

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

To Town of Ossining to:

(1) Re-Map the Subject Premises commonly known as
"Stony Lodge Hospital" situated at 40 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 MF (Multifamily).

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TO THE HONORABLE SUPERVISOR AND MEMBERS OF THE TOWN BOARD:

The Petition of STONY LODGE HOSPITAL, INC. (the "Petitioner") respectfully shows and
alleges in support of Petitioner's request:

1. Petitioner Information: The Petitioner is Stony Lodge Hospital, Inc., the owner of the Premises. The Petitioner has authorized Glen Vetromile and his consultants to represent the Petitioner before the Town. 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 the 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 was legally permitted use in accordance with the Zoning Code. In the almost 100 years subsequent to the opening of Stony Lodge Hospital, the properties surrounding it have been developed with small lot 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 Country and State.

While the Stony Lodge Hospital was a legally permitted use under the Zoning Code, multifamily housing would redevelop this site with a use more compatible with the surrounding community thereby:

- a. Enabling the redevelopment of the site to address the housing needs of the community, to provide appropriate housing alternatives, particularly for seniors, retirees and empty nesters through restricting ownership to households with at least one individual over 55 years of age;
- b. Developing the site in an ecologically friendly manner, preserving significant greenspace, addressing drainage and runoff concerns and adding significant landscape buffer areas;
- c. Allowing for the addition of new green buffer areas protecting adjacent homeowners along the northerly and southerly boundaries of the Premises;
- d. Addressing the concerns of the public which were communicated during public meetings concerning a previous proposal for the property that would have permitted higher density multifamily rental development would have caused greater, traffic impacts and would have impacts on the Schools. The revised proposal significantly reduces unit count and changes from rentals to owner-occupied housing eliminates school-aged population by age restricting the ownership of the housing units;
- e. Producing a fiscally beneficial change to the Premises improving revenue generation for the Town, Village and School District; and
- f. Eliminate the need to create a new Zoning District or amend the existing MF (Multifamily) District by conforming to the existing density regulations of the current Code.

4. Documents detailing Subject Premises: Annexed hereto are the following documents detailing the Subject Premises in connection with this 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 small-lot single-family residential uses; and also (b) situated in the Village of Ossining, mapped in the S-50 (One Family Residence) District, and improved with small-lot 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 small-lot 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 small-lot 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 developing a new multifamily community to be known as "River Knoll." The Stony Lodge Hospital buildings will be demolished and removed. Thereafter, River Knoll will be constructed. This new community would be comprised of market-rate owner occupied and Affordable owner occupied housing units (providing more below-market-rate (BMR) units than mandated by Article VI of the Zoning Code), totaling 96 dwelling units. Parking for the residents of River Knoll will be provided in attached garages. Amenity space for the residents of River Knoll, will include a fitness center and swimming pool, among other things. Ownership of the units will be restricted to households with at least one individual over the age of 55.

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 BCT Design Group, Architects and Planners, entitled "River Knoll, Town of Ossining, Westchester County, New York," dated December 22, 2022, consisting of the following sheets:

i. Concept Site Plan, including "Development Program"; ii. Concept Site Plan Overlay showing existing Stony Lodge Hospital buildings;

7. SEQR Compliance and Planning Considerations in Support of Petition: The previous Environmental Assessment Form ("EAF"), the Draft Environmental Impact Statement (DEIS) supplemented by the subsequent Supplemental Environmental Impact Statement (SDEIS), and Finding adopted by The Planning Board are annexed hereto as Exhibit D, identifying and addressing the relevant information regarding the potential environmental impacts and mitigation measures associated with this zoning 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 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.

Dated: November 7, 2023.

STONY LODGE HOSPITAL, INC.

By: Carmel Pitaru MD, President

Signed before me this 7th day of Nov. 2023
by means of physical presence.
Personally known.

