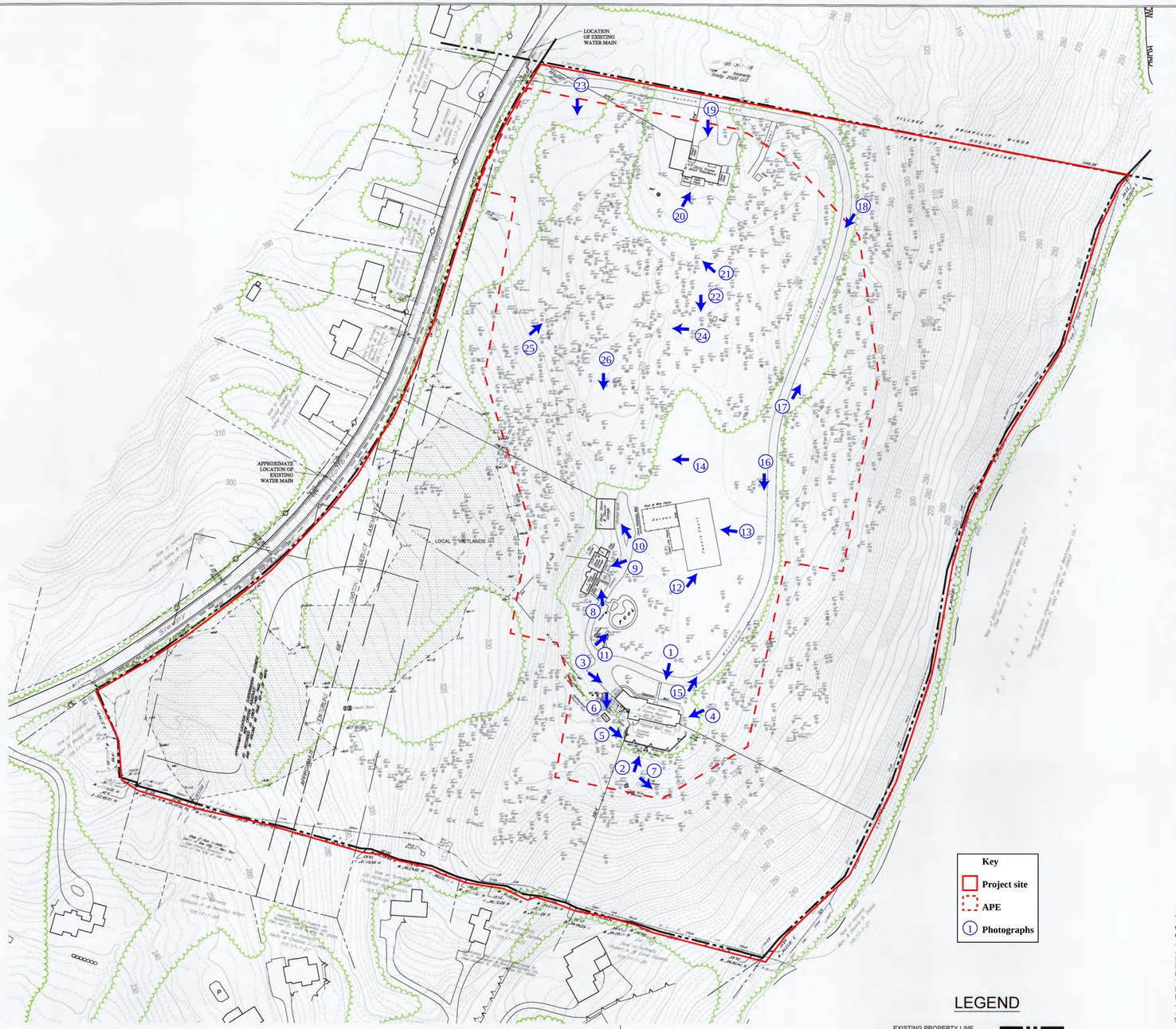
Trees 8"-18"		*Trees 20" and Larger*	
Oaks	*90*	*Oaks*	*85*
Tulip	*10*	*Tulips0*	
Maple	*92*	*Maple*	*33*
Birch	*48*	*Birch*	*15*
Beech	*25*	*Beech*	*5*
Cherry	*10*	*Cherry*	*0*
Hickory	*35*	*Hickory*	*5*
Ash	*10*	*Ash*	*0*
Pine	*10*	*Pine*	*10*
Locust	*8*		

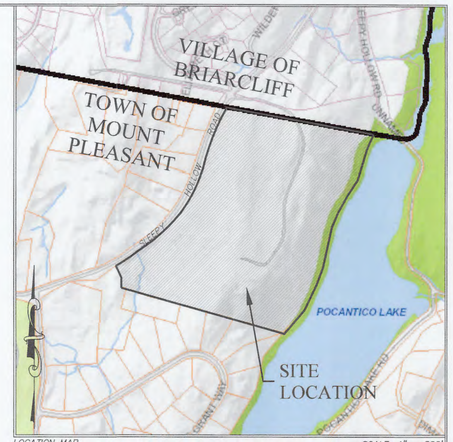
ZONING DATA TABLE

ZONE - (R - 40)	REQUIRED	EXISTING
MINIMUM LOT AREA - (SF)	40,000 SF	1,604,175 SF
WIDTH AT FRONT YARD SETBACK (FT)	100'	100'+
MEAN WIDTH (FT)	150'	150'+
MEAN DEPTH (FT)	175'	175'+
MINIMUM YARD DIMENSIONS		
FRONT YARD (FT)	60'	60'+
ONE SIDE YARD (FT)	25'	25'+
BOTH SIDE YARDS (FT)	50'	50'+
REAR YARDS FTT)	50'	50'+
DETACHED ACCESSORY STRUCTURES < 15' HIGH		
MINIMUM TO MAIN BUILDING (FT)	12'	12'+
SIDE LOT LINE (FT)	5'	5'+
REAR (FT)	5'	5'+
MINIMUM FLOOR AREA (SF)	1,200 SF	1,200 SF+
MAXIMUM BUILDING HEIGHT (FT)	35'	< 35'
MAXIMUM BUILDING COVERAGE (%)	20%	< 20%
OFF STREET PARKING	2	2+

EXISTING COVERAGE

SURFACE	EXISTING
DRIVEWAY/TENNIS COURT	37,058 SF
WALKWAYS & PATIOS	4,019 SF
BUILDINGS	10,605 SF
LAWN	324,421 SF
FORESTED AREA	1,228,072 SF





LOCATION MAP SCALE: 1" = 500'

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4. All conditions, locations and dimensions shall be field verified and the engineer shall be immediately notified of any discrepancies.
5. All changes made to the plans shall be approved by the design engineer and any such changes shall be filed as amendments to the original building permit.
6. The contractor shall supervise and direct the work using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract.
7. The contractor shall be responsible to the owner for the acts and omissions of his employees, subcontractors and their agents and employees, and other persons performing any of the work under a contact with the contractor.
8. Safety during construction shall be the responsibility of the contractor and shall conform to all local, state and federal agencies in effect during the period of construction.
9. The contractor and his subcontractors shall make application to receive all necessary permits to perform the work under contract. The contractor and his subcontractors shall be licensed to do all work as required by the local, county, and state agencies which may have jurisdiction over those trades, and shall present the owner with copies of all licenses and insurance certificates.
10. Final grading around the building area shall slope away from the structure.
11. All written dimensions on the drawings shall take precedence over any scaled dimensions.
12. Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining building should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.
13. Industrial code rule 753: The contractor shall notify all utility companies 72 hours prior to the start of his operations and shall comply with all the latest industrial code rule 753 regulations.
14. The "Building Envelope" shown on the subdivision layout page establishes the minimum distance the primary residence may be to any property line. Actual size and location of the primary residences may vary from the proposed subdivision layout as long as the primary residence is within the building envelope.

Key

- Project site
- APE
- 1 Photographs

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR (320)
- EXISTING WATER MAIN (W)
- FORESTED LIMITS
- WETLAND FLAG (WBJS)
- WETLAND BOUNDARY
- UTILITY POLE
- EXISTING TREE
- EXISTING EASEMENT

All specifications, materials and methods of construction to be in accordance with the Town Construction Standards and Specifications and with the requirements of the Planning Board resolution of approval dated _____ 20__.

SIGNATURE DATE

Approved by Planning Board Chairman

SIGNATURE DATE

PROJECT INFORMATION:

Owners: Meadows at Briarcliff, LLC
Owner Address: 17 Saw Mill River Road, Hawthorne, NY 10532
Applicant: Zappico Real Estate Development, LLC
Applicant Address: 17 Saw Mill River Road, Hawthorne, NY 10532
Design Professional: Roy Fredriksen, P.E.
Design Professional Address: PO Box 950, Mahopac NY 10541
Property Location: 715 Sleepy Hollow Road, Briarcliff Manor, NY 10510
TMID's: Section 105.17 Block: 1 Lot: 15
Existing Zone: R-40 (One Family Residential)
Lot Area: 36.8268 Acres 1,604,175 Sq.Ft.
Approximate Start Date: 2021
Approximate Completion Date: 2021
Survey & Topography by: Ward Carpenter Engineers, Inc.
Dated: Jan. 12, 2021 **Revised:** Feb. 10, 2021
Wetland Survey by: Paul J. Jasbinig
Dated: Oct. 1, 2020
Records: "Section 105.17, Town of Mount Pleasant Tax Map" Dated 3/31/1996
Utilities: Briarcliff Manor Village Water District, Saw Mill Sewer District,
School: Pocantico Hills Schools District
Emergency Services: Town of Mount Pleasant Police Department
Archiville Fire Department & EMS

ZAPPICO
REAL ESTATE DEVELOPMENT

EXISTING CONDITIONS

PROJECT: 715 SLEEPY HOLLOW ROAD
TOWN OF MOUNT PLEASANT
WESTCHESTER COUNTY - NEW YORK

No.	Description	Date
	Revisions	

Date: 2/22/21
Scale: 1" = 100'
Designed By: BZ
Checked By: RF
Page No. 1/10

STATE OF NEW YORK ROY A. FREDRIKSEN 20505 LICENSED PROFESSIONAL ENGINEER

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

Figure 2. Project site, APE, and photograph locations on existing conditions survey (HPI 2021 and Zappico 2021).

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Emergency Services: Town of Mount Pleasant Police Department
Archville Fire Department & EMS

STEEP SLOPE ANALYSIS ON SITE				
NO.	SLOPE	% OF SLOPE ON SITE	AREA (SF)	COLOR
1	0% - 12%	55.36%	694,050	
2	12%+	44.64%	910,125	

