



Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

George Latimer
County Executive

December 11, 2023

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

**County Planning Board Referral File OST 23-001 – River Knoll/Stony Lodge
40 Croton Dam Road
Zoning Map Amendment**

Dear Ms. Anelli:

The Westchester County Planning Board has received a proposed local law to amend the Town of Ossining Zoning Map to transfer the property at 40 Croton Dam Road (SBL 89.08-1-83) from the R-15 One-Family Residence district to the MF – Multifamily district. The 17.89-acre property currently hosts the vacant Stony Lodge hospital, which ceased operations in 2012. 16.65 acres are located within the Town of Ossining, and 1.24 acres are located in the Village of Ossining.

Should the zoning amendment be approved, the applicant proposes to construct an age-restricted townhouse development for seniors aged 55 and older, consisting of 96 units (68 two-bedroom and 28 three-bedroom). Ten of the units would be set as affordable as per the Town Code.

The development proposal has been under consideration by the Town since 2014, with an initial proposal for the site reviewed under a Draft Environmental Impact Statement (DEIS), to which we provided comments in a letter dated March 30, 2018. A Draft Supplemental Environmental Impact Statement (DSEIS) was then submitted that reduced the size of the initial development to its current state and added the senior restriction, to which we provided comments in a letter dated July 25, 2022. A final EIS was later drafted, and the Town adopted a findings statement dated October 18, 2023, which permitted the applicant to move forward with this zoning map amendment application.

We have reviewed this zoning 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. The concept of redeveloping a former hospital site with new multifamily housing 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. Yet, we maintain our position as stated in our previous letter that large, two-and-a-half-story townhomes restricted to seniors is an inadequate use for this site.

As we stated in our comment letter for the DSEIS, two- and three-bedroom townhouses are needed across all age cohorts in Westchester's population, and we point out that the removal of the age restriction will not preclude any seniors from living in this development. In order to correct housing inequalities exacerbated by the past zoning practices of the Town, demonstrated in the Comprehensive Plan through

the stark economic, age, and racial disparity between Unincorporated Ossining and the Village of Ossining, effort should be taken by the Town to provide more housing opportunities available to all peoples.

Please inform us of the Town's decision so that we can make it a part of the record. Should the zoning amendment be approved, we await a future referral of the site plan application.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:

A handwritten signature in black ink, reading "Blanca P. Lopez". The signature is written in a cursive style with a large, looped "L" at the end.

Blanca P. Lopez
Commissioner

BPL/MV