NOTARY:

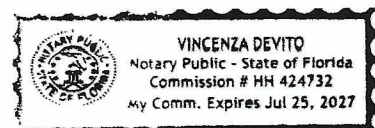
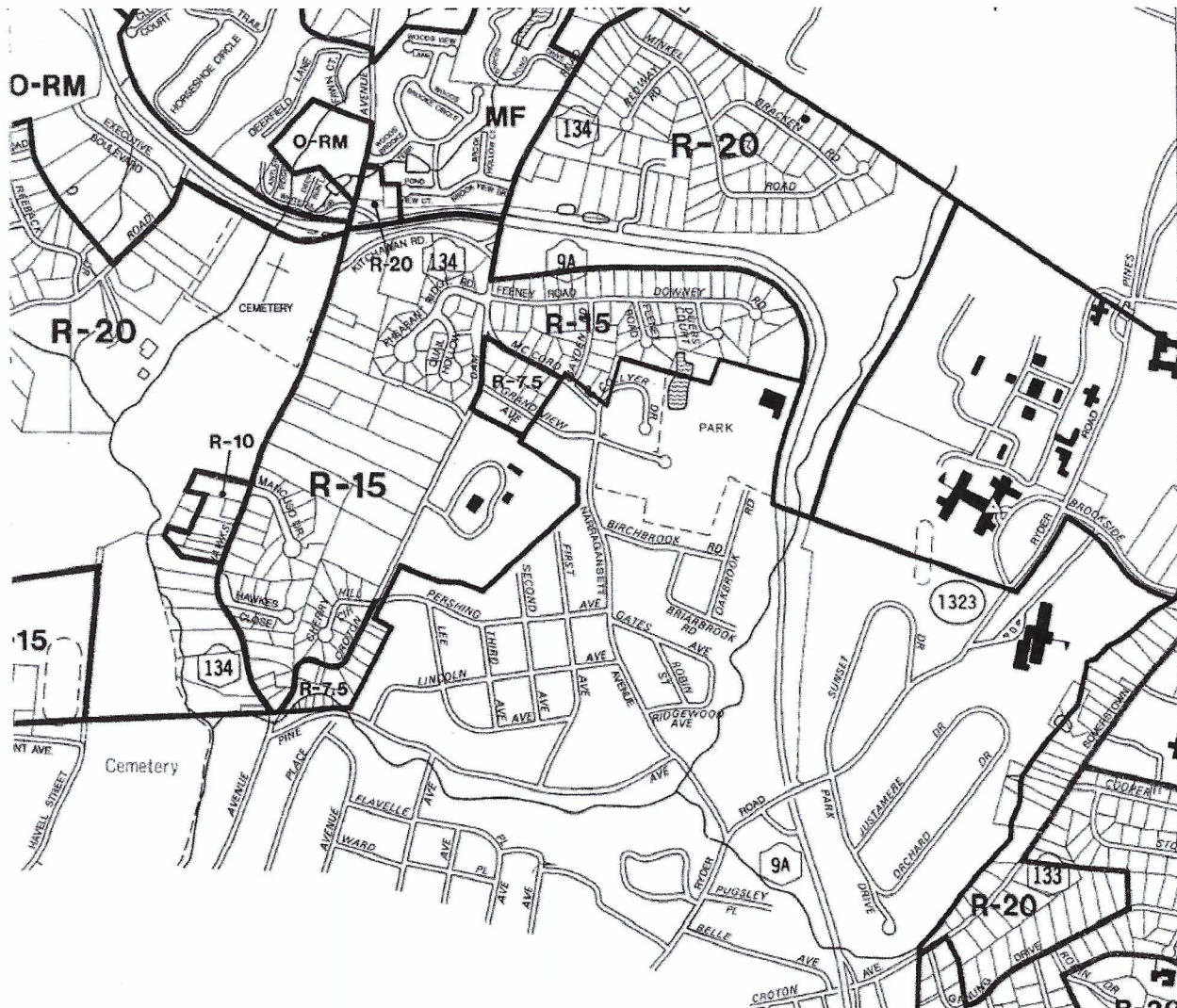