ZAPPICO
REAL ESTATE DEVELOPMENT

12% SLOPE ANALYSIS

PROJECT: 715 SLEEPY HOLLOW ROAD
TOWN OF MOUNT PLEASANT
WESTCHESTER COUNTY - NEW YORK

Date: 10/8/21
Scale: 1" = 80'
Designed By: BZ
Checked By: RF
Page No. 1/1

No.	Description	Date
	Revisions	

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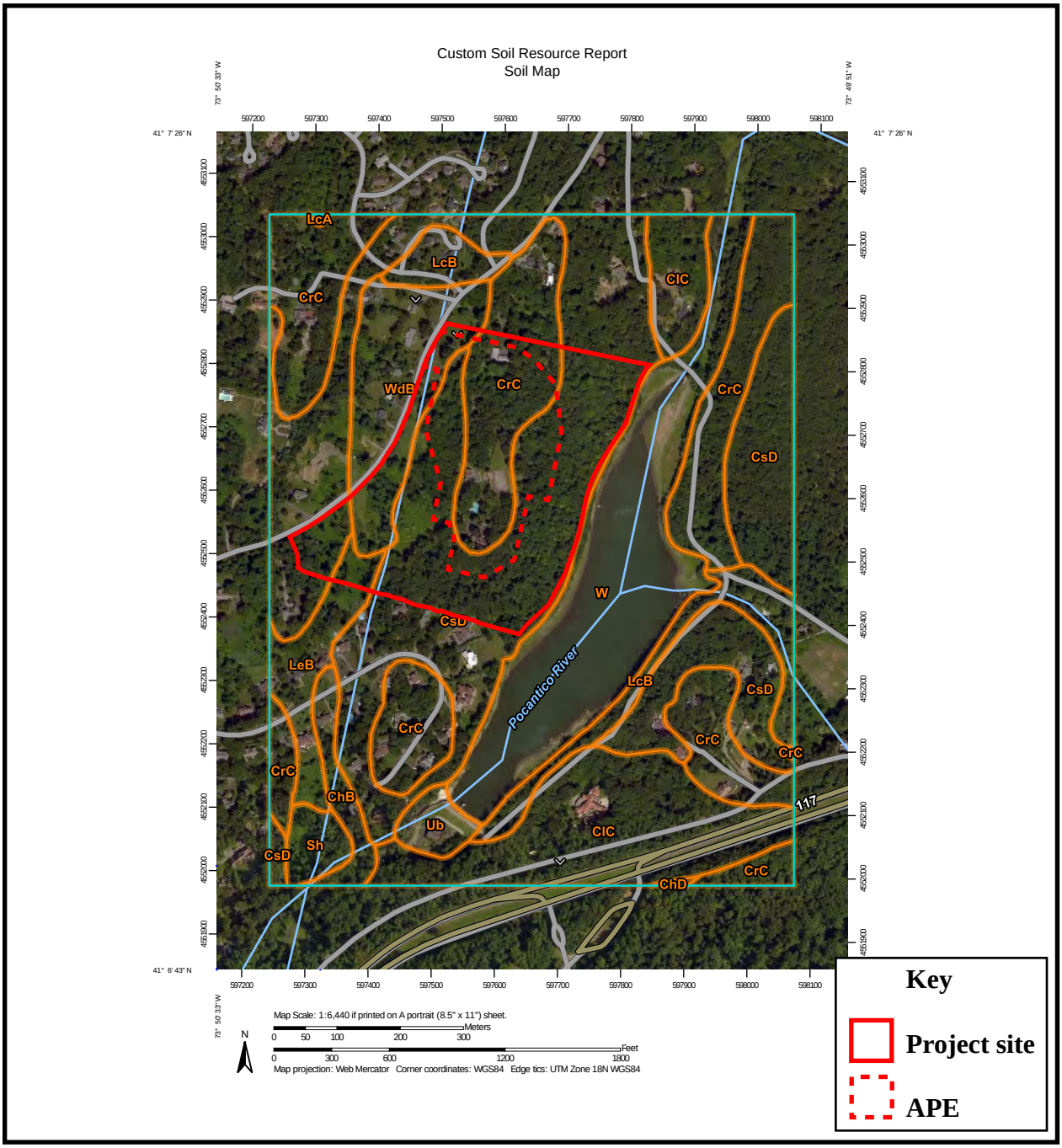
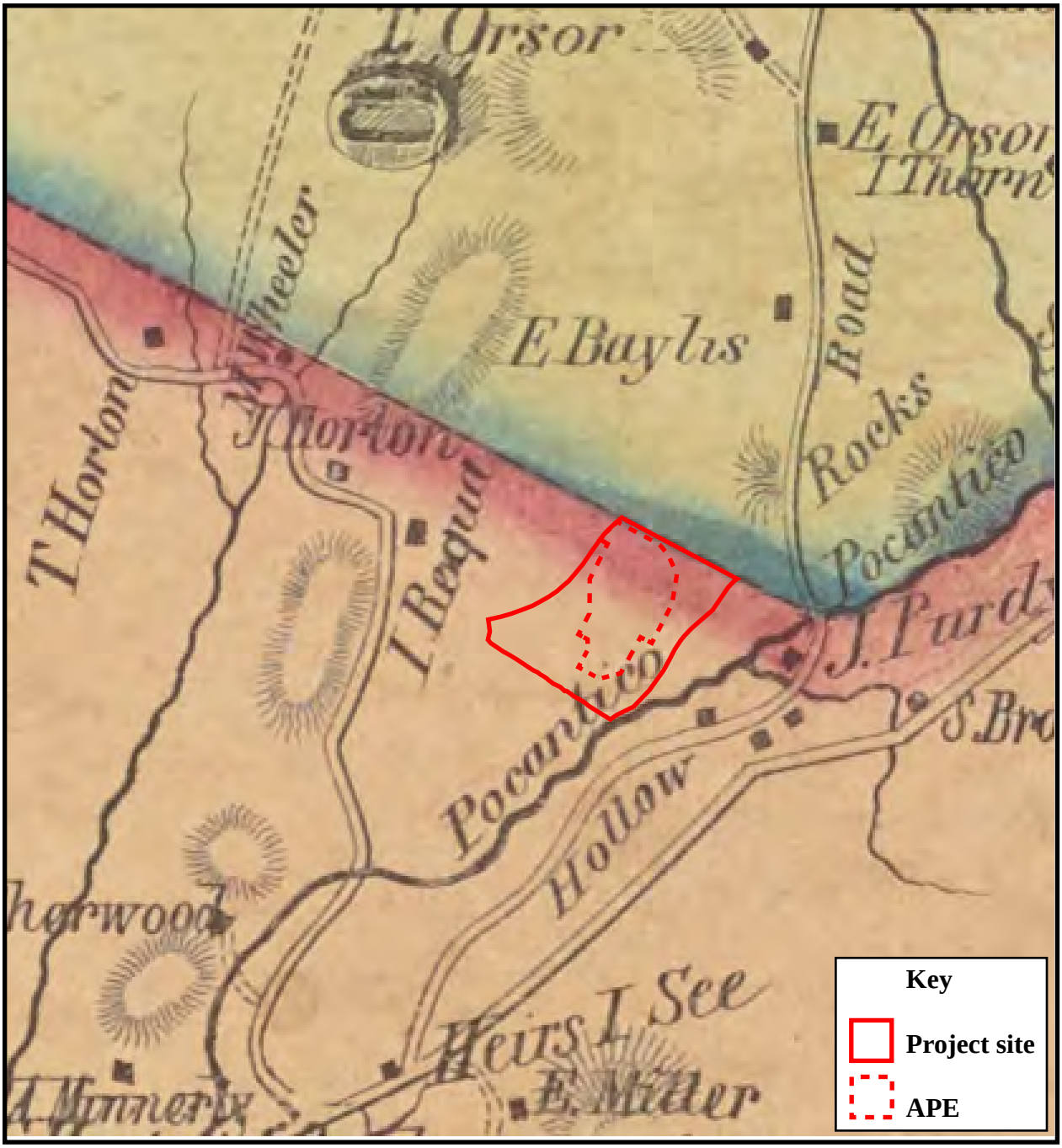
Figure 3. Project site and APE on site survey showing 12% slopes, soil boundaries, and proposed development (HPI 2021 and Zappico 2021).



Phase I Archaeological Investigation
Meadows at Briarcliff Subdivision
715 Sleepy Hollow Road
Briarcliff Manor, New York 10510

Figure 4: Project site and APE on web soil survey (U.S.D.A. 2021).

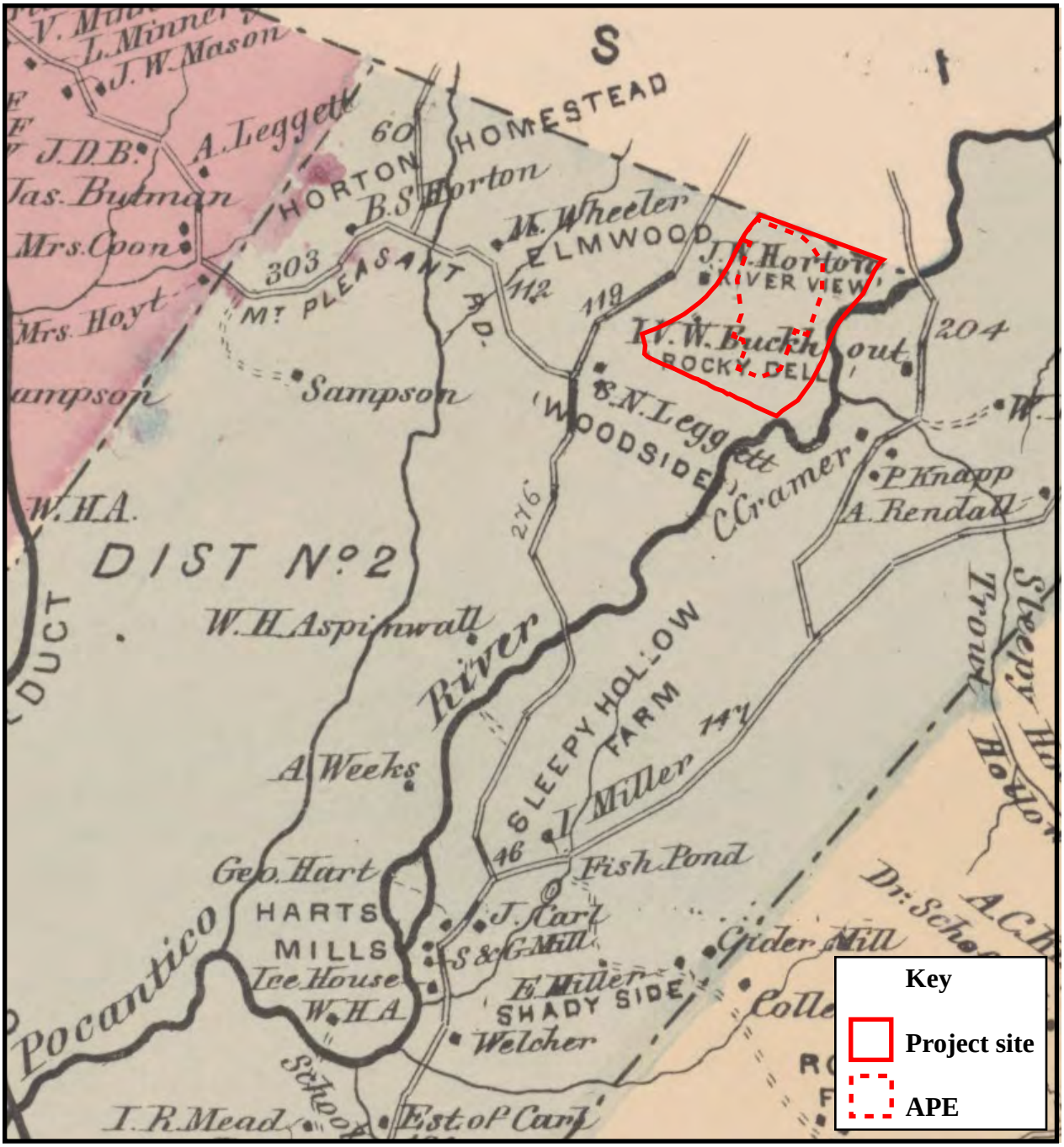


Phase I Archaeological Investigation
Meadows at Briarcliff Subdivision
715 Sleepy Hollow Road
Briarcliff Manor, New York 10510

Figure 5: Project site and APE on *Map of Westchester County, New York* (Sidney and Neff 1851). Not to scale.

