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Town of Ossining  
Building & Planning Department

April 6, 2021

TO: Chairman Ching Wah Chin

Town of Ossining Planning Board

FROM: Willie M. Pool Owens

79 Narragansett Avenue

Ossining, NY 10562

**RE: RIVER KNOLL PROJECT – DRAFT SCOPE**

Hello Chairman Chin,

As resident of the community, below are some of my personal inquiries regarding the proposed River Knoll Townhouse project relative to the DSEIS to be prepared.

**Note:** The scope document correction needed in the Executive Summary – see below screen print.

#### **CHAPTER I: EXECUTIVE SUMMARY**

The Executive Summary will outline details about the community that the Glenco Group plans to build. It will discuss the layout of the Proposed Project, as well as possible alternatives. This summary will also introduce any potential adverse impacts, along with all mitigation measures. It will also include a list of all approvals and permits required for the project.

#### **QUESTIONS**

1. Why was there a need to change company name from Glenco Group to Hudson Park Group since it is the same developer for this proposed project?
2. What means was used to determine the number of 98 townhouses will fit the property? Provide specific documentation in the scope.
3. What is the exact buildable space (acres) on the property?
4. How long (e.g. years) will it take to complete a town house project?
5. Will this be a phase in project of 'X' number of townhouses per a specified period or will all townhouses be built concurrently?
6. Traffic data needs to address specific impact to Narragansett Ave
7. Traffic data also need to include specific impact of additional large delivery vehicles to the proposed townhome site.
8. Study needs to include impact specific to Veteran's park (e.g. higher foot traffic, people uses of equipment/facilities, garbage/trash, any other wear and tear)
9. Why townhouses and not single-family houses as the property is already zoned? Does the developer only build multi-unit housing and is not experienced in building single-family units?
10. Does the developer have and can provide a market study to support the proposed townhouses?