EXHIBIT A
Excerpt of Relevant Portion of Town of Ossining Zoning Map



Survey of Property

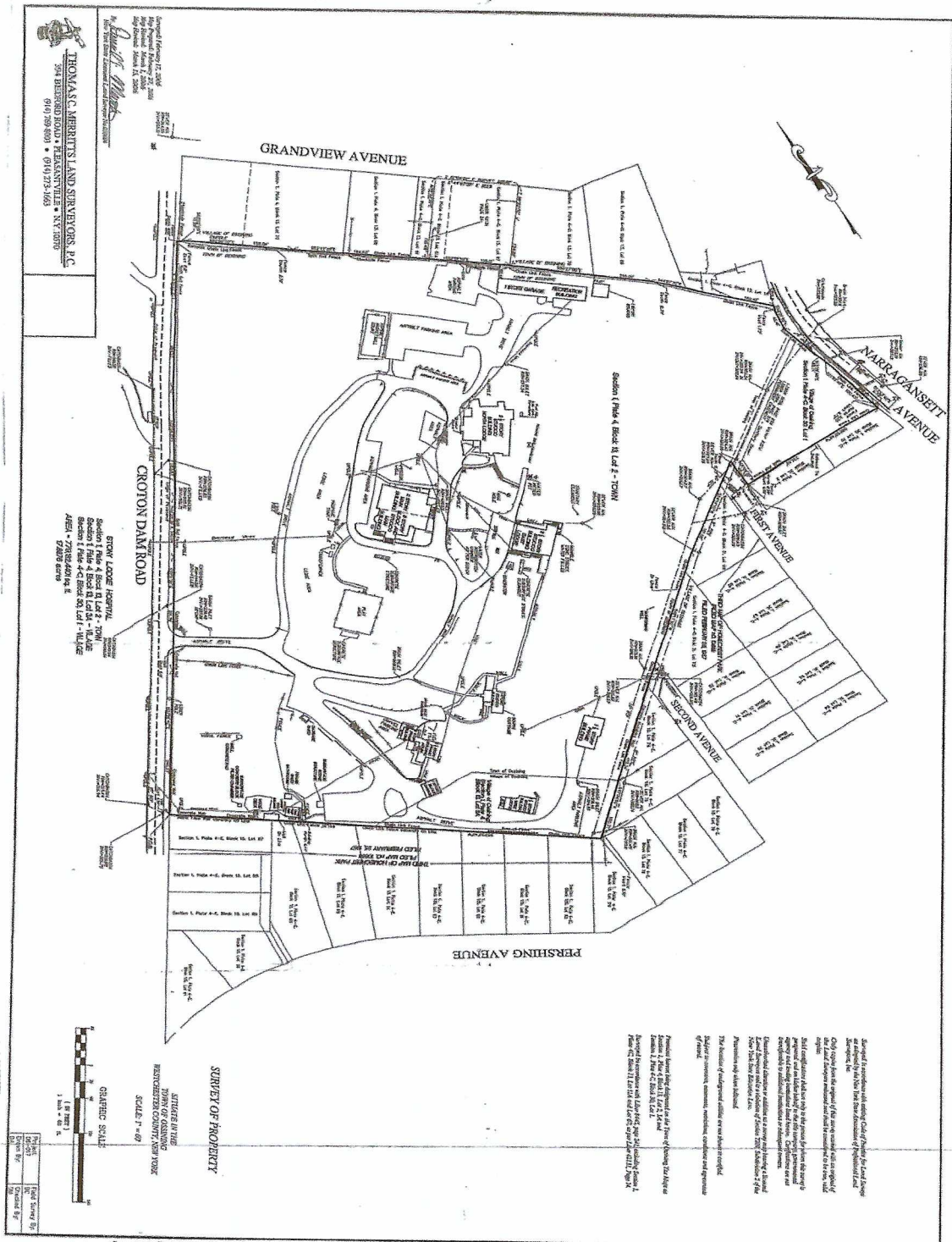


EXHIBIT C
Supplemental FEIS Environmental Impact Statement

*Please see the Town of Ossining's website to access the SEQRA
Documents pertaining to this Project:*

[https://www.townofossining.com/cms/publications/all-
documents/planning-board/planning-board-projects/pbproj-
under-review/river-knoll-arb](https://www.townofossining.com/cms/publications/all-documents/planning-board/planning-board-projects/pbproj-under-review/river-knoll-arb)

EXHIBIT D

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:

1. Plans prepared by BCT Design Group, Architects and Planners, entitled “Hudson Park” (aka River Knoll), Town of Ossining, Westchester County, New York,” dated December 22, 2022, consisting of the following sheets:
 - i. Cover sheet,
 - ii. View 01 – Context Plan,
 - iii. View 02 – Site plan with location of perimeter existing buildings (in red),
 - iv. Sections A and B,
 - v. Sections C and D,
 - vi. View 03 – Croton Dam Road looking eastward,
 - vii. View 04 – Croton Dam Road looking westward,
 - viii. View 05 – Narragansett Avenue view,
 - ix. View 06 – Pershing Avenue view,
 - x. View 07 – Second Avenue view,
 - xi. View 08 – Second Avenue view with close-up of retaining wall,
 - xii. View 09 – Aerial View of Project,
 - xiii. Closing sheet.



