

November 5, 2015

BY EMAIL ([SANELLI@TOWNOF OSSINING.COM](mailto:SANELLI@TOWNOF OSSINING.COM)) & FEDERAL EXPRESS

Ms. Sandy Anelli  
Secretary to the Planning Board  
Town of Ossining  
16 Croton Avenue  
Ossining, NY 10562

Re: Application of Stony Lodge Hospital, Inc. and Glenco Group LLC  
Premises: Stony Lodge Hospital, 40 Croton Dam Road, Ossining, New York

Dear Ms. Anelli:

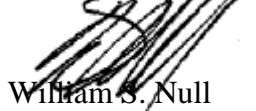
On behalf of Stony Lodge Hospital, Inc. and Glenco Group LLC, we respectfully submit draft versions of a Petition to Amend the Zoning Code of the Town of Ossining and a Full Environmental Assessment Form with supplemental documentation ("EAF") in support of the proposed redevelopment of these Premises that are currently occupied by buildings comprising Stony Lodge Psychiatric Hospital as a multifamily rental community containing 169 market-rate units and 19 below-market-rate ("BMR") units. The proposed redevelopment would be known as "River Knoll" has been designed to preserve significant open space, including the meadow area, along the Croton Dam Road frontage. A more detailed description of the proposed River Knoll community is contained in the enclosed documents.

The Premises comprises 17.9 acres, of which 16.65 acres are within the Town of Ossining and 1.24 acres are within the Village of Ossining. The proposed Petition addresses only the Town of Ossining portion of the Premises with the buildings and improvement located within the Town's boundaries, as well. However, the EAF addresses the use of the entire Premises and potential impacts arising from this development.

As directed by Supervisor Donnelly, we are submitting this documentation to you to forward to Mr. David H. Stolman, President of Frederick P. Clark Associates, Inc., the Town's Planning Consultant, and Wayne Spector, Esq., the Town's Attorney for their review and comment. We intend to submit the enclosed to the Town for its review and consideration within the next week or so following receipt of comments from Messrs. Stolman and Spector. Please let us know if you need additional copies of any of the documents, or if we may be of assistance in any way.

Thank you for your courtesy and assistance in this matter.

Very truly yours,



William S. Null

Enclosures

cc: Hon. Susanne Donnelly, Supervisor; Mr. Glen Vetromile; and Ms. Nanette Bourne

**TOWN BOARD, TOWN OF OSSINING  
STATE OF NEW YORK**

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In the Matter of the Application of:

**STONY LODGE HOSPITAL, INC.  
and GLENCO GROUP LLC**

**PETITION**

For an Amendment to the Zoning Code of the  
Town of Ossining to:

- (1) Establish a new zoning district to be known as the  
MF2 (Multifamily Residence 2) District; and
- (2) Re-Map the Subject Premises commonly known as  
“Stony Lodge Hospital” situated at 51 Croton Dam Road,  
Ossining, New York, which Premises are designated on  
the Tax Assessment Map of the Town of Ossining as  
Section 1, Plate 4, Block 13, Lot 2 and Section 1, Plate 4-C,  
Block 30, Lot 1 from the R-15 (One Family Residence)  
District into the MF2 (Multifamily Residence 2) District.

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**TO THE HONORABLE SUPERVISOR AND MEMBERS OF THE TOWN BOARD:**

The Petition of STONY LODGE HOSPITAL, INC. and GLENCO GROUP LLC (collectively  
the “Petitioner”) respectfully shows and alleges in support of Petitioner’s request:

1. Ownership Information: The Petitioner includes Stony Lodge Hospital, Inc., the owner of  
the Premises, and Glenco Group LLC, the Contract-Vendee thereof. The Premises comprise  
approximately 779,182 square feet of real property, or 17.89 acres, of which 1.24 acres is situated  
within the Village of Ossining, which Premises have frontage on Croton Dam Road in the Town  
of Ossining.
2. Description of the Subject Premises & Present Mapping: The portion of the Premises  
wholly within the Town of Ossining is the subject of this Petition (the “Subject Premises”) and is  
mapped in the R-15 (One Family Residence) District in accordance with the Zoning Code of the  
Town of Ossining (the “Zoning Code”). The Subject Premises, including the portion thereof  
situated in the Village of Ossining was most recently operated and known as Stony Lodge  
Hospital, a 61-bed, private psychiatric hospital for children and adolescents, which were opened  
in 1927.

