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Firm Founded in 1971 as
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October 8, 2018

Via Hand Delivery

Hon. Ching Wah Chin, Chairman
Members of the Town of Ossining Planning Board
John-Paul Rodriguez
Operations Center
101 Route 9A
Ossining, New York 10562

**Re: Application of SPCA of Westchester Inc. for site
plan, architectural approval, wetlands and steep
slopes permits for the SPCA animal shelter and related
facility located at 590 North State Road, Briarcliff
Manor, New York 10510
Section:90.11 , Block: 1, Lot:50.**

Dear Chairman Chin and Members of the Board:

We represent SPCA of Westchester, Inc. (the "Applicant or SPCA"), owner of the property consisting of approximately 3.8 acres located at 590 North State Road, Briarcliff Manor, New York in the unincorporated area of the Town of Ossining. The property is located in the General Business district as designated on the Town of Ossining zoning map. The Applicant proposes to maintain the current use of the property as an animal shelter and related animal care facility but to make extensive improvements by replacing the current mix of structures on the property with a single consolidated building. To proceed with the project, the Applicant will need to obtain site plan approval as well as architectural review from your Board, together with a fresh water wetlands and steep slopes permit.

In support of its application, and accompanying this letter in compliance with the submission requirements of your Board, are ten (10) paper copies and one (1) PDF file of the following:

1. The executed Planning Board application form, signed by the Executive Director of the SPCA and dated October 9, 2018

2. The full Environmental Assessment form, dated October 9, 2018.
3. The Site Plan package consisting of 7, sheets, prepared by Hudson Engineering and Consulting, P.C., and dated October 9, 2018, including the Storm Water Management Plan, Erosion and Sedimentation Control Plan, and including steep slope and tree removal details. (Note: Landscape Plan is in preparation and will be sent as supplemental submission)
4. Architectural Floor Plans, architectural elevations, and architectural renderings prepared by HCP Architects and BBL Construction Services.
5. Wetlands report dated October 2, 2018, prepared by Evans Associates Environmental Consulting.
6. The Storm Water Pollution Prevention Plan ("SWPPP"), prepared by Hudson Engineering and Consulting, P.C., dated October 9, 2018.
7. A check in the sum of \$2,025.00 for the site plan application review fee and environmental assessment form review fee.
8. A check for \$10,000.00 to be placed in escrow to cover consultant and other review costs.

About the Applicant and Description of Applicant's Use

The SPCA of Westchester, Inc. has a long and rich history, having been founded in 1983 at its current site, of rescuing dogs and cats and providing the highest quality of care to those animals. In all, the Applicant has operated at its current location on North State Road for over 135 years. The SPCA provides a long list of services which benefit the communities that it serves. In lieu of listing in great detail and length those services, I am annexing a copy of portions of the SPCA's Program Sheet which provides a detailed description of the services and programs run by the SPCA at its facility. The site on which the SPCA operates is 166,988 Sq.Ft. or approximately 3.8 acres. The buildings on the property consist of various structures, including sheds, open to the elements where animals are housed. Those structures constitute approximately 17,700 Sq.Ft. enclosed or partially enclosed of space. The buildings currently on the property have been added for different purposes at different times, are unconnected and are spread over the site. The most recent addition to the property was finished in 1995 and all the buildings are much older and in various states of disrepair. Heating and cooling systems on the property are approaching the end of their useful lives and other significant deficiencies exist.

With respect to zoning, representatives of the SPCA have met with the Town Building Inspector, Town Planning Consultant, and Town Engineer. It was confirmed that the facility operated by the SPCA is a permitted use within the General Business District in the Town of Ossining in accordance with Section 200-18A (15) and Section 200-18A (17) of the Zoning Code of the Town of Ossining.

The Proposal

With this application, the SPCA seeks to advance its goal of consolidating into a space-efficient, modern, centralized facility which can provide the highest standards of excellence in animal care. It is the intention of the SPCA to provide a sheltered environment that is not only conducive to maintaining animal safety and security but also one which will ensure the health, well-being and adoptability for the cats and dogs under its care for many years to come. In addition, the SPCA intends to continue to provide vital community services and to reasonably expand its reach to help more animals. The proposed improvements, while decreasing environmental impacts on the site, will allow the Applicant to provide better and additional services for animals, above and beyond what they currently do. The services will include providing training for dogs in both group classes and individually, with a trainer, in an indoor setting to promote socialization, good behaviors, relieve boredom and increase their chances of adoption. The facility will provide a clean, comfortable intake ward suitable for the age and condition of the animals and allow the Applicant to assess for disease and decrease chances of contamination to other dogs and cats at the facility. There would be a new cat facility with communal areas to allow the cats to stretch and exercise out of their habitats. In addition, the public will be able to interact with both dogs and cats inside several rooms designed to allow the prospective adopters to get acquainted with the animals. The increased and more appropriate isolation areas in the new shelter will allow for animals to be treated for diseases and recover in faster time periods due to the air exchange HVAC system which will filter out the air as well as maintain climate control within the facility.