Town of Ossining

Context Model

12.22.2022

prepared for:

HUDSONPARK



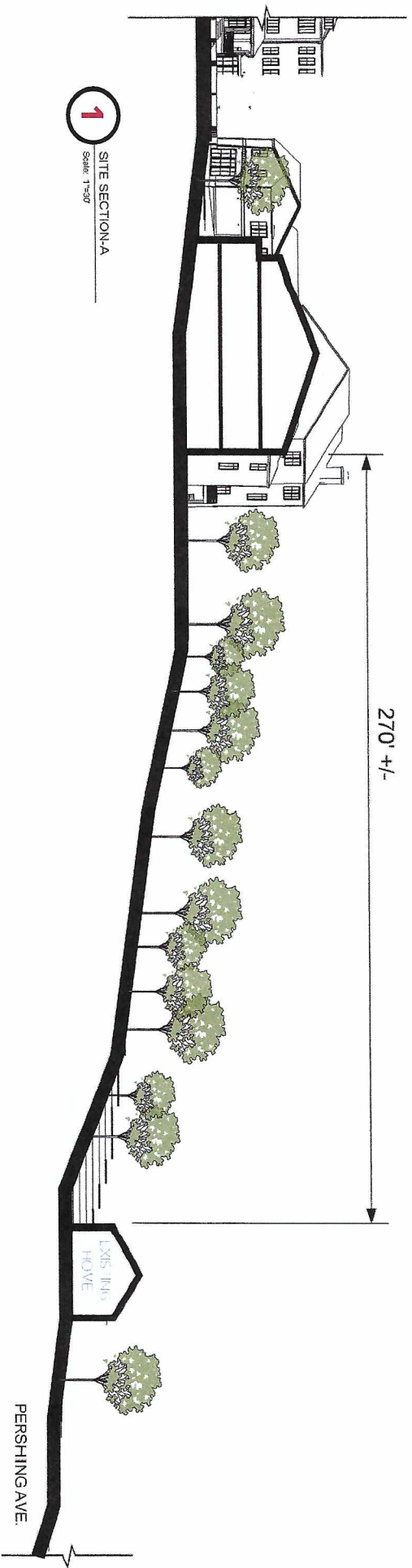
VIEW 01



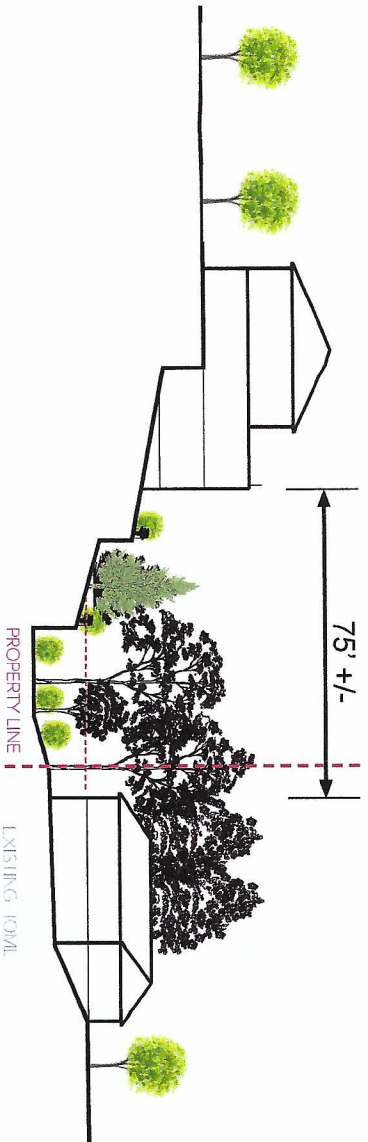
VIEW 02

SCALE 1"=150'