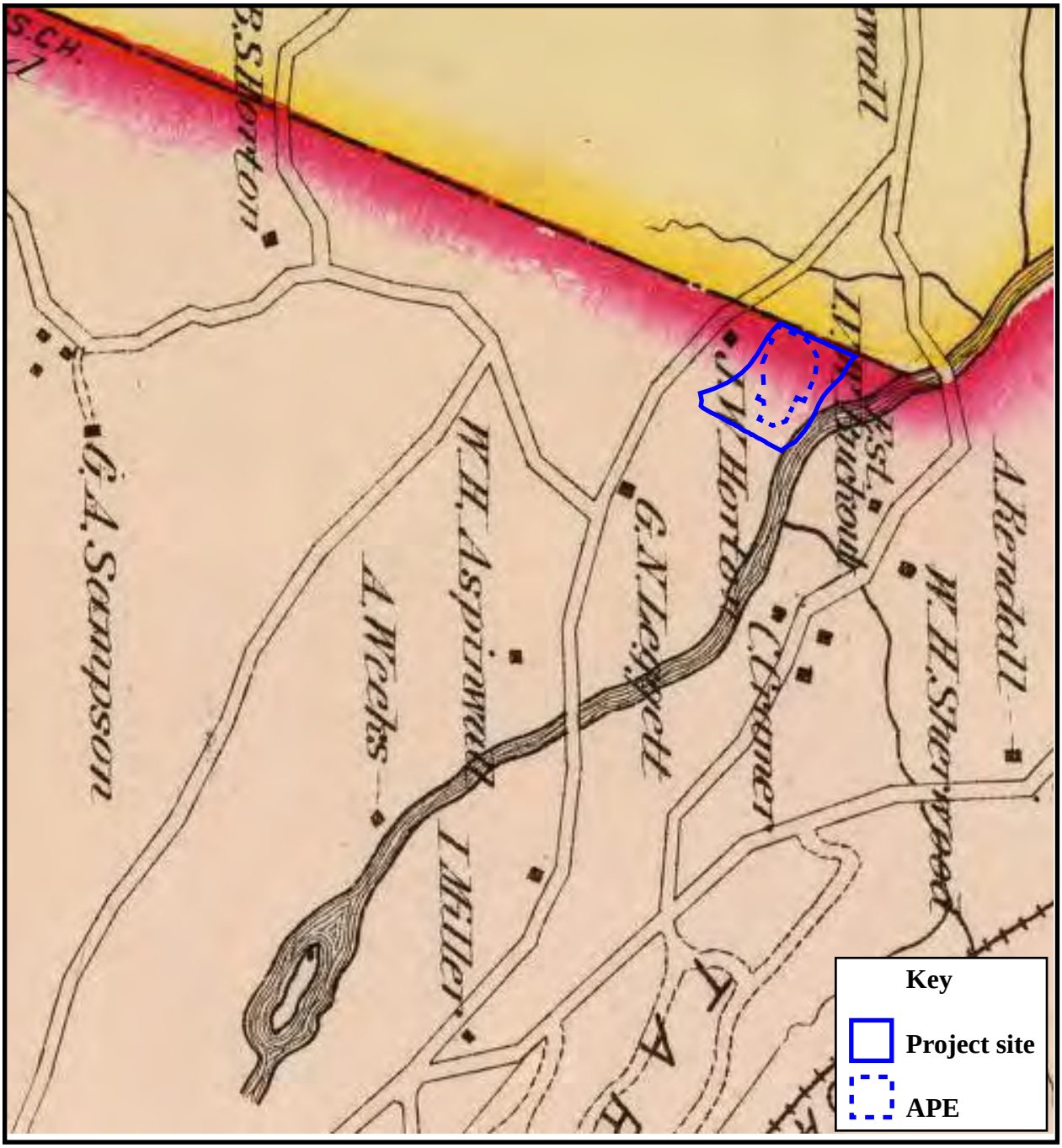
Phase I Archaeological Investigation
Meadows at Briarcliff Subdivision
715 Sleepy Hollow Road
Briarcliff Manor, New York 10510

Figure 6: Project site and APE on *Map of Westchester County, New York* (Merry 1858). Not to scale.



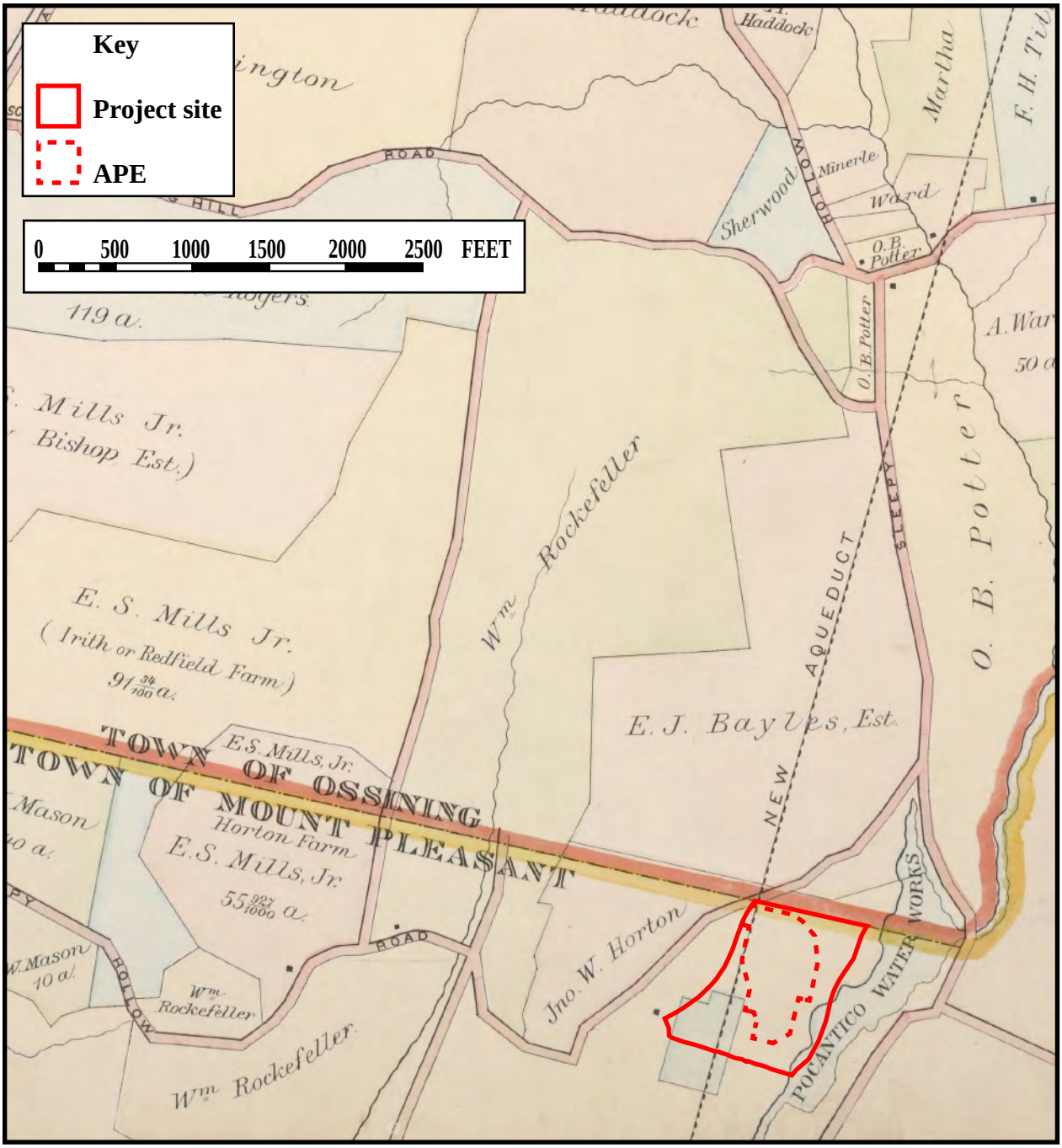
Phase I Archaeological Investigation
Meadows at Briarcliff Subdivision
715 Sleepy Hollow Road
Briarcliff Manor, New York 10510

Figure 7: Project site and APE on *Atlas of New York and Vicinity* (Beers 1868). Not to scale.



Phase I Archaeological Investigation
Meadows at Briarcliff Subdivision
715 Sleepy Hollow Road
Briarcliff Manor, New York 10510

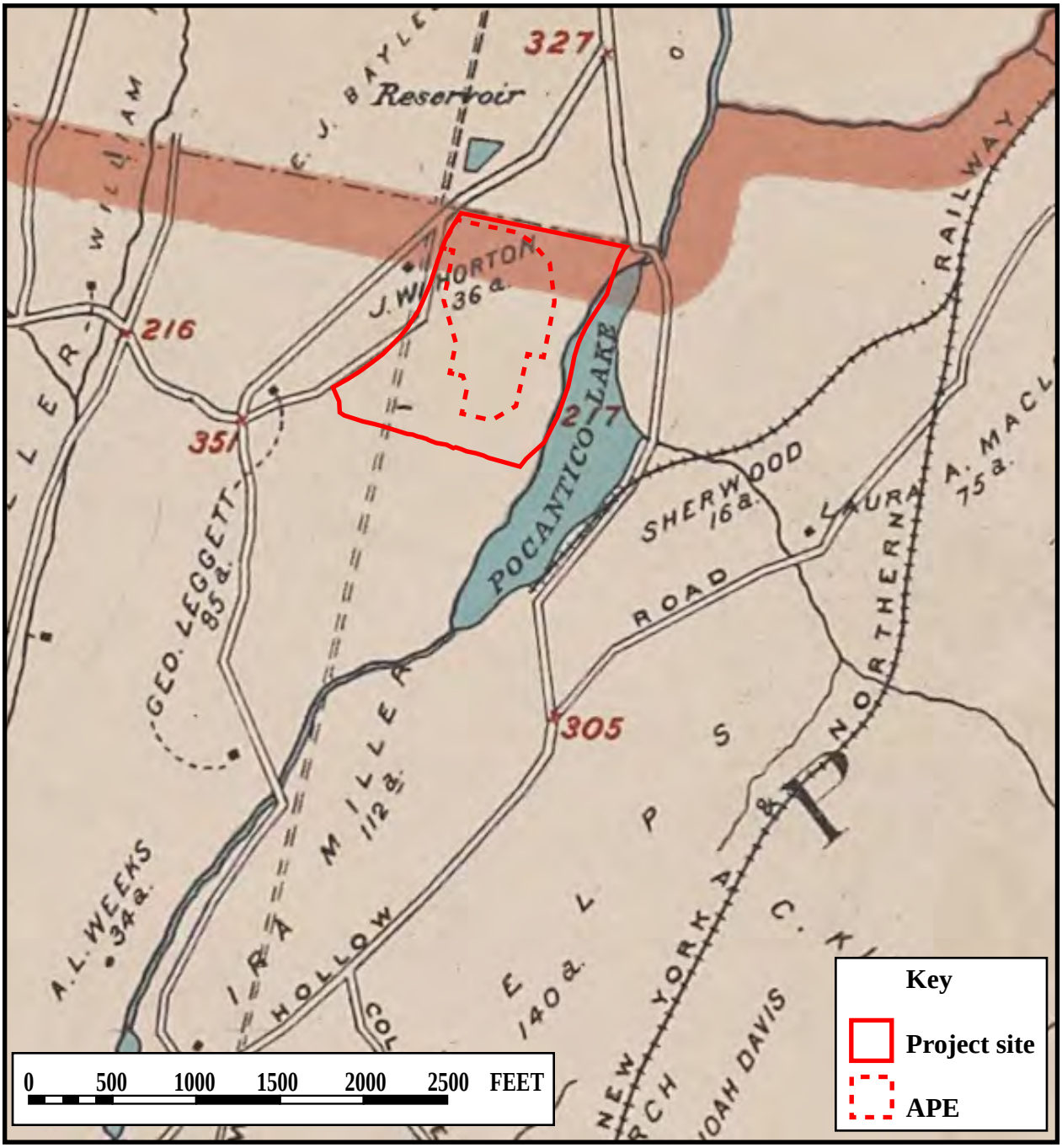
Figure 8: Project site and APE on *Atlas of Westchester County, New York* (Bromley 1881). Not to scale.