3. Reasons Supporting Petition: The operation of Stony Lodge Hospital is a legally permitted use in accordance with the Zoning Code. In the almost 100 years since the opening of Stony Lodge Hospital, the properties surrounding it have been developed with single family residences. During the past century, the area has been transformed from the rural character existing when the Stony Lodge Hospital first opened to a suburban neighborhood of single family homes. Stony Lodge Hospital employed approximately 250 people and ran multiple shifts to operate the 7 day per week, 24 hours per day demands of a hospital. In addition, delivery trucks, including large multi-axle trucks, regularly serviced the Hospital to provide supplies. Police and fire department vehicles regularly were dispatched to the Premises and ambulances frequented the site for emergency transport of patients. Outside agencies also sent staff daily to coordinate care. Family members visited by car, usually in the evening and on weekends. Lastly, regional conferences were regularly held on-site including attendance by outside visitors from the County and State.

While the Stony Lodge Hospital is a legally permitted use under the Zoning Code, multi-family housing would redevelop this hilly and rocky site with a use more compatible with the surrounding community thereby:

- a. Enabling more undeveloped permanent open space as the proposed, new residential community will be clustered to the center of the Premises;
- b. Preserving more mature stands of trees;
- c. Maintaining the scenic meadow along the entire frontage of Croton Dam Road as well as the expansive meadow on the easterly side of the Premises;
- d. Allowing for the addition of sizeable new green buffer areas protecting adjacent homeowners along the northerly and southerly boundaries of the Premises;
- e. Minimizing internal roadways and extensive infrastructure that would require more impervious surfaces and increased excavation, disrupting the terrain in a manner that also would necessitate tree removal; and
- f. Producing a fiscally beneficial change to the Premises improving revenue generation for the Town, Village and School District.

4. Documents detailing Subject Premises: Annexed hereto are the following documents detailing the Subject Premises in connection with this proposed zoning amendment and remapping:

- a. **Exhibit A** contains an excerpt of the relevant portion of the Town of Ossining

Zoning Map identifying and the showing the location of the Subject Premises (highlighted in yellow); and

- b. **Exhibit B** is a survey entitled, “Survey of Property situate in the Town of Ossining Westchester County, New York,” dated February 27, 2006, last revised March 15, 2006, prepared by Thomas C. Merritts Land Surveyors, P.C. showing the Subject Premises with the buildings and improvements comprising Stony Lodge Hospital.

- 5. Existing Mapping of Adjacent Lands: **Exhibit A** is an excerpt from the Official Zoning Map of the Town of Ossining showing the zoning classifications affecting the Subject Premises and the properties adjacent thereto, as follows:

Northerly Boundary: The properties immediately to the north of the Subject Premises are: (a) situated in the Town of Ossining, mapped in the R-7.5 (One-Family Residence) District, and improved with single-family residential uses; and (b) situated in the Village of Ossining, mapped in the S-50 (One Family Residence) District, and improved with single-family residential uses.

Southerly Boundary: The properties immediately to the south of the Subject Premises are situated in the Village of Ossining, mapped in the S-50 (One Family Residence) District, and improved with single-family residential uses.

Easterly Boundary: The properties immediately to the east of the Subject Premises are situated in the Village of Ossining, mapped in the S-50 (One Family Residence) District, and improved with single-family residential uses.

Westerly Boundary: The properties immediately to the west of the Subject Premises within the Town of Ossining are across Croton Dam Road and are mapped in the R-15 (One Family Residence) District, and improved with single-family residential uses.

- 6. Proposed Use of the Subject Premises: The Petitioner proposes develop a new multifamily community to be known as “River Knoll.” The Stony Lodge Hospital buildings will be demolished. Thereafter, River Knoll will be constructed utilizing existing developed portions of the site with the buildings clustered to the center of the property to facilitate the substantial expansion of open space to create a generous buffer between the surrounding single-family, residential neighborhood. This new community would be comprised of 169 market-rate and 19 Affordable housing units (providing more below-market-rate (BMR) units than mandated by Article VI of the Zoning Code), totaling 188 dwelling units within four (4)

buildings. Parking for the residents of River Knoll will be provided in a combination of secured garages and at-grade spaces. Amenity space for the residents of River Knoll, will include a fitness center and swimming pool, among other things.