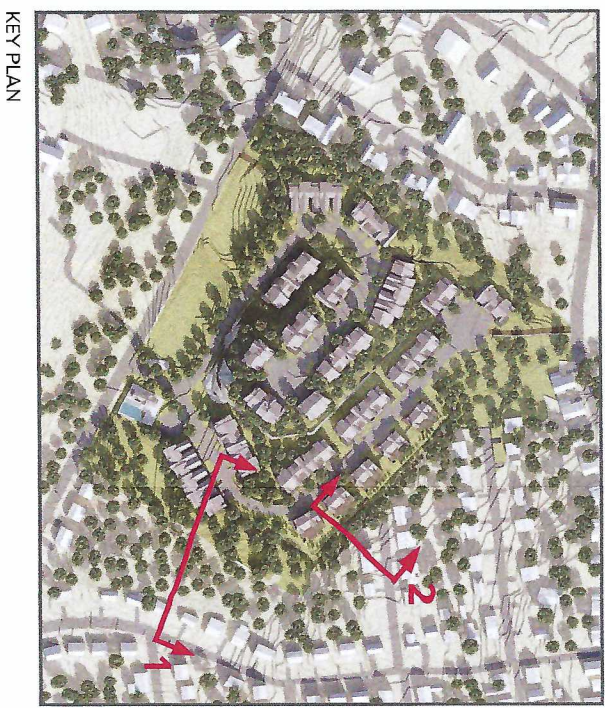
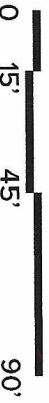


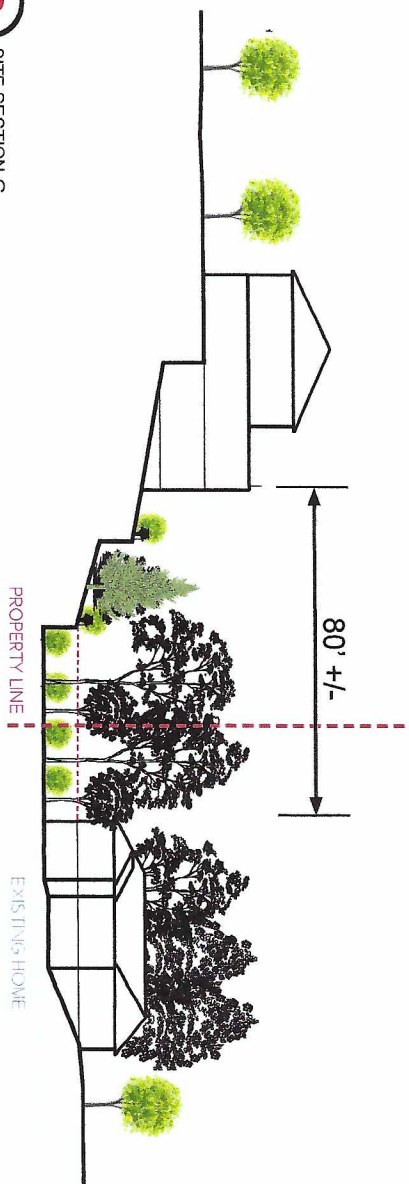
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Scale: 1"=30'



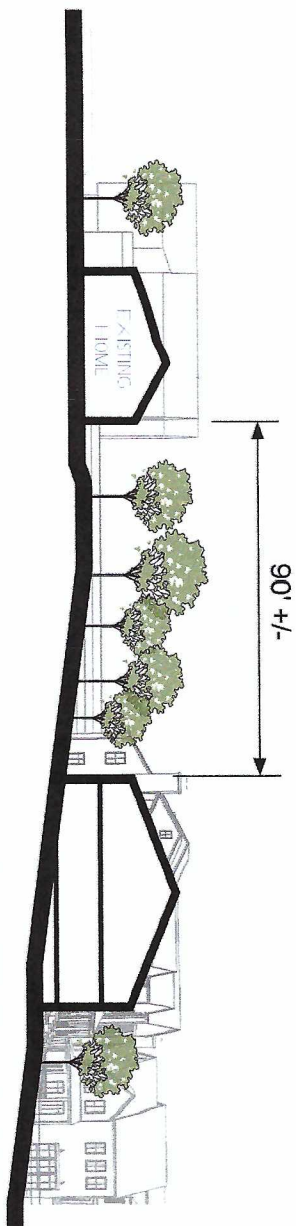
2 SITE SECTION-B
Scale: 1"=30'

SECTIONS SCALE 1"=30'