Phase I Archaeological Investigation
Meadows at Briarcliff Subdivision
715 Sleepy Hollow Road
Briarcliff Manor, New York 10510

N

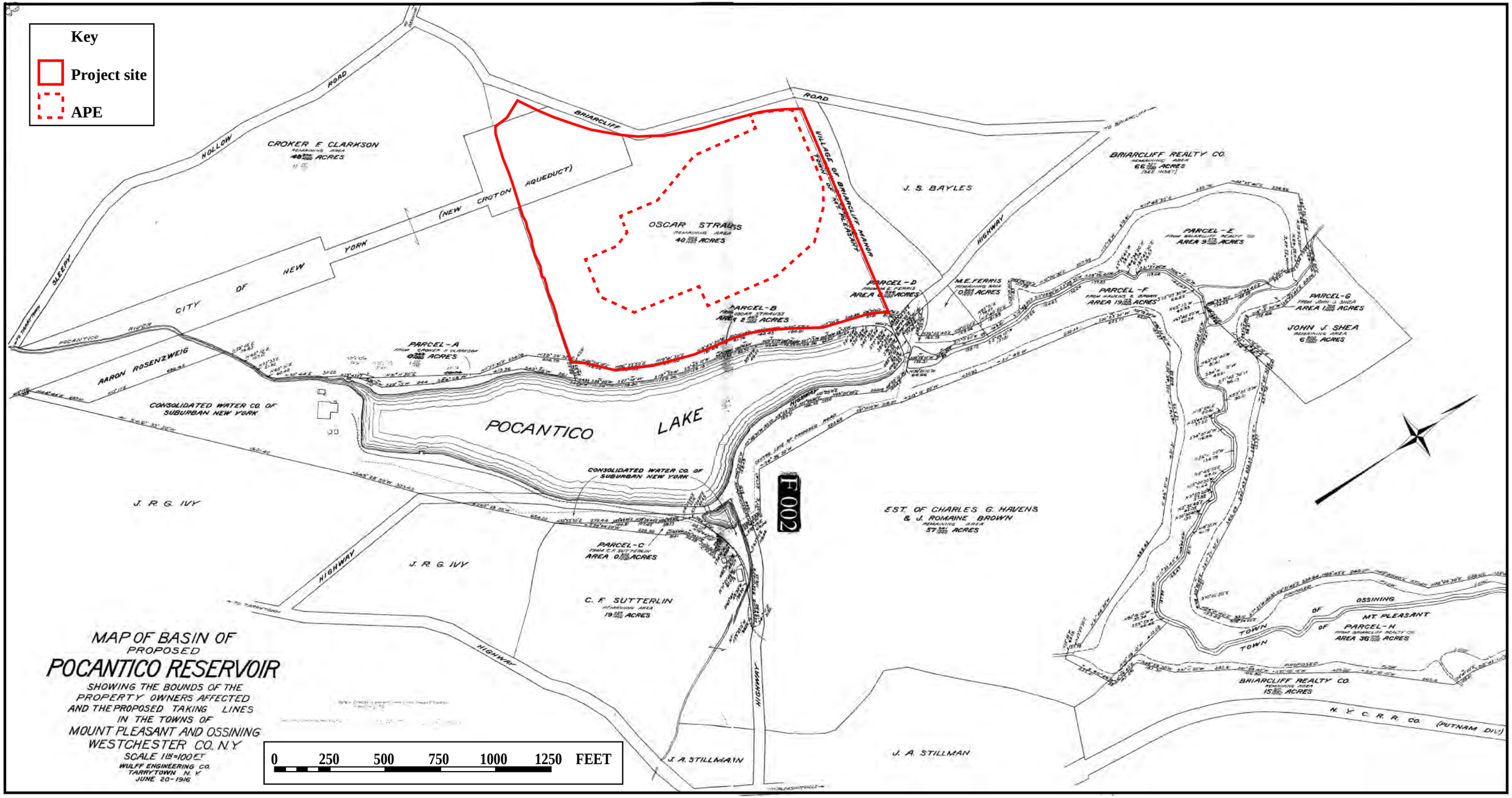
Figure 9: Project site and APE on *Plan of Sing Sing and Part of Ossining* (Beers 1891).



Phase I Archaeological Investigation
Meadows at Briarcliff Subdivision
715 Sleepy Hollow Road
Briarcliff Manor, New York 10510

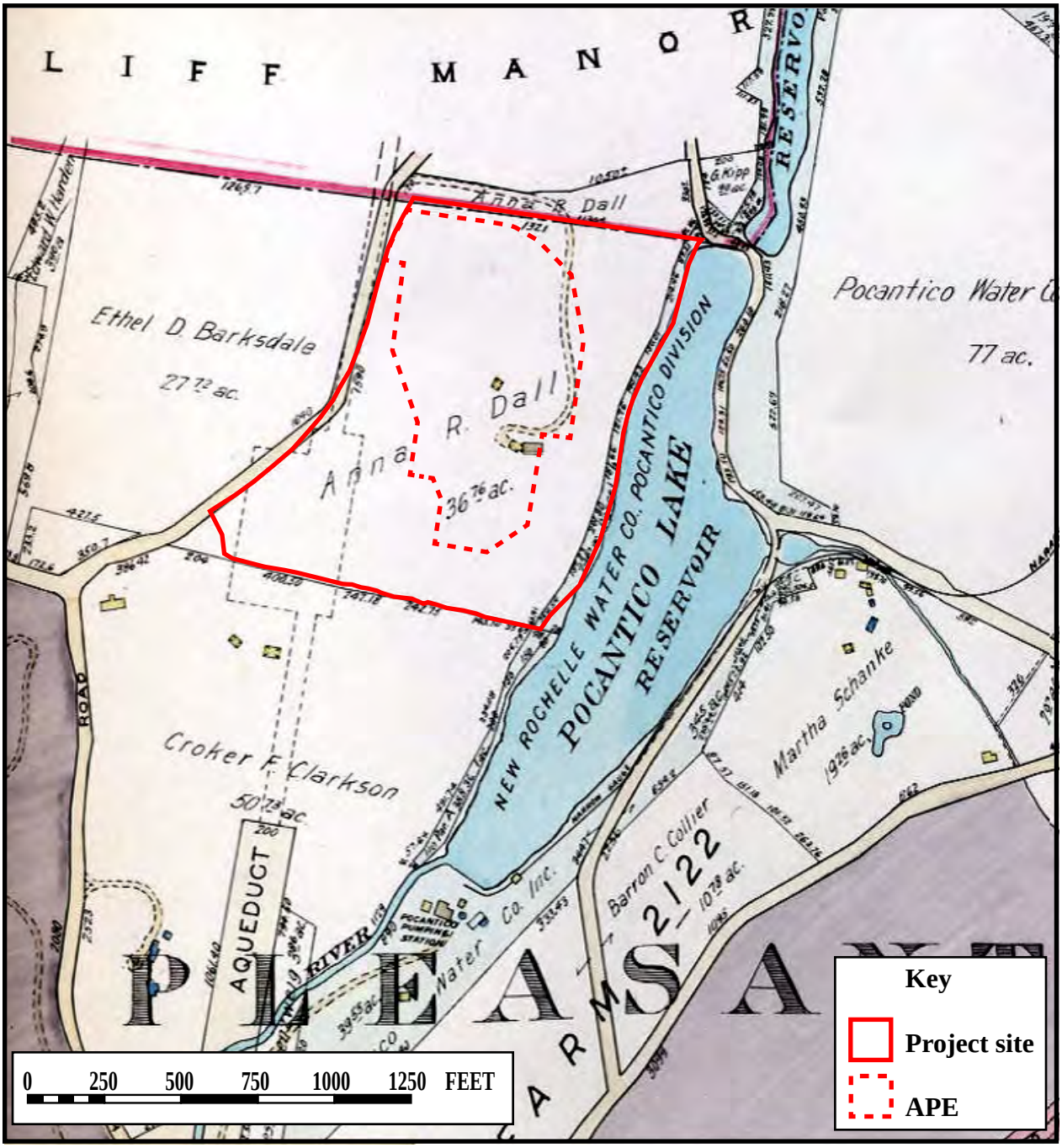
N

Figure 10: Project site and APE on *Towns of Mount Pleasant and Ossining* (Bien 1893).



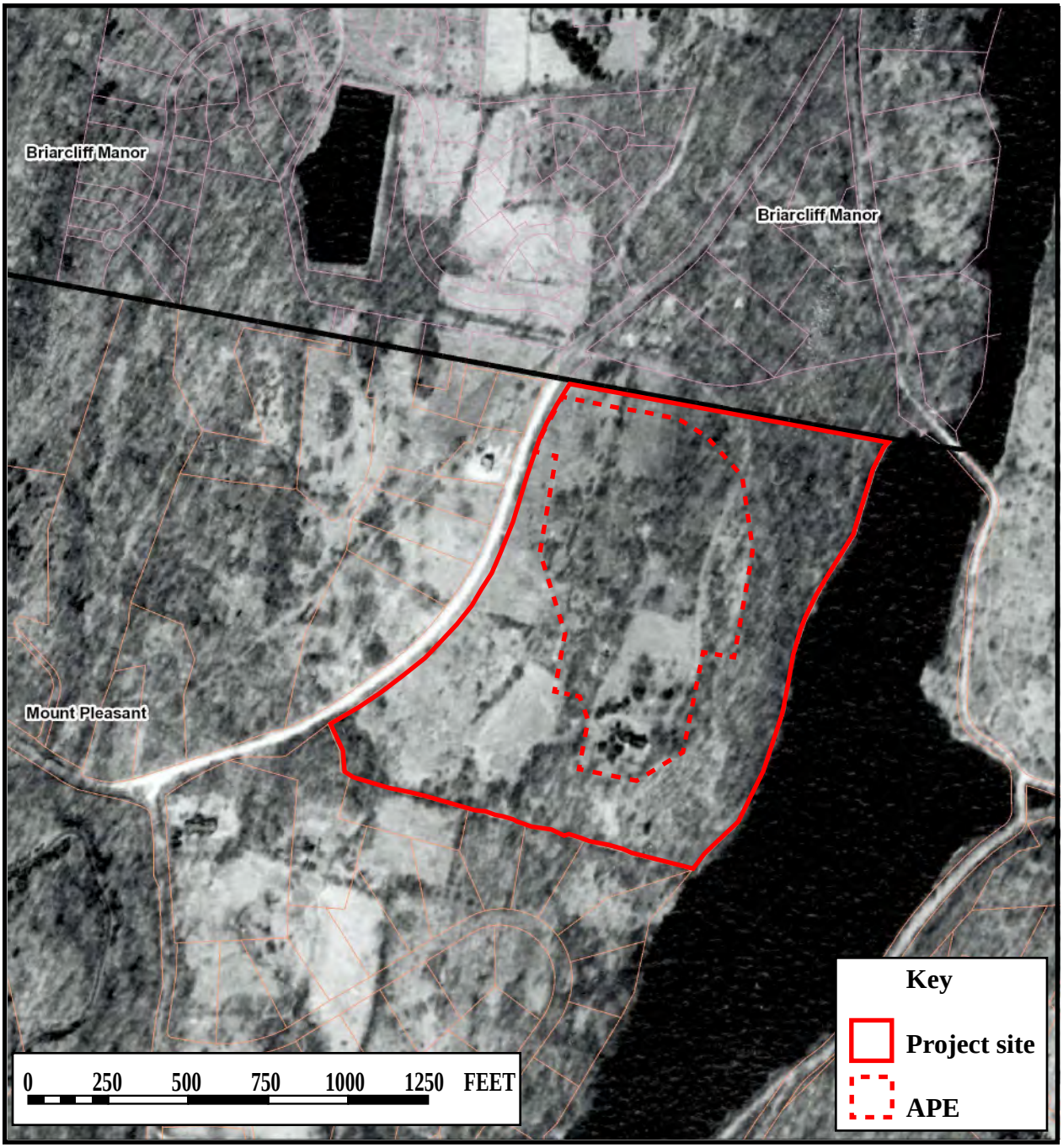
Phase I Archaeological Investigation
Meadows at Briarcliff Subdivision
715 Sleepy Hollow Road
Briarcliff Manor, New York 10510

Figure 11: Project site and APE on *Map of Basin of Proposed Pocantico Reservoir...* (Wulff Engineering 1916).



Phase I Archaeological Investigation
Meadows at Briarcliff Subdivision
715 Sleepy Hollow Road
Briarcliff Manor, New York 10510

Figure 12: Project site and APE on *Atlas of Westchester County, New York* (Hopkins 1930). Note that building locations are erroneously mapped within the APE.