Although reducing the current six (6) scattered buildings and structures on the site to one centralized two-story building, the capacity of the facility will modestly increase from 72 dogs and 69 cats to approximately 78 dogs and 98 cats. The new building will consist of 20,968 Sq. Ft. on the first floor and 6,150 Sq. Ft. on the second floor increasing total square footage from 17,700 Sq. Ft. to 27,121 Sq. Ft. Due to the manner in which the site developed the site currently has poorly defined parking areas and existing issues with respect to traffic flow. The new plan will provide for 67 defined parking spaces and a clear and improved traffic flow pattern.

The SPCA currently has a total staff of 30 individuals, including 19 full-time and 11 part-time. In addition, the SPCA uses the services of approximately 565 volunteers from the community, averaging approximately 10-20 on the site throughout the day. It is anticipated that the proposed parking will be more than sufficient for the anticipated employees and volunteers plus visitors who will be on the site. From time to time the SPCA runs adoption events which draw larger numbers of people to the facility. When that occurs, the SPCA generally reaches an agreement with other property owners such as Suburban Carting and Club Fit to accommodate overflow parking. Hours of operation will remain at their current levels.

In addition to the enhancement of the services that the SPCA can provide to the community through the proposed improvements, the project will greatly improve many aspects of use of the site. The improved organization of the site will allow for enhanced circulation and parking, improved management, reduced environmental impacts within the property, improve the landscaping and reduce the incidental and occasional noise impacts

by moving the animals inside the shelter instead of housing them in open structures. As stated, the overall footprint on the property will be improved with decreases in environmental impacts.

Storm Water Management and Wetlands

Due to the age of the structures within the property, there are currently limited storm water management facilities within the property. With its application, a SWPPP is being submitted showing that storm water will be treated, on site, and no untreated storm water will leave the property. There will also be sediment and erosion control measures proposed during construction, fulfilling all applicable regulations minimizing runoff leaving the property during construction. All New York State Department of Environmental Conservation and Town of Ossining storm water management regulations will be adhered to in connection with this project. The inclusion of storm water management measures will greatly improve the quality of storm water either leaving the property or entering the wetlands.

As noted on the plans, an area of regulated wetlands does exist on the property. A wetlands plan is therefore being submitted with this application. As noted therein, the proposed project will improve, from what is existing, the ecology of the regulated wetlands within the property. The proposed project will minimize potential disturbance and provide measures to protect the regulated wetland. Based on pre and post development stormwater analysis, the impervious coverage in the existing conditions comes to approximately 43,694-square feet, with the proposed impervious coverage at 56,851-square feet, which is an increase of 13,157-square feet. Although there is an increase in impervious area, the proposed site plan pulls the limits of impervious coverage closer to the center of the site and away from the existing wetlands along the front of the property, as well as provides treatment of all new impervious area using a NYSDEC green stormwater practice. Therefore, the proposed storm water management measures and wetlands plan will result in significant improvements to the environmental conditions within and beyond the property.

On behalf of the SPCA, I wish to thank this Board for considering this application. My client believes that the public, when they hear all the details of the proposed project, will support the project and the goals of my client. It is respectfully requested that this application be scheduled to be considered at the October 17, 2018 Planning Board meeting, that all necessary referrals be made and that the process of SEQR review be commenced.

Very truly yours,

COHN & SPECTOR

By



Wayne H. Spector

WHS/jg
Enclosure



2018 Current Programs and Services of the SPCA of Westchester, Inc.



About the SPCA of Westchester

The SPCA of Westchester is a no-kill, not-for-profit animal welfare organization dedicated to saving homeless, abused or abandoned cats, dogs and horses; to providing lifesaving care to treatable cats, dogs and horses; to placing all adoptable animals in permanent homes; to providing and promoting spay and neuter services; to protecting animals from cruelty and neglect through the aggressive and proactive enforcement of the Humane Laws of the State of New York; and to educating the public so that ignorance does not result in neglect. The SPCA has been in existence for 135 years.

Shelter Services

Regardless of how long it may take, the SPCA is committed to caring for all adoptable animals until a loving, new home can be found. In 2017 our shelter introduced nearly 1,300 animals to their forever homes. We returned more than 100 lost companion animals to their grateful families. The SPCA contracts with 12 municipalities to accept delivery of their stray cats and dogs for return to owners or to arrange for adoption. Lost dogs and cats remain at the shelter for at least eight days before becoming available for adoption.