To illustrate the proposed River Knoll development the Petitioner has prepared a Concept Site Plan, copies of which accompany this Petition as **Exhibit C** and are incorporated herein by reference, as more particularly described below:

- a. Plans prepared by Minno & Wasko, Architects and Planners, entitled “River Knoll, Town of Ossining, Westchester County, New York,” dated October 2, 2015, consisting of the following sheets:
  - i. Concept Site Plan, including “Development Program”;
  - ii. Concept Site Plan Overlay showing existing Stony Lodge Hospital buildings;
- b. Plans prepared by John Meyer Consulting, entitled “River Knoll, 40 Croton Dam Road, Town of Ossining, New York” dated October 2, 2015, consisting of the following sheets:
  - i. “Site Existing Conditions Plan” (SP-1);
  - ii. “Conceptual Site Layout Plan” (SP-2); and
  - iii. “Conceptual Site Grading Plan” (SP-3).

7. SEQR Compliance and Planning Considerations in Support of Petition: The Environmental Assessment Form (“EAF”) annexed hereto as **Exhibit D**, outlines the relevant information regarding the potential environmental impacts associated with this zoning and map amendments.

We respectfully submit that the Town Board should recognize that the transition of the Subject Premises from its current institutional use would be beneficial to the surrounding community. Accordingly, this Petition proposes an amendment to the Zoning Code to permit the adaptive reuse of the property in a manner that is feasible and which protects surrounding neighborhoods and environmental resources to the maximum extent practicable. Given the substantial financial costs involved in demolishing the existing Stony Lodge Hospital improvements, this Petition proposes the adaptive reuse of the Subject Premises for multi-family housing and requests the adoption of an amendment to the Zoning Code establishing a new Multifamily Residence District that would permit a greater density of housing than the existing “MF Multifamily Residence District” set forth in the Zoning Code and exceeds the requirements of the Town’s affordable housing mandate in its provision of BMR’s creating

19, rather than 17 affordable apartments. Petitioner’s request regarding the remapping of the Subject Premises to permit its use as a “multifamily development” is wholly consistent with the Comprehensive Plan of the Town of Ossining.

8. Proposed Zoning Code Amendments: We respectfully submit that the Zoning Code should be amended by adding the following provisions:

- a. The words “MF-2 Multifamily District” shall be inserted in “§200-3. Classes of districts” to recognize the establishment of the “MF2 District,” as noted by the underlined text below:

The Town of Ossining is hereby divided into the classes of districts listed below:

**Symbol Title**

R-40	One-Family Residence District
R-30	One-Family Residence District
R-20	One-Family Residence District
R-20A	One-Family Residence District
R-15	One-Family Residence District
R-10	One-Family Residence District
R-7.5	One-Family Residence District
R-5	One-Family Residence District
MF	Multifamily District
MF-I	Multifamily-Inn District
<u>MF-2</u>	<u>Multifamily District</u>
NC	Neighborhood Commercial District
GB	General Business District
GB-1	General Business District-1
O-RB	Office-Research Business District
O-RE	Office-Research Education District
BE	Business Education District

- b. A new “§200-16.A. MF2 Multifamily District” should be established as set forth below, which District shall be mapped in areas that have at least 10 acres with frontage on a collector road. This new “§200-16.A. MF2 Multifamily District” would be inserted in the Zoning Code following “§200-16. MF Multifamily District” and prior to “§200-17 NC Neighborhood Commercial District” and would read as follows:

**§200-16.A. MF2 Multifamily District**

In an MF2 Multifamily District, no building or premises shall be used, and no building or part of a building shall be erected or altered, which is arranged, intended or designed to be used, in whole or in part, for any uses except the following:

A. Permitted uses.

(1) Any permitted use or accessory use listed in, and as regulated in, the R-40 Residence District.

B. Uses permitted by special permit upon approval by the Board of Appeals in accordance with Article IX hereof. The following uses are permitted subject to approval by the Board of Appeals in accordance with the provisions of §200-45. These uses are subject to the requirements specified below and elsewhere in this chapter, including site plan approval by the Planning Board in accordance with §200-50 hereof.

(1) Any use so permitted in, and as regulated in, the R-10 Residence District.

C. Conditional uses permitted upon approval by the Planning Board in accordance with Article XI hereof. The following conditional uses are permitted subject to approval by the Planning Board in accordance with §200-49 hereof. These uses are subject to the requirements specified herein and elsewhere in this chapter, including site plan approval in accordance with §200-50 hereof.