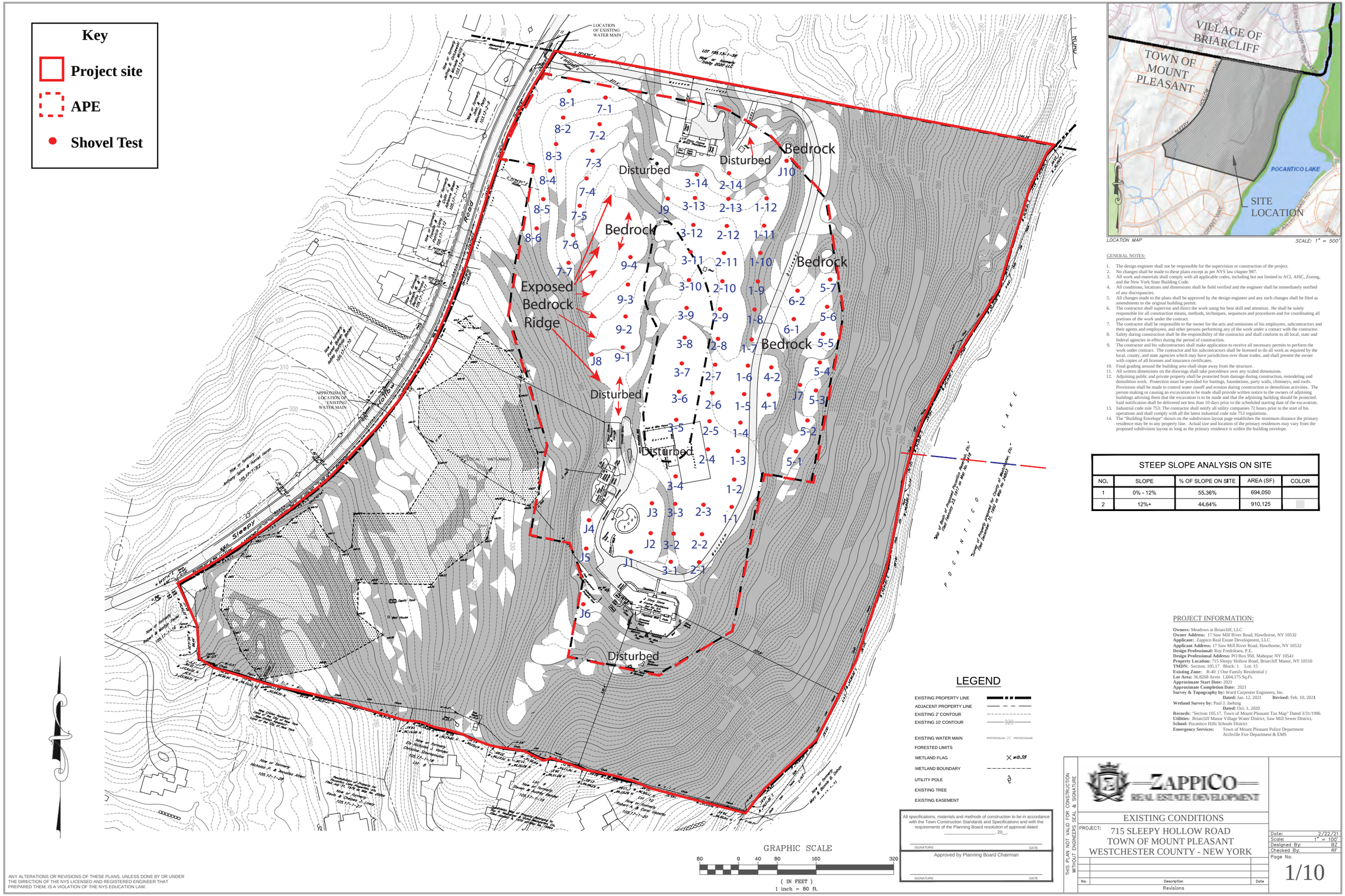


Phase I Archaeological Investigation
Meadows at Briarcliff Subdivision
715 Sleepy Hollow Road
Briarcliff Manor, New York 10510

N

Figure 13: Project site and APE on 1947 aerial photograph (Westchester County Municipal Tax Viewer).

Figure 14. Project site and APE on *Final Subdivision Plat* (Bournazos 2002). Note that building locations are erroneously mapped as partially outside the APE.



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STEEP SLOPE ANALYSIS ON SITE

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LEGEND

EXISTING PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR 320
EXISTING WATER MAIN W
FORESTED LIMITS
WETLAND FLAG WF-3
WETLAND BOUNDARY
UTILITY POLE
EXISTING TREE
EXISTING EASEMENT

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SIGNATURE DATE

Approved by Planning Board Chairman

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ZAPPICO REAL ESTATE DEVELOPMENT

EXISTING CONDITIONS

PROJECT: 715 SLEEPY HOLLOW ROAD
TOWN OF MOUNT PLEASANT
WESTCHESTER COUNTY - NEW YORK

No.	Description	Date
	Revisions	

Date: 2/22/21
Scale: 1" = 100'
Designed By: BZ
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Page No. 1/10

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

Figure 15. Project site, APE, and locations of Shovel Tests on existing conditions survey (HPI 2021 and Zappico 2021).

PHOTOGRAPHS

Photograph 1. Main house, front (north) elevation. View looking south.

Photograph 2. Main house, rear (south) elevation with retaining walls and steps leading to back yard. View looking north.

Photograph 3. Main house, west elevation, with garage and driveway. View looking southeast.

Photograph 4. Main house, east elevation. View looking southwest.

Photograph 5. Retaining walls enclosing the artificially leveled area to the south of the main house. View looking southeast.

Photograph 6. Storage shed behind the main house. View looking south.

Photograph 7. Stone barbeque behind the main house in disturbed area. View looking southeast.

Photograph 8. The 1950s pool house and garage to the northwest of the main house. The dressing room doors are on the left. View looking north.

Photograph 9. The 1950s pool house and garage to the northwest of the main house, showing the garage. View looking southwest.

Photograph 10. The 1990s four-car garage, located north of the pool house/garage. View looking northwest.

Photograph 11. The kidney-shaped swimming pool between the main house and the pool house/garage. View looking northeast.

Photograph 12. The former tennis court north of the main house. The entry driveway is in the far background. View looking northeast.

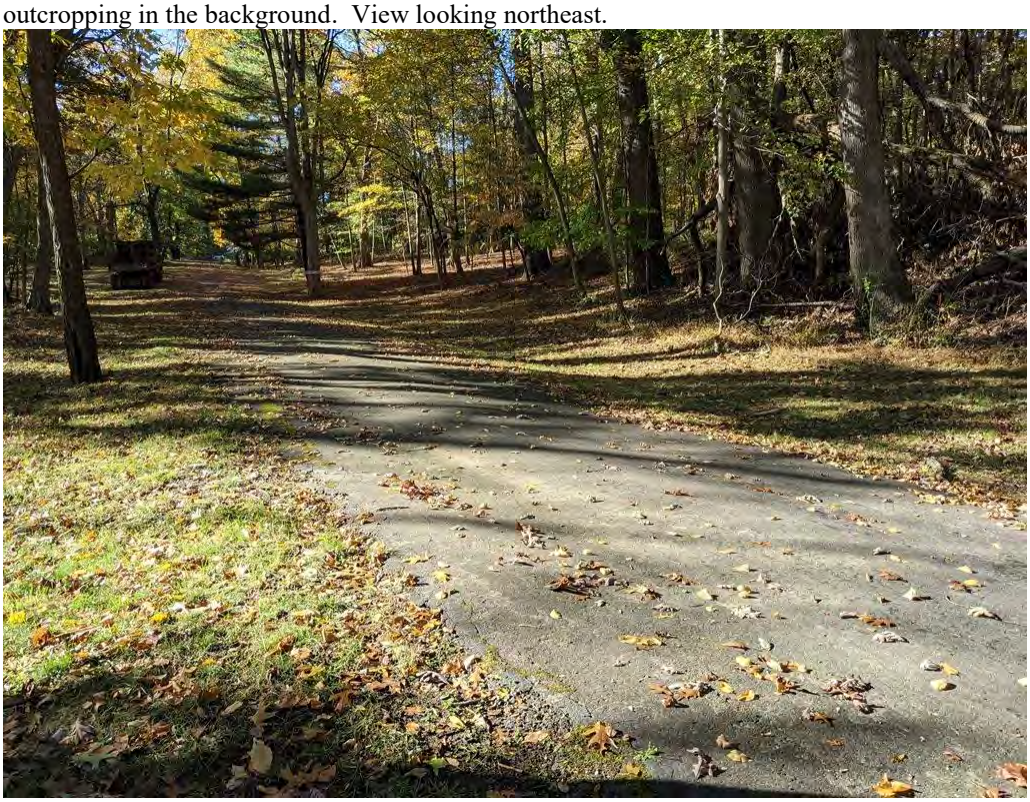
Photograph 13. The former tennis court in the foreground, with the pool house/garage and four-car garage in the left and right background, respectively. A fenced overgrown former garden is located between the tennis court and the four-car garage. View looking west.

Photograph 14. A row of untended fruit trees to the north of the fenced former garden. View looking west.

Photograph 15. The entry driveway to the north of the main house. The former tennis court is in the left background. View looking northeast.

Photograph 16. The entry driveway leading to the main house (slightly visible in the far right background). The former tennis court is in the right background. View looking south.

Photograph 17. The terraced and wooded area to the east of the entry driveway, with a substantial bedrock outcropping in the background. View looking northeast.



Photograph 18. The entry driveway leading to the main house, with wooded areas on both sides, and a large bedrock outcropping on the right. View looking southwest.

Photograph 19. The front (north) elevation of the 1970s caretaker house at the northern end of the property. View looking south.

Photograph 20. The rear (south) elevation of the 1970s caretaker house at the northern end of the property. View looking northeast.

Photograph 21. The wooded area to the south of the 1970s caretaker house. View looking northwest.

Photograph 22. A wood shed south of the 1970s caretaker house in the wooded area. View looking south.


Photograph 23. The open area closest to Sleepy Hollow Road within the APE. View looking south.


Photograph 24. The wooded area in the central portion of the property. View looking west.

Photograph 25. A large, linear bedrock outcropping in the central western portion of the property. View looking northeast.

Photograph 26. An overgrown former access pathway running north-south through the property. View looking south.


Photograph 27. Archaeologists conducting shovel testing and screening.

Photograph 28. Representative Shovel Test 3-14.

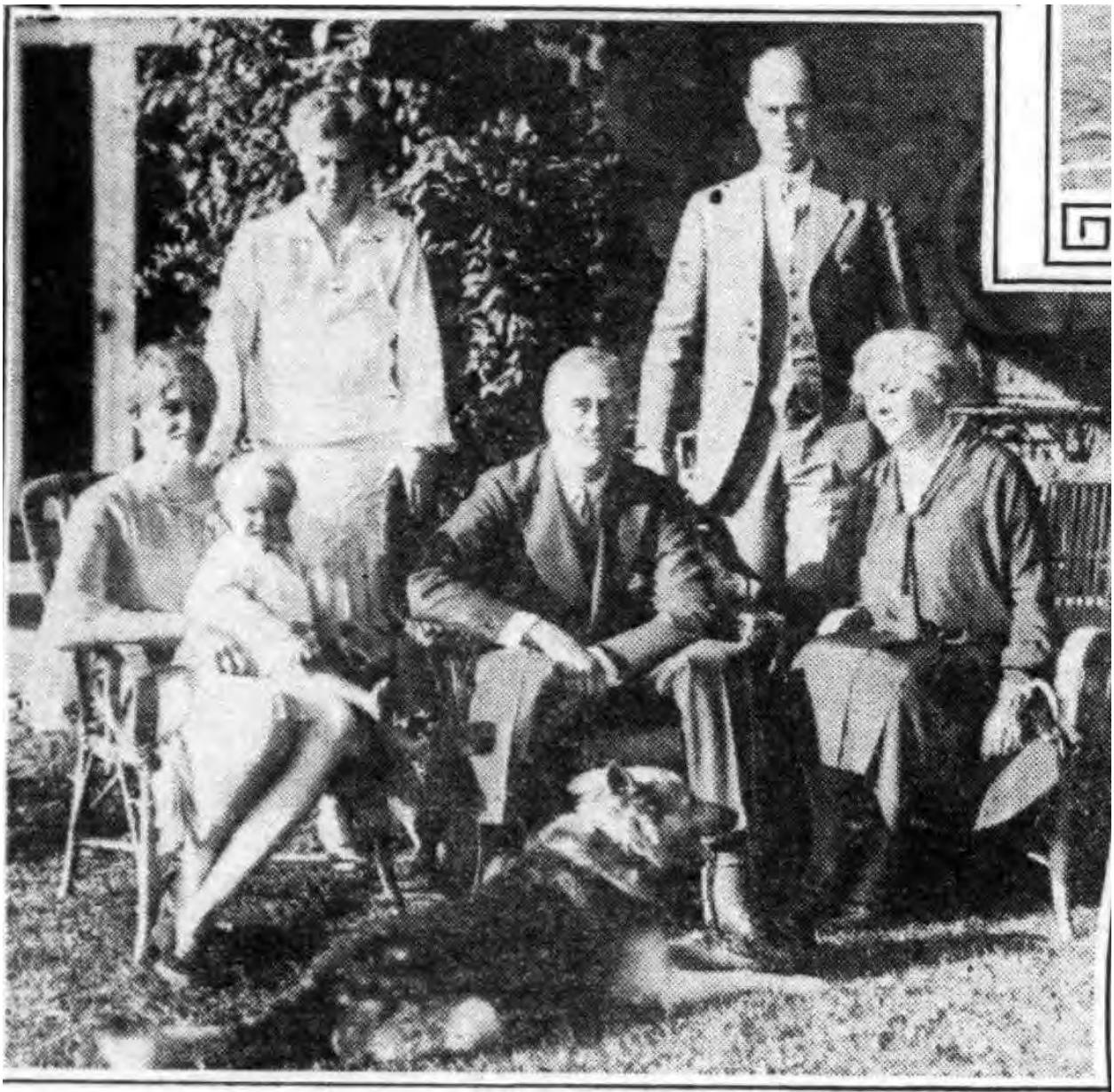
Photograph 29. Representative Shovel Test 7-1.

