

George Latimer
County Executive

April 6, 2021

Sandra Anelli, Planning and Zoning Secretary
Town of Ossining
P.O. Box 1166
Ossining, NY 10562

RECEIVED

APR 06 2021

Town of Ossining
Building & Planning Department

**County Planning Board Referral File OST 21-002 – River Knoll, 40 Croton Dam Road
Zoning Map Amendment and Site Plan Approval
Draft Scoping for Supplemental Draft Environmental Impact Statement**

Dear Ms. Anelli:

The Westchester County Planning Board has received a draft scoping document for the preparation of a draft supplemental environmental impact statement (EIS) for an application to redevelop the former 17.89-acre Stony Lodge Hospital site located at 40 Croton Dam Road with a new multi-family development. The hospital ceased operations in 2012, and the site is currently vacant. The applicants are petitioning the Town to rezone the 16.65-acre portion of the site that is located within the Town of Ossining from R-15 single-family residential to MF multi-family residential. A 1.24-acre portion of the site is located within the Village of Ossining and would not be rezoned since no buildings would be constructed on this portion of the site. The applicant proposes to preserve this area as open space.

The development proposal has been under consideration by the Town since 2014 with an initial proposal of a development containing 188 rental apartments with 376 parking spaces and a variety of on-site amenities for residents including a pool, fitness room and dog spa. According to the Town's zoning, 19 units were to be set aside as affordable affirmatively furthering fair housing (AFFH) units. This proposal was the preferred alternative in the draft EIS, which was completed in February 2018.

The application has since been revised to reflect a development plan similar to one of the alternatives contained in the draft EIS. The current proposal is for a 98-unit condominium or planned unit development that is restricted to seniors 55 and over. Ten units would be set aside as affordable AFFH. The Town has determined that a draft supplemental EIS will need to be prepared to continue the review of this revised proposal.

We previously reviewed the draft EIS for this application under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we responded in a letter dated March 30, 2018. We have reviewed the draft scoping document for the draft supplemental EIS and we offer the following comments:

1. Consistency with County Planning Board policies.

The proposed development is generally consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and*

Policies to Guide County Planning, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended *strategies* set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995 because it would re-develop a former hospital site with new housing that would add to the range of housing types available in the Town of Ossining. However, due to the documented need for more housing in Westchester County, we are disappointed that the proposed application would contain far fewer units (and affordable AFFH units) than the initial proposal, and that these units would be restricted to seniors only. While housing for seniors continues to be an important concern, we recommend this development be reconsidered to allow a broader range of household types, including families.

2. Potential for reduced parking.

While the project description does not discuss the number of parking spaces proposed for the development, given the visual and environmental impacts of parking areas, we recommend the Town and the applicant consider working together to reduce the on-site parking through the use of parking management practices or landbanking. Land that does not need to be used for parking spaces could potentially be used for stormwater management practices or additional open space. We recommend this topic be listed in the scoping document and discussed in the draft supplemental EIS.

3. County sewer impacts.

The proposed development will add to the flow requiring treatment at the Ossining Water Resource Recovery Facility operated by Westchester County. In our previous review of the draft EIS, we noted that future SEQR review documents should specifically include the identification of mitigation measures that will offset the projected increase in flow through reductions in inflow/infiltration (I&I) at a ratio of three for one for market rate units and a ratio of one for one for affordable AFFH units. In particular, the draft supplemental environmental impact statement should provide specific details on how implementation of these improvements is to be accomplished. For example, will the applicant be required to place funds into a dedicated account for I&I work based on a per gallon cost of removal of flow through I&I? How will I&I projects to be identified? Who will conduct the work and in what timeframe? We recommend this topic be listed in the scoping document and discussed in the draft supplemental EIS.

As a general matter, the County Planning Board further recommends that the Town implement a program that requires inspection of sewer laterals from private structures for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows.

4. Recycling.

The scoping document does not contain a discussion concerning solid waste or recycling. The Town should require the applicant to verify that there will be sufficient space to accommodate the storage needs for recyclables under the expanded County recycling program. County regulations for recycling may be found at: <http://environment.westchestergov.com>.

5. Green building technology and bicycle parking.

We encourage the Town to work with the applicant to include as much green or sustainable building technology into the development as possible. We also recommend providing bicycle parking for residents that includes electrical outlets for the charging of e-bicycles. These topics should be addressed in the scoping document.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond
Commissioner

NVD/LH