(1) Multiple dwellings, subject to the following requirements:

(a) To enable and encourage flexibility of design and development of larger parcels of land in such a manner as to promote the most appropriate thereof, to facilitate the adequate and economical provision of vehicular access and utilities thereto, and to preserve the natural and scenic qualities of such lands, the Planning Board is hereby authorized, simultaneous with its review of the Site Plan in accordance with §200-50 hereof, to consider the architectural design and layout of multiple dwellings developed hereunder without regard to pre-determined, maximum lengths of buildings, established minimum distances between them.

(b) In furtherance of the flexibility set forth in §200-16.C.(1) above, it is expressly noted that the dimensional parameters otherwise applicable to MF Multifamily District developments in accordance with §200-16, shall not be applicable to MF2 Multifamily District developments.

(c) Signs, subject to the requirements of §200-28, and not more than one building identification sign of an area not greater than 14 square feet and located in the front or side yard.

(2) Row or attached dwellings, in addition to being subject to the provisions of Subsection C above, shall also be subject to the following conditions:

(a) The maximum number of dwelling units in a group of row dwellings shall be six.

(3) Additional requirements for multiple-family and row and/or attached dwellings.

(a) At least 1/3 of the net site area shall be devoted to permanent open space and/or for sites suitable for recreation.

(b) Any such construction shall be subject to the New York State Multiple Family Building Code.

- c. A new “§200-22.A. MF2 Multifamily Residence District” would be added to “Chapter 200, Article IV, Bulk Regulations” and would be inserted after “§200-22. MF Multifamily Residence District and MF-I Multifamily-Inn Residence District” and before “§200-23. NC Neighborhood Commercial District, GB General Business District and GB-1 General Business District-1,” which new “§200-22.A. would read as follows:

**§200-22.A. MF2 Multifamily Residence District**

The following bulk regulations shall apply in the MF Multifamily Residence District and the MF2 Multifamily Residence District:

Minimum Requirements	Row or Attached Dwelling	Multiple
Lot area (square feet)	10 acres	10 acres
Lot area per dwelling unit (square feet)*	4,250*	4,250*
Lot width (feet)	50	250
Lot depth (feet)	250	250
Front yard (feet)	200	200
One side yard (feet)	100	100
Both side yards (feet)	200	200
Rear yard (feet)	100	100
Livable floor area dwelling unit (square feet)	850	700 per for 1 or more bedrooms
Usable open space	50%	50%
Maximum Permitted:		



Minimum Requirements	Row or Attached Dwelling	Multiple
Building height		
Stories	3	3
Feet	50	50
Building coverage	12%	12%
* NOTE: Consistent with §200-33 hereof at least ten percent (10%) of the units shall be designated as below-market-rate (BMR) units, permitting a density bonus of 20% for sites of 10 acres or more as set forth in Article VI hereof.		

- c. To consistently encourage the construction of below-market-rate (BMR) units in future developments in the MF2 District, Article VI of the Zoning Code, entitled “Affordable Housing” should be amended, as follows:
- i. At §200-34 entitled “Residential density bonus; Multifamily, General Business and One-Family Residence Districts,” the text should be modified, so that it reads as follows [with proposed inserted text underscored]:

**§200-34. Residential density bonus; Multifamily, General Business and One-Family Residence Districts.**

A. To achieve the purposes above, the approval authority shall grant a residential density bonus for multiple, row or attached dwellings constructed or rehabilitated in the MF and MF2 Districts, with 1/2 of said density bonus consisting of below-market-rate units as defined and regulated in this article. The maximum permitted density bonus shall be in accordance with the following schedule:

Size of Property (acres)	Maximum Permitted Density Bonus
10 or more	20%
More than 5 but fewer than 10	30%
Fewer than or equal to 5	40%

B. To achieve the purposes above, the approval authority shall grant a residential density bonus for multiple, row or attached dwellings constructed or rehabilitated in the GB District, with 1/2 of said density bonus consisting of below-market-rate units as defined and regulated in this article. The maximum permitted density bonus shall be in accordance with the following schedule:

Size of Property (acres)	Maximum Permitted Density Bonus
10 or more	20%
More than 5 but fewer than 10	30%

<b>Size of Property (acres)</b>	<b>Maximum Permitted Density Bonus</b>
More than 2 but fewer than 5	40%
Fewer than 2	100%

C. To achieve the purposes above, for dwelling units constructed or rehabilitated in the One-Family Residence Districts, the approval authority shall grant a residential density bonus, with 1/2 of said density bonus consisting of below-market-rate units as defined and regulated in this article. The maximum permitted density bonus shall be in accordance with the schedule in §200-34A above. To assist in achieving the density permitted, the applicant may apply to the Planning Board for a cluster development pursuant to §200-31 of this chapter.