The SPCA has a full-time Behavior/Enrichment Coordinator for the purpose of promoting activities and training that help animals thrive in the shelter environment and learn skills that prepare them for life with a forever family. Through the generosity of the John and Christine Tortorella Foundation, the SPCA began a program, **The Way Home**, which offers special training, encouragement and enrichment activities to dogs with behavioral challenges to improve their chances of being adopted.

Cruelty Investigation and Intervention

Through its **Humane Law Enforcement Division**, (HLE) the SPCA is the only shelter authorized by New York State to enforce its laws as they relate to animal cruelty in Westchester and neighboring counties without an SPCA. Last year, nearly 1,500 calls concerning animal neglect and cruelty were received by our confidential, animal abuse hotline. More than 50 animals who were victims of abuse or neglect were safely seized by the SPCA's HLE Unit in 2017.

Public Low Cost Veterinary Care

The SPCA stands firm in its belief that the spaying and neutering of all dogs and cats is essential to alleviate the tragic consequences of unwanted animals. Through our **Simpson Clinic**, the SPCA offers low-cost spay/neuter surgeries, examinations, vaccinations and testing for disease to the public. In 2017 we spayed/neutered more than 1,200 owned companion pets and feral cats and gave wellness exams and vaccines to more than 1,500 pets in the community. Since establishing our clinic in 1983, we have spayed/neutered more than 60,000 dogs and cats, significantly reducing the number of strays brought to our shelter. We also assist local cat rescues by offering spay/neuter surgeries to feral cats through our Trap/Neuter/Return program.



Transportation/ Rescue Program

Beginning in 2007, the SPCA began a program to rescue healthy, vibrant puppies and young adult family dogs from high-kill shelters where they were slated to be euthanized due to lack of space. With a solid adoption rate at our shelter, we were confident that we could find loving homes for these animals which we have done with great success. To date, the SPCA has saved the lives of thousands of companion animals from high-kill shelters throughout the US, Puerto Rico, the Cayman Islands, Thailand and Turkey, working in partnership with rescue groups in these locations. The SPCA rescued and safely transported nearly 600 animals to the SPCA through this special program in 2017.

Golden Outreach/ Pet Therapy Program

For 28 years, SPCA volunteers have been taking specially trained shelter dogs and cats to hospitals, hospices, assisted-living centers, nursing homes and adult day care centers, bringing people and animals together to combat loneliness and isolation. In 2017, 50 volunteer/dog teams were trained and organized through the SPCA's **Golden Outreach Pet Therapy Program**. These dedicated duos went on an average of 65 visits per week to local healthcare facilities, spreading love and happiness benefiting not only the people with whom we visit, but also the shelter animals who receive special training and extra socialization before being admitted to the program.

Volunteer Program

A group of **300 dedicated volunteers** participate in the daily walking and training of dogs as well as working in our cat care program in order to make our animals more adoptable and reduce their emotional isolation from people during their stay at the shelter. In 2017, our volunteers contributed over 25,000 hours of service to the SPCA. Volunteers foster shelter animals; groom them; greet visitors and help them through the adoption process; keep our shelter looking its best through various beautification projects; provide support to office and clinic staff; and help with our fund raising efforts. Our volunteers also promote the mission of the SPCA through community outreach programs.

Educational Outreach

Teaching children to be animal advocates empowers them to be good citizens. The SPCA of Westchester believes that one of the most effective ways to fight animal cruelty and neglect is education. In 2017, our **Humane Education Program** staff and volunteers provided nearly 70 educational presentations to children in area schools and youth related groups. In addition, our shelter participates in the Westchester County District Attorney's Taskforce for Humane Education. The SPCA also hosts an annual "Camp Critter" in the summer for children ages six through twelve. Participants have fun while interacting with animals, learning about sheltering, animal care, animal cruelty, and how they can make a difference in the lives of homeless animals.

Domestic Violence/ Pet Safety Program

In 2008, the SPCA and My Sister's Place (MSP), a domestic violence shelter agency, partnered to create a **Pet Safety Program**. This program, one of only a handful created across the nation, developed from the growing recognition that companion animals living in violent households are often the victims of abuse, and that people seeking refuge from such situations are often unwilling to leave out of fear for their animals' safety. Because many domestic violence shelters are unable to take in the companion animals of victims, both the SPCA and MSP saw the need to create a program that would enable victims to leave their pets with SPCA foster families during their stay in a MSP shelter.



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For more information on the SPCA of Westchester,
its programs, services and events, please visit our website:

www.spc914.org

**** The SPCA is not affiliated with nor does it receive any funding from the ASPCA**