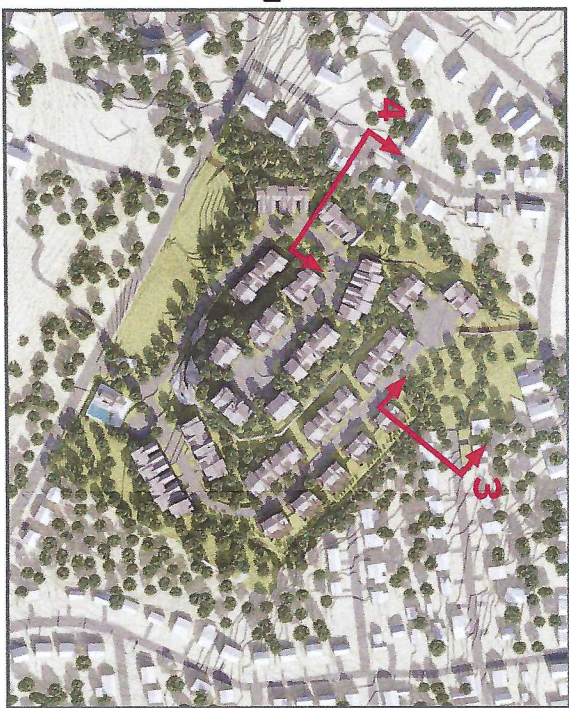
3 SITE SECTION-C
SCALE 1"=30'



4 SITE SECTION-D
Scale 1"=30'

SECTIONS SCALE 1"=30'

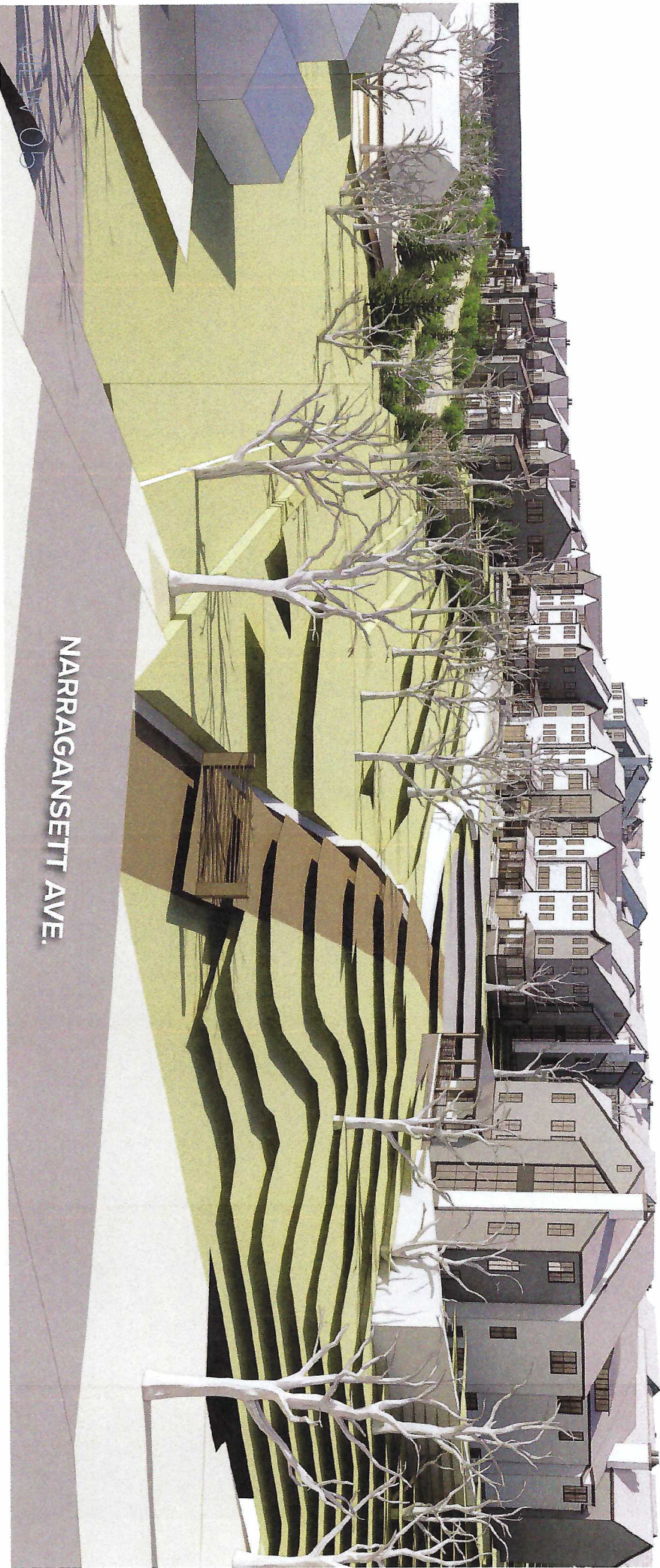
0 15' 45' 90'