WHEREFORE, Petitioner respectfully requests that this Petition be granted in its entirety so that the Zoning Code may be amended as aforesaid and the Subject Premises may be mapped in the MF2 District, as set forth herein.

Dated: November , 2015

**STONY LODGE HOSPITAL, INC.**

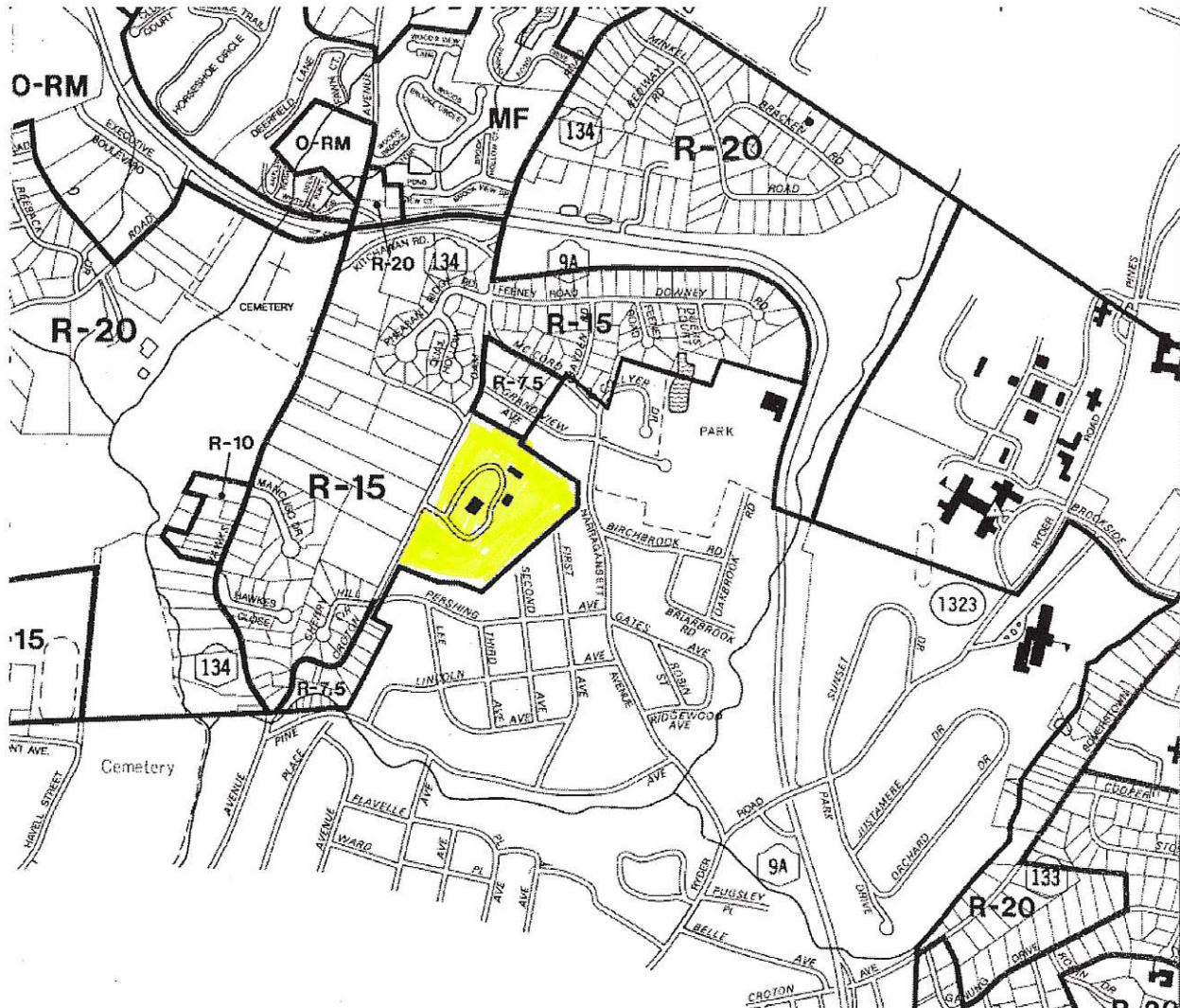
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**GLENCO GROUP LLC**