Photograph 30. Example of dense bedrock outcrops where shovel tests could not be excavated.

Photograph 31. Example of a rock impasse or shallow bedrock at Shovel Test 5-7.

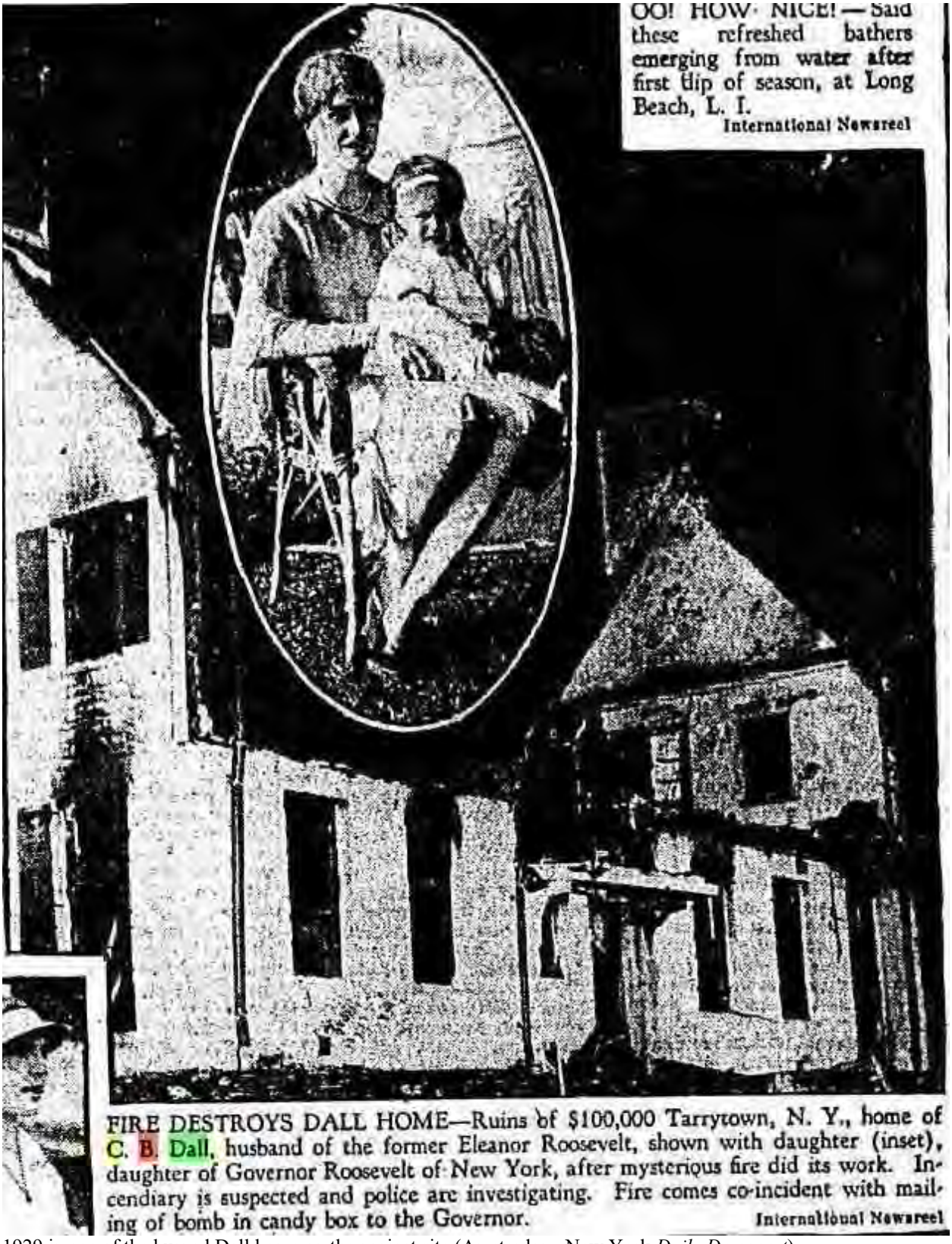
Photograph 32. Example of a rock impasse or bedrock at Shovel Test J-8.

APPENDIX A: HISTORIC PHOTOGRAPHS



ROOSEVELT FAMILY POSES. Members of the family of Franklin D. Roosevelt, Democratic gubernatorial candidate in New York, snapped at his home at Hyde Park, N. Y., are, left to right: Mrs. C. B. Dall, daughter of the candidate, holding Anna Eleanor Dall, his granddaughter; Mrs. Roosevelt, Roosevelt, C. B. Dall, and Mrs. James Roosevelt, his mother. In the foreground is Chief, pet dog of the household.

1928 family portrait including Anna Roosevelt Dall and Curtis Bean Dall (Watertown, New York *Daily Standard*).



OO! HOW· NICE! — Said these refreshed bathers emerging from water after first dip of season, at Long Beach, L. I.
International Newsreel

FIRE DESTROYS DALL HOME—Ruins of $100,000 Tarrytown, N. Y., home of C. B. Dall, husband of the former Eleanor Roosevelt, shown with daughter (inset), daughter of Governor Roosevelt of New York, after mysterious fire did its work. Incendiary is suspected and police are investigating. Fire comes co-incident with mailing of bomb in candy box to the Governor.
International Newsreel

1929 image of the burned Dall home on the project site (Amsterdam, New York *Daily Democrat*).

1929 photograph of the burned Dall home on the project site (Brooklyn, New York *Standard Union*).

APPENDIX B: SOIL BORINGS

Soil Boring Logs

KEY TO BORING LOGS

SS-1	SOIL BORING
0-4''	DEPTH IN INCHES FROM THE GROUND SURFACE
COLOR	MUNSELL COLOR NOTATION
VERY DARK GRAY	HUE VALUE/ CHROMA 10YR 3 / 1

SS-10

SITE: VERY GENTLY SLOPED LAWN WITH FESCUE AND JAPANESE STILT GRASS.

0-12” BROWN 10YR 4/3 LOAM.

12-28” BROWNISH YELLOW 10YR 6/6 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-11

SITE: SIMILAR TO SS-10.

0-11” BROWN 10YR 5/3 LOAM.

11-28” BROWNISH YELLOW 10YR 6/6 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-12

SITE: GENTLY SLOPED WOODLANDS; SHADY TREE CANOPY OF SUGAR MAPLE, NORTHERN RED OAK, BLACK BIRCH, AND FEW BLACK CHERRY; OPEN UNDERSTORY; TWIG AND LEAF LITTER COVERS WOODLAND FLOOR.

0-1/2” VERY DARK GRAY BROWN 10YR 3/2 LOAM.

1/2-2” BROWN 10YR 4/3 LOAM.

2-28” BROWNISH YELLOW 10YR 6/6 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-13

SITE: GENTLY SLOPED WET MEADOW; HERBACEOUS COVER OF TEAR-THUMB, SOFT RUSH, NUT SEDGE, SALLOW SEDGE, AND JAPANESE STILT GRASS.

0-6” GRAY 10YR 5/1 LOAM WITH 5% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

6-28” GRAY 10YR 6/1 LOAM WITH 30% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 20”.

SS-14

SITE: SIMILAR TO SS-14; WET MEADOW; HERBACEOUS OF JAPANESE STILT GRASS, GOLDENROD; WILD GRAPE DRAPES SOME PLANTS.

0-6” GRAY 10YR 5/1 LOAM WITH 5% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

6-28” GRAY 10YR 6/1 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 20”.

SS-15

SITE: EDGE OF WET MEADOW AND WOODLANDS; MEADOW PARTLY SHADED BY BLACK BIRCH AND TULIP; MEADOW HAS HERBACEOUS COVER OF CINNAMON FERN, JAPANESE STILT GRASS, AND GOLDENROD.

SOIL: SIMILAR TO SS-14.

WATER TABLE AT 20”.

SS-16

SITE: VERY GENTLY SLOPED SWAMPLAND; POORLY DRAINED; WEAK MICRO-TOPOGRAPHY; SHADY TREE CANOPY OF RED MAPLE AND FEW BLACK BIRCH WITH SHALLOW AND EXPOSED ROOTS; FEW MULTIFLORA ROSE SHRUB AS UNDERSTORY; JAPANESE STILT GRASS; MATTED LEAF LITTER COVERS UN-VEGETATED GROUND.

0-4” GRAY 10YR 5/1 LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

4-28” GRAY 10YR 6/1 LOAM WITH 30% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 20”.

SS-17

SITE: GENTLY SLOPED SWAMPLAND; POORLY DRAINED; WEAK MICRO-TOPOGRAPHY; 50% OF GROUND UN-VEGETATED; TREE CANOPY OF RED MAPLES WITH SHALLOW AND EXPOSED ROOTS; FEW MULTIFLORA ROSE SHRUB AS UNDERSTORY; HERBACEOUS GROWTH OF JAPANES STILT GRASS AND FEW SALLOW SEDGE; MATTED LEAVES COVER UN-VEGETATED GROUND.

SOIL: SIMILAR TO SS-16.

WATER TABLE AT 20".

SS-18

SITE: VERY GENTLY SWAMPLAND; POORLY DRAINED; WEAK MICRO-TOPOGRAPHY; TREE CANOPY OF RED MAPLES WITH SHALLOW AND EXPOSED ROOTS; DENSE UNDERSTORY OF MULTIFLORA ROSE SHRUBS; HERBACEOUS GROWTH OF GOLDENROD; MATTED LEAVES COVER UN-VEGETATED GROUND.

SOIL: SIMILAR TO SS-16.

WATER TABLE AT 20".

SS-19

SITE: NEARLY LEVEL WET MEADOW; HERBACEOUS GROWTH OF JAPANESE STILT GRASS, TEAR-THUMB, SALLOW SEDGE, AND GOLDENROD; MATTED LEAVES COVER UN-VEGETATED GROUND.

SOIL: SIMILAR TO SS-16.

WATER TABLE AT 20".

SS-20

SITE: VERY GENTLY SLOPED MEADOW; GOLDENROD, JAPANESE STILT GRASS; PORCELAIN-BERRY DRAPES PLANTS.

0-7" GRAY BROWN 10YR 5/2 LOAM.

7-28" BROWNISH YELLOW 10YR 6/6 LOAM; COMPACTED.

WATER TABLE NOT ENCOUNTERED.

SS-21

SITE: TRAIL IN MEADOW; GOLDENROD, JAPANESE STILT GRASS, AND ASTERS.

0-1/4" VERY DARK GRAY BROWN 10YR 3/2 LOAM.

1/4-8" BROWN 10YR 4/3 LOAM.

8-28" BROWNISH YELLOW 10YR 6/6 LOAM WITH 5 % GRAVEL.

WATER TABLE NOT ENCOUNTERED.

SS-22

SITE: VERY GENTLY SLOPED OLD MEADOW; MULTIFLORA ROSE SHRUB UNDERSTORY; HERBACEOUS COVER OF JAPANESE STILT GRASS, GOLDENROD, TEAR-THUMB, SOFT RUSH, AND SALLOW SEDGE; PORCELAIN-BERRY DRAPES PLANTS.

0-24" MIXED DARK GRAY BROWN 10YR 4/2 LOAM WITH 30% PROCESSED GRAVEL AND COBBLES; COMPACTED.

WATER TABLE NOT ENCOUNTERED.

SS-23

SITE: SIMILAR TO SS-22.

SOIL: SIMILAR TO SS-22.

WATER TABLE NOT ENCOUNTERED.

SS-24

SITE: VERY GENTLY SLOPED WET MEADOW; HERBACEOUS GROWTH OF JAPANESE STILT GRASS, SOFT RUSH, SALLOW SEDGE, AND GOLDENROD; MEADOW BORDERED BY MULTIFLORA ROSE.

0-20" MIXED DARK GRAY 10YR 4/1 AND GRAY 10YR 5/1 LOAM WITH 5% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 16".

SS-25

SITE: VERY GENTLY SLOPED WOODLANDS; TREE CANOPY OF BLACK CHERRY AND ASH; SHRUB UNDERSTORY OF MULTIFLORA ROSE SHRUBS; HERBACEOUS GROWTH OF GOLDENROD.