VIEW 04



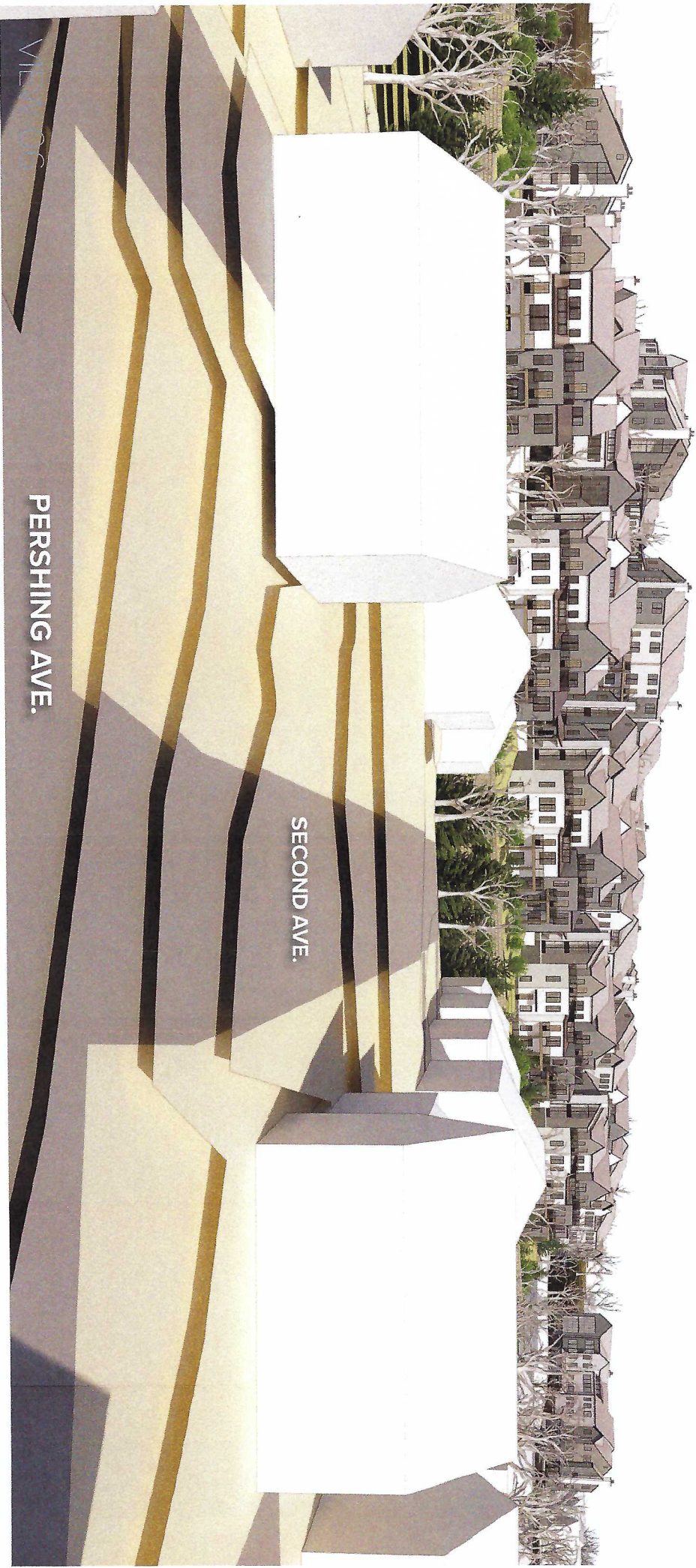
NARRAGANSETT AVE.

HUDSON PARK



100 N. Charles Street,
Baltimore, MD 21201
410.337.7777
info@hctdesigngroup.com, hctdesigngroup.com

Town of Ossining - Context Model
3D Model
December 22, 2022



PERSHING AVE.

SECOND AVE.

VILLAGE







THANK YOU

100 N. Charles Street, Baltimore, Maryland 21201