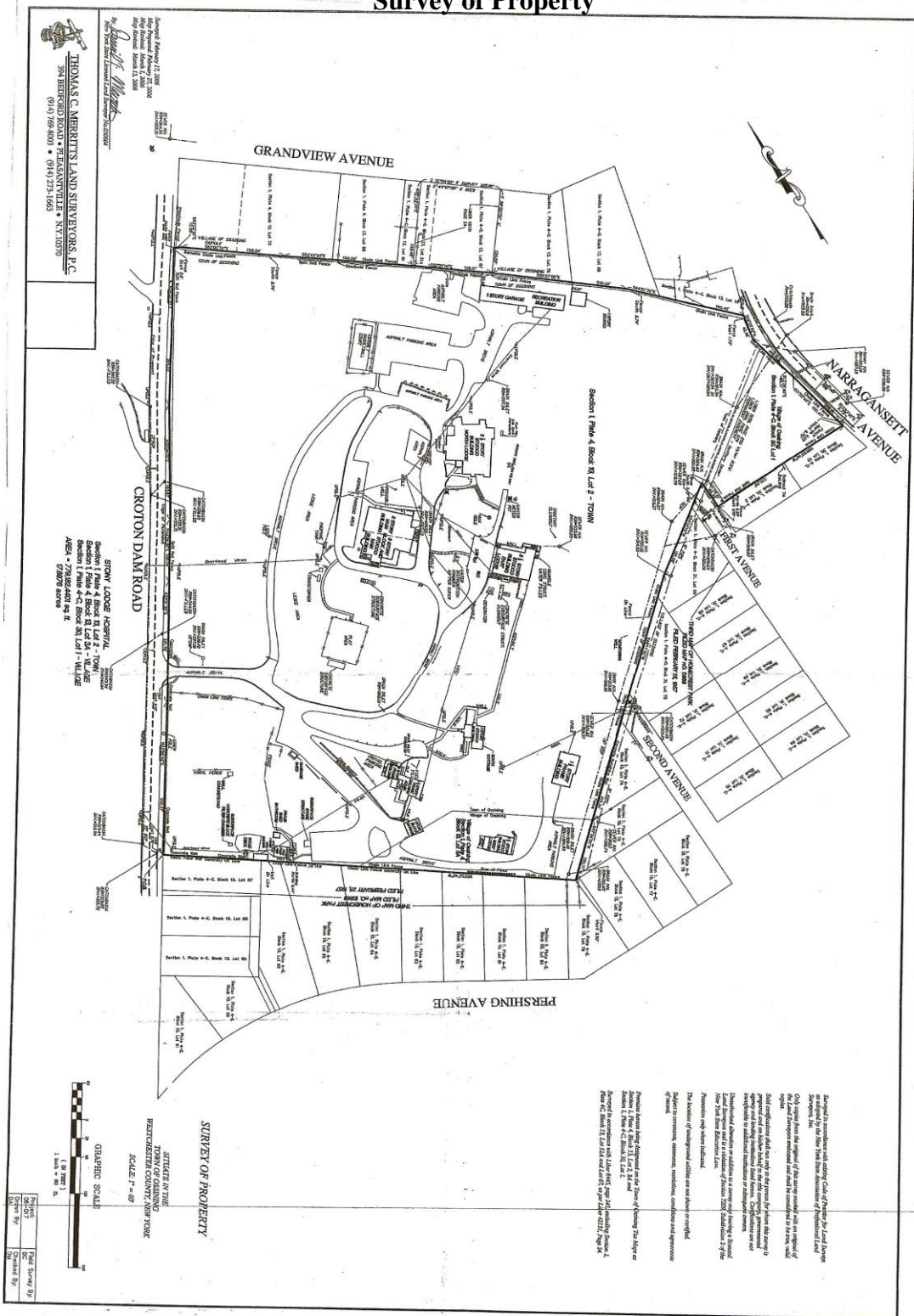
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EXHIBIT A

Excerpt of the Relevant Portion of the Town of Ossining Zoning Map



**EXHIBIT B**  
**Survey of Property**



## EXHIBIT C

### **Concept Site Plan**

As Noted in this Petition the following plans are submitted in furtherance of this request to amend the Zoning Code and are incorporated herein by reference:

- a. Plans prepared by Minno & Wasko, Architects and Planners, entitled “River Knoll, Town of Ossining, Westchester County, New York,” dated October 2, 2015, consisting of the following sheets:
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**EXHIBIT D**  
**Environmental Assessment Form (“EAF”)**