SOIL: SIMILAR TO SS-24.

WATER TABLE AT 19".

SS-26

SITE: SIMILAR TO SS-24; MULTIFLORA ROSE SHRUBS; HERBACEOUS GROWTH OF JAPANESE STILT GRASS, SALLOW SEDGE, GOLDENROD; POISON IVY.

SOIL: SIMILAR TO SS-24.

WATER TABLE AT 18".

SS-27

SITE: VERY GENTLY SLOPED OLD MEADOW; HERBACEOUS GROWTH OF JAPANESE STILT GRASS, TEAR-THUMB, GOLDENROD.

0-8" GRAY 10YR 5/1 LOAM WITH 5% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

8-28" GRAY 10YR 6/1 LOAM WITH 30% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 18".

SS-28

SITE: GENTLY SLOPED OLD MEADOW; HERBACEOUS COVER OF GOLDENROD, SALLOW SEDGE, AND SOFT RUSH.

0-6" GRAY 10YR 5/1 LOAM WITH 5% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

6-28" MIXED GRAY 10YR 6/1 AND GRAY 10YR 5/1 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 18".

SS-29

SITE: GENTLY SLOPED OVERGROWN MEADOW.

0-6” GRAY BROWN 10YR 5/2 LOAM.

6-28” PALE YELLOW 10YR 6/3 LOAM WITH 10% GRAVEL.

WATER TABLE NOT ENCOUNTERED.

SS-30

SITE: VERY GENTLY SLOPED WET MEADOW; JAPANESE STILT GRASS AND NUT SEDGE.

0-6” GRAY 10YR 5/1 LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

6-28” GRAY 10YR 6/1 LOAM WITH 20% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 18”.

SS-31

SITE: GENTLY SLOPED MEADOW.

0-6” BROWN 10YR 4/3 LOAM.

6-28” BROWNISH YELLOW 10YR 6/6 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-32

SITE: GENTLY SLOPED OVERGROWN MEADOW; MUGWORT AND GOLDENROD; WILD GRAPE COVERS PLANTS.

0-5” BROWN 10YR 4/3 LOAM.

5-28” MIXED BROWNISH YELLOW 10YR 6/6 LOAM WITH 5% GRAVEL.

WATER TABLE NOT ENCOUNTERED.

SS-33

SITE: VERY GENTLY SLOPED WOODLANDS; CROOKED RED MAPLE, SUGAR MAPLE, AND BLACK CHERRY TREE TRUNKS; FEW PRIVET SHRUBS; JAPANESE STILT GRASS; PORCELAIN-BERRY DRAPES PLANTS.

0-6” BROWN 10YR 4/3 LOAM.

6-28” MIXED BROWN 10YR 4/3 AND YELLOWISH BROWN 10YR 6/6 LOAM WITH 10% GRAVEL.

WATER TABLE NOT ENCOUNTERED.

SS-34

SITE: VERY GENTLY SLOPED OVERGROWN MEADOW; DENSE MULTIFLORA ROSE SHRUBS; RAGWEED AND GOLDENROD; PORCELAIN-BERRY DRAPES SHRUBS.

0-7” GRAY BROWN 10YR 5/2 LOAM.

7-28” MIXED PALE YELLOW BROWN 10YR 5/3 LOAM 10YR 6/3 LOAM WITH 5% GRAVEL; COMPACTED.

WATER TABLE NOT ENCOUNTERED.

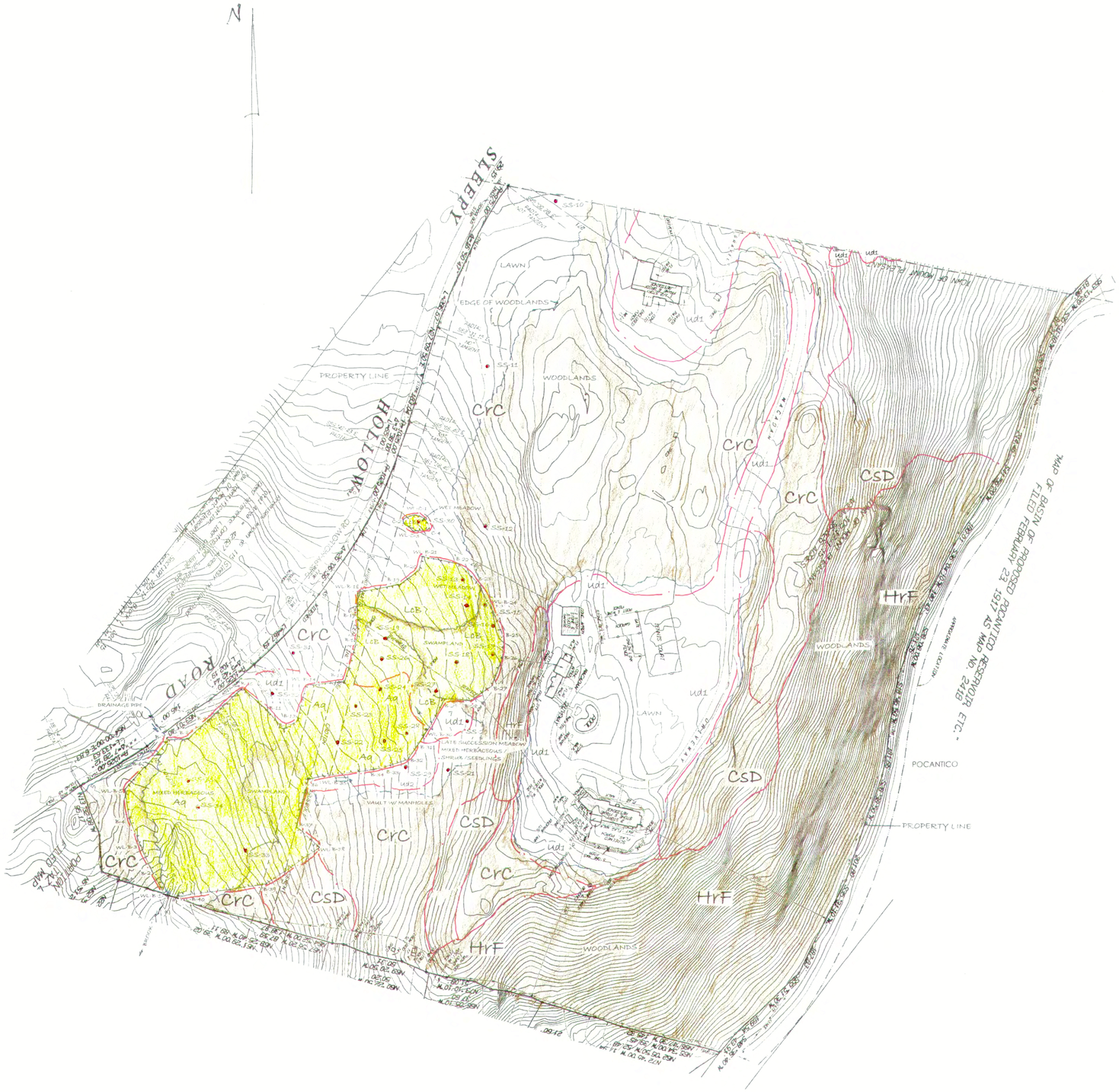
SS-35

SITE: VERY GENTLY SLOPED WOODLANDS; THIN TREE CANOPY OF RED MAPLE AND GOAT WILLOW; JAPANESE STILT GRASS, GOLDENROD, AND SENSITIVE FERN.

0-6” GRAY 10YR 5/1 LOAM WITH 5% BROWN 7.5YR 4/4MOTTLES (REDOX CONCENTRATIONS).

6-29” GRAY 10YR 6/1 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 17”.



KEY TO MAP

- SS-1 — SOIL BORING LOCATION
- WL A-1, WL A-2, WL A-3 — FLAGGED WETLAND BOUNDARY
- ELEVATION CONTOUR IN FEET (ELEVATION VALUES UNSPECIFIED)

SOILS INFORMATION

NON-WETLAND SOILS

- CrC — Charlton-Chatfield complex, very rocky; well drained; slopes 2 to 15 %
- CsD — Chatfield-Charlton complex, very rocky; well drained; slopes 15 to 45 %
- HrF — Hollis-Rock outcrop complex, very steep; well drained; slopes 35 to 65 %
- ud1 — Udorthents soils; well drained; slopes varied
- ud2 — Udorthents soils; moderately well drained; slopes varied

WETLAND SOILS

- Aa — Aquents; poorly drained; slopes 0 to 3 %
- LcB — Leicester loam; poorly drained; slopes 3 to 8 %

ud / CrC — Soils Boundary

MAP NOTES:

1. WETLANDS INVESTIGATION COMPLETED OCT. 1, 2020 BY PAUL J. JAEHNIG - CERTIFIED PROFESSIONAL GEOLOGIST, SOIL SCIENTIST, AND WETLAND SCIENTIST IN ACCORDANCE WITH THE TOWN OF MOUNT PLEASANT WETLANDS LAWS. WETLANDS, AS DEPICTED ON THIS MAP, HAS NOT BEEN SURVEY-LOCATED.
2. LOCATION OF PROPERTY LINE, DRIVEWAY, ROADS, RESIDENCE, AND TOPOGRAAPHY FROM ZAPPI DEVELOPMENT.
3. EDGE OF WOODLANDS AND VEGETATIVE COVERS PLOTTED ONTO MAP DURING THIS INVESTIGATION.

Wetland & Soils Map

The Zappi Development Site

715 Sleepy Hollow Road
Tax ID 105.17 - 1 - 15

Mount Pleasant, NY

Approx. 36.83 Acres Total Area Property

Prepared for
Zappi Development

Oct. 1, 2020

Prepared By
Paul J. Jaehnig- Wetlands and Soils Consulting
P.O. Box 1071 Ridgefield, CT 06877

Map Scale: 1 inch = 100 ft.

APPENDIX C: RECORD OF SHOVEL TEST EXCAVATIONS

Appendix C
Record of Shovel Test Excavations

ST	Level	Horizon	Depth(cmbs)	Soil Color	Soil Texture	Cultural Material	Comments/Reason for Termination
1-1	1	A	0-20	10YR3/3 dark brown	sandy loam	NCM	ST placed next to large bedrock outcropping
	2	B1	20-30	10YR5/4 yellowish brown	sandy clay loam	NCM	rock impasse
1-2	1	A	0-20	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	20-40	10YR5/4 yellowish brown	sandy clay loam	NCM	
	3	B2	40-48	2.5Y5/4 light olive brown	clayey fine sandy loam	NCM	rock impasse
1-3	1	A	0-27	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	27-50	10YR5/4 yellowish brown	sandy clay loam	NCM	rock impasse
1-4	1	A	0-22	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	22-43	10YR5/4 yellowish brown	sandy clay loam	NCM	
	3	B2	43-54	2.5Y5/4 light olive brown	clayey fine sandy loam	NCM	rock impasse
1-5	1	A	0-40	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	40-49	10YR5/4 yellowish brown	sandy clay loam	NCM	rock impasse
1-6	1	A	0-23	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	23-46	10YR5/4 yellowish brown	rocky sandy clay loam	NCM	rock impasse
1-7	1	A	0-23	10YR3/3 dark brown	sandy loam	NCM	ST offset 2m north due to debris/boulders
	2	B1	23-31	10YR5/4 yellowish brown	sandy loam	NCM	rock impasse
1-8	1	A	0-20	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	20-30	10YR5/4 yellowish brown	sandy loam	NCM	rock/root impasse
1-9	1	A	0-20	10YR3/3 dark brown	sandy loam	NCM	ST placed on elevated area beside driveway, rock impasse
1-10	1	A	0-20	10YR3/3 dark brown	sandy loam	NCM	ST placed on elevated area beside driveway
	2	B1	20-33	10YR5/4 yellowish brown	sandy loam	NCM	rock impasse
1-11	1	A	0-16	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	16-43	10YR5/4 yellowish brown	sandy loam	NCM	
	3	B2	43-54	10YR5/6 yellowish brown	coarse sandy loam	NCM	rock impasse
1-12	1	A	0-17	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	17-54	10YR5/4 yellowish brown	sandy loam	NCM	
	3	B2	54-60	10YR5/6 yellowish brown	clayey coarse sandy loam	NCM	
	4	C	60-67	2.5Y4/3 olive brown	coarse sandy clay	NCM	sterile subsoil
2-1	1	Fill	0-20	10YR3/1 very dark gray	sandy loam	NCM	ST is 5m from driveway
	2	A	20-50	10YR3/3 dark brown	sandy loam	NCM	
	3	B1	50-60	10YR5/4 yellowish brown	sandy clay loam	NCM	rock impasse
2-2	1	A	0-19	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	19-27	10YR5/4 yellowish brown	rocky/gravelly sandy clay loam	NCM	rock/root impasse
2-3	1	A	0-20	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	20-22	10YR5/4 yellowish brown	rocky/gravelly sandy clay loam	NCM	rock/root impasse
2-4	1	A	0-27	10YR3/3 dark brown	sandy loam	NCM	

