

August 8, 2024

By E-mail

Hon. Elizabeth R. Feldman
Supervisor of the Town of Ossining
and Members of the Town Board
16 Croton Avenue
Ossining, New York 10562

**Re: Crotonville Owner LLC – Petition for Zoning Text Amendment
Crotonville Conference Center
Former General Electric Management-Training Facility
1 Old Albany Post Rd**

Dear Supervisor Feldman and Members of the Town Board:

We make this submission on behalf of Crotonville Owner LLC in advance of the August 13 continuation of the Public Hearing.

Enclosed is an updated Draft Zoning Amendment that addresses the Town Board's and Planning Board's comments on the initial draft that was attached to the Rezoning Petition. For convenience, the enclosed version has tracked changes to show the changes made to the initial draft. All prior proposed changes to the BE District regulations that were not the subject of any comments were accepted and are now shown as clean.

We wish to highlight that the definition of senior living has been modified. As revised, the only potential permissible senior housing is Assisted Living (including memory care) and Independent Living. An Independent Living facility must be operated together with an Assisted Living facility in what is newly referred to as a "Service-Enriched Senior Housing Residence." These changes preclude a 55+ active adult facility, which was a concern of the Town.

Thank you for the Town Board's continued attention.

By: David Steinmetz

David Steinmetz
Brad Schwartz

Encl.

cc: Christie Tomm Addona, Esq.
Valerie Monastra, AICP
Crotonville Owner LLC
Kimley-Horn

EXHIBIT B

DRAFT ZONING AMENDMENT

Proposed Amendments to Code Section 200-53 (Definitions)

Amend definition of Assisted Living Facility as follows:

ASSISTED LIVING FACILITY — A residential facility operated by an entity licensed by the State of New York to operate an assisted living residence which combines dwelling units, communal dining, routine protective oversight, personalized assistance and supportive services, and health care/ancillary medical services designed to meet the individual needs of persons who need help with the activities of daily living, including but not limited to bathing, dressing, grooming, eating and, in appropriately designed facilities, accommodations for patients with Alzheimer's disease and other forms of dementia, but who do not need the skilled medical care provided by a nursing home or convalescent care facility.[Added 12-22-2015 by L.L. No. 12-2015]

Add new definition of Independent Living Facility~~Senior-Living Facilities~~ as follows:

SENIOR-LIVING FACILITIES

~~Assisted living facilities, retirement homes, adult care facilities or retirement communities that have a license to operate from the New York Department of Health; provided, however, that not all units within the property must be licensed units. This also includes a facility established and operated for the purpose of providing residential housing to residents ages 55 years and older in community integrated settings with independent living facilities and supportive services, such as meals, housekeeping, social activities, transportation, emergency response and resident advisory services.~~

INDEPENDENT LIVING FACILITY — A residential facility which, due to either disability or infirmity of the residents, provides units with a kitchen for personal use, and for which there are also common amenities for the residents outside the units, including dining, laundry, housekeeping, and organized social/ recreational activities.

Add new definition of Service-Enriched Senior Housing Residence as follows:

SERVICE-ENRICHED SENIOR HOUSING RESIDENCE

A managed residential community that provides a combination of the dwelling units, features and amenities of an independent living facility and assisted living facility within the same building or buildings on a single development site.

Proposed Amendments to Code Section 200-19.1 (BE Business Education District)

§ 200-19.1. BE Business Education District. [Added 6-12-1984 by Ord. No. 116]

In a Business Education District, no building or premises shall be used and no building or part of a building shall be erected or altered which is arranged, intended or designated to be used, in whole or in part, for any purpose except the following, and all such uses shall be subject to site plan approval in accordance with § 200-50 hereof.

A. Purpose

(1) To provide a location for and encourage the use of business training and corporate events, which are not located in other areas within the Town.

(2) To provide options to augment the primary purpose of this business district with other complimentary uses such as hotel and event space to maintain the economic viability of this unique complex.

(3) To provide appropriate standards for the various commercial uses.

~~(2)~~

(4) To provide assisted living and service-enriched housing for individuals requiring supportive services or some assistance with daily living.

(3)(5) To the extent practicable, the property owner shall endeavor to incorporate any permitted uses under this section through adaptive reuse of existing buildings without material changes to building footprint.

~~B. Site Plan. Any expansion of an existing building on the lot, or construction of a new building, shall require site plan review and approval by the Planning Board in accordance with § 200-50 hereof.~~

~~C.B.~~ Permitted uses:

(1) Business training schools for the training of management, sales, research, technical, financial or other executive office personnel

(2) Conference Center

(3) Hotel

(4) Restaurant

~~D.C.~~ Conditional uses permitted upon approval by the Planning Board in accordance with Article XI hereof. The following conditional uses are permitted subject to approval by the Planning Board in accordance with § 200-49 hereof and subject to the requirements specified below and elsewhere in this chapter, including site plan approval in accordance with § 200-50 hereof: **[Added 12-18-2018 by L.L. No. 1-2019 ¹]**

(1) Tier 3 solar energy systems, subject to § 200-31.3.

(2) Tier 2 battery energy storage systems, subject to § 200-31.4. **[Added 1-26-2021 by L.L. No. 2-2021]**

D. Uses permitted by special permit upon approval by the Board of Appeals in accordance with Article IX hereof.

(1) The following uses are permitted subject to approval by the Board of Appeals in accordance with the provisions of § 200-45C:-

(a) -Assisted living facility.

(b) Service-enriched senior housing residence.

(2) These uses in subsection D(1) are subject to the requirements specified below and elsewhere in this chapter, including site plan approval by the Planning Board in accordance with § 200-50 hereof.:

(3) An assisted living facility and service-enriched senior housing residence may include the following in addition to individual residential units:

(a) Living area(s) for the common use of the residents adequate in location, number, size, variety and amenities to satisfactorily serve the needs of such residents. Such living areas may include but not be limited to living rooms, TV rooms, