

**LOCAL LAW NO. 1 of 2024**

A Local Law known and cited as Amendment to Town Zoning Map for 40 Croton Dam Road, identified as tax lot 89.08-1-83, from R-15 (One-Family Residence 15) to MF (Multifamily Residence).

Be it enacted by the Town Board of the Town of Ossining as follows:

**SECTION 1.** Purpose and Intent. Stony Lodge Hospital Inc., the owner of 40 Croton Dam Road, submitted a zoning petition to rezone 40 Croton Dam Road from the R-15 zoning district to the MF zoning district. This petition was based upon a coordinated review pursuant to the State Environmental Quality Review Act by the Town of Ossining Planning Board that culminated in a Findings Statement determining the proposed project for a 96-unit, 55 and over age-restricted townhome condominium community mitigated potential adverse environmental impacts to the greatest extent possible.

**SECTION 2.** Applying the MF Zoning District to 40 Croton Dam Road solely for the proposed project

The Town Board hereby applies the MF zoning district to 40 Croton Dam Road solely for the proposed project that was the subject of the Planning Board’s review pursuant to the State Environmental Quality Review Act for a 96-unit, 55 and over age-restricted townhome condominium community based upon the plans referenced in the Supplemental Final Environmental Impact Statement and Findings Statement.

**SECTION 3.** Amending Zoning Map

The Town’s Zoning Map will be amended concurrent with the Building Inspector’s issuance of the first certificate of occupancy for the 96-unit, 55 and over age-restricted townhome condominium community based upon the plans referenced in the Supplemental Final Environmental Impact Statement and Findings Statement.

**SECTION 4.** Validity. The invalidity of any provision of this Local Law shall not affect the validity of any other portion of this Local Law which can be given effect without such invalid provision.

**SECTION 5.** Effective Date. This Local Law shall take effect immediately upon filing in the office of the Secretary of State.

BY ORDER OF THE TOWN BOARD OF  
THE TOWN OF OSSINING