Appendix C
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ST	Level	Horizon	Depth(cmbs)	Soil Color	Soil Texture	Cultural Material	Comments/Reason for Termination
	2	B1	27-32	10YR5/4 yellowish brown	sandy clay loam	NCM	rock impasse
2-5	1	A	0-20	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	20-60	10YR5/4 yellowish brown	sandy clay loam	NCM	rock impasse
2-6	1	A	0-15	10YR3/3 dark brown	gravelly sandy loam	NCM	
	2	B1	15-24	10YR5/4 yellowish brown	gravelly sandy loam	NCM	rock/root impasse
2-7	1	A	0-30	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	30-53	10YR5/4 yellowish brown	sandy loam	NCM	rock impasse
2-8	1	A	0-28	10YR3/3 dark brown	sandy loam	NCM	rock impasse
2-9	1	A	0-30	10YR3/3 dark brown	sandy loam	NCM	ST offset 1m south due to stone wall
	2	B1	30-53	10YR5/4 yellowish brown	sandy loam	NCM	rock impasse
2-10	N/A	N/A	N/A	N/A	N/A	NCM	refusal due to large boulders and tree fall (see photos)
2-11	1	A	0-26	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	26-37	10YR5/4 yellowish brown	sandy loam	NCM	rock impasse
2-12	1	AO	0-28	10YR3/1 very dark grey	silty loam	NCM	ST placed on small hump beside roadway in wooded area
	2	Fill	28-54	2.5Y4/4 olive brown	coarse sand	NCM	rock impasse
2-13	N/A	N/A	N/A	N/A	N/A	NCM	refusal due to exposed bedrock (see photo)
2-14	1	A	0-23	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	23-38	10YR5/4 light olive brown	rocky sandy loam	NCM	rock/root impasse
3-1	1	A	0-30	10YR3/3 dark brown	gravelly sandy loam	CM- modern: window glass and metal wire (discarded in field	rock impasse
3-2	1	A	0-20	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	20-52	10YR5/4 yellowish brown	sandy loam	NCM	rock impasse
3-3	1	A	0-27	10YR3/3 dark brown	sandy loam	NCM	root impasse
3-4	1	A	0-23	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	23-50	10YR5/4 yellowish brown	sandy loam	NCM	
	3	B2	50-64	10YR5/6 yellowish brown	clayey fine sandy loam	NCM	rock impasse (see photo)
3-5	1	A	0-32	10YR3/3 dark brown	rocky/gravelly sandy loam	NCM	rock impasse
3-6	1	A	0-30	10YR3/2 very dark grayish brown	rocky sandy loam	NCM	rock impasse
3-7	1	A	o-20	10YR3/3 dark brown	rocky sandy loam	NCM	
	2	B1	20-30	10YR5/4 yellowish brown	rocky sandy loam	NCM	rock impasse
3-8	1	A	0-35	10YR3/3 dark brown	rocky sandy loam	NCM	ST placed 5m south of stone wall/ rock impasse
3-9	1	A	0-24	10YR3/3 dark brown	rocky sandy loam	NCM	rock impasse
3-10	1	A	0-14	10YR3/3 dark brown	sandy loam	CM- modern: wire nail (discarded in field)	ST offset 3m south due to debris
	2	B1	14-27	10YR5/4 yellowish brown	sandy loam	NCM	
	3	B2	27-40	10YR5/6 yellowish brown	clayey fine sandy loam	NCM	root impasse

Appendix C
Record of Shovel Test Excavations

ST	Level	Horizon	Depth(cmbs)	Soil Color	Soil Texture	Cultural Material	Comments/Reason for Termination
3-11	1	A	0-48	10YR3/3 dark brown	sandy loam	NCM	rock impasse
3-12	1	A	0-17	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	17-74	10YR5/4 yellowish brown	sandy clay loam	NCM	rock impasse
3-13	1	A	0-10	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	10-33	10YR5/4 yellowish brown	sandy clay loam	NCM	rock impasse
3-14	1	A	0-24	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	24-50	10YR5/4 yellowish brown	sandy clay loam	NCM	
	3	B2	50-56	2.5Y5/4 light olive brown	clayey fine sandy loam	NCM	rock impasse (see photo)
4-1	1	A	0-12	10YR3/3 dark brown	sandy loam	NCM	ST placed 3m from driveway
	2	B1	12-32	10YR5/4 yellowish brown	sandy clay loam	NCM	rock/root impasse
4-2	1	A	0-42	10YR3/3 dark brown	sandy loam	NCM	rock/root impasse
5-1	1	A	0-26	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	26-50	10YR5/4 yellowish brown	sandy clay loam	NCM	rock impasse
5-2	1	A	0-15	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	15-42	10YR5/4 yellowish brown	sandy clay loam	NCM	rock impasse
5-3	1	A	0-8	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	8-27	10YR5/4 yellowish brown	sandy clay loam	NCM	rock impasse
5-4	1	A	0-20	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	20-54	10YR5/4 yellowish brown	sandy clay loam	NCM	
	3	B2	54-60	2.5Y5/4 light olive brown	clayey sandy loam	NCM	rock impasse
5-5	1	A	0-16	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	16-20	10YR5/4 yellowish brown	sandy loam	NCM	rock impasse
5-6	1	A	0-25	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	25-42	10YR5/4 yellowish brown	sandy loam	NCM	root impasse
5-7	1	A	0-27	10YR3/3 dark brown	sandy loam	NCM	rock impasse (see photo)
6-1	1	A	0-20	10YR3/3 dark brown	sandy loam	NCM	ST placed 10m from driveway
	2	B1	20-40	10YR5/4 yellowish brown	sandy clay loam	NCM	
	3	B2	40-50	2.5Y5/4 light olive brown	clayey fine sandy loam	NCM	rock impasse
6-2	1	Fill	0-14	10YR4/4 dark yellowish brown	gravelly sandy loam	NCM	ST placed 10m from driveway
	2	A	14-28	10YR3/3 dark brown	sandy loam	NCM	
	3	B1	28-36	10YR5/4 yellowish brown	compact sandy loam	NCM	rock impasse
7-1	1	A	0-23	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	23-47	10YR5/4 yellowish brown	sandy loam	NCM	
	3	B2	47-53	2.5Y5/4 light olive brown	clayey fine sandy loam	NCM	rock impasse (see photo)
7-2	1	A	0-25	10YR3/3 dark brown	sandy loam	CM- historic: undiagnostic whiteware ceramic (discarded in field)	

Appendix C
Record of Shovel Test Excavations

ST	Level	Horizon	Depth(cmbs)	Soil Color	Soil Texture	Cultural Material	Comments/Reason for Termination
	2	B1	25-45	10YR5/4 yellowish brown	sandy loam	NCM	
	3	B2	45-51	2.5Y5/4 light olive brown	clayey sandy loam	NCM	
	4	C	51-55	2.5Y6/1 gray	clay	NCM	sterile subsoil
7-3	1	A	0-23	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	23-46	10YR5/4 yellowish brown	sandy loam	NCM	
	3	C	46-54	2.5Y6/1 gray	fine sandy clay	NCM	sterile subsoil
7-4	1	A	0-27	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	27-39	10YR5/4 yellowish brown	sandy loam	NCM	
	3	B2	39-43	2.5Y5/4 light olive brown	clayey sandy loam	NCM	rock impasse
7-5	1	A	0-24	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	24-48	10YR5/4 yellowish brown	sandy loam	NCM	
	3	B2	48-55	2.5Y5/4 light olive brown	clayey sandy loam	NCM	rock impasse
7-6	1	A	0-22	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	22-36	10YR5/4 yellowish brown	sandy loam	NCM	rock impasse
7-7	1	A	0-28	10YR3/3 dark brown	sandy loam	NCM	rock/root impasse
8-1	1	A	0-23	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	23-46	10YR5/4 yellowish brown	sandy clay loam	NCM	
	3	C	46-54	2.5Y6/1 gray	fine sandy clay	NCM	sterile subsoil
8-2	1	A	0-25	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	25-37	10YR5/4 yellowish brown	sandy clay loam	NCM	rock impasse
8-3	1	A	0-20	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	20-43	10YR5/4 yellowish brown	sandy clay loam	NCM	
	3	B2	43-48	2.5Y5/4 light olive brown	clayey sandy loam	NCM	rock impasse
8-4	1	A	0-17	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	17-46	10YR5/4 yellowish brown	sandy clay loam	NCM	rock impasse
8-5	1	A	0-29	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	29-53	10YR5/4 yellowish brown	sandy clay loam	NCM	
	3	B2	53-67	2.5Y5/4 light olive brown	clayey sandy loam	NCM	rock/root impasse
8-6	1	A	0-23	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	23-40	10YR5/4 yellowish brown	sandy clay loam	NCM	
	3	C	40-47	2.5Y6/1 gray	fine sandy clay	NCM	sterile subsoil
9-1	1	AO	0-13	10YR3/1 very dark gray	loam	NCM	
	2	A	13-26	10YR3/3 dark brown	sandy loam	NCM	
	3	B1	26-50	10YR5/4 yellowish brown	sandy clay loam	NCM	sterile subsoil
9-2	1	A	0-25	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	25-46	10YR5/4 yellowish brown	sandy clay loam	NCM	
	3	B2	46-57	2.5Y5/4 light olive brown	clayey sandy loam	NCM	rock impasse
9-3	1	A	0-25	10YR3/3 dark brown	sandy loam	NCM	rock impasse
9-4	1	A	0-38	10YR3/3 dark brown	sandy loam	NCM	ST placed beside stone wall/ rock impasse

Appendix C
Record of Shovel Test Excavations

ST	Level	Horizon	Depth(cmbs)	Soil Color	Soil Texture	Cultural Material	Comments/Reason for Termination
J-1	1	Fill	0-23	10YR4/4 dark yellowish brown	gravelly coarse sandy loam	NCM	ST placed on edge of ridge near pool/ root impasse
J-2	1	Fill	0-23	10YR4/4 dark yellowish brown	gravelly coarse sandy loam	NCM	
	2	A	23-40	10YR3/3 dark brown	sandy loam	NCM	
	3	B1	40-47	10YR5/4 yellowish brown	sandy loam	NCM	rock impasse
J-3	1	Fill	0-20	10YR4/4 dark yellowish brown	gravelly coarse sandy loam	NCM	
	2	A	20-30	10YR3/3 dark brown	sandy loam	NCM	rock impasse
J-4	1	Fill	0-30	10YR4/4 dark yellowish brown	gravelly coarse sandy loam	NCM	
	2	B1	30-38	10YR5/4 yellowish brown	sandy loam	NCM	rock impasse
J-5	1	Fill	0-13	10YR4/4 dark yellowish brown	gravelly coarse sandy loam	NCM	
	2	B1	13-30	10YR5/4 yellowish brown	sandy loam	NCM	root impasse
J-6	1	A	0-18	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	18-35	10YR5/4 yellowish brown	sandy clay loam	NCM	
	3	B2	35-46	2.5Y5/4 light olive brown	clayey fine sandy loam	NCM	rock impasse (see photo)
J-7	1	A	0-30	10YR3/3 dark brown	sandy loam	NCM	rock/root impasse
J-8	1	A	0-47	10YR3/3 dark brown	sandy loam	NCM	ST placed beside large rock face/ rock impasse (see photo)
J-9	1	A	0-28	10YR3/3 dark brown	sandy loam	NCM	
	2	B1	28-45	10YR5/4 yellowish brown	sandy clay loam	NCM	
	3	B2	45-52	2.5Y5/4 light olive brown	clayey fine sandy loam	NCM	rock impasse
J-10	1	A	0-20	10YR3/3 dark brown	sandy loam	NCM	ST placed on top of knoll
	2	B1	20-55	10YR5/4 yellowish brown	sandy loam	NCM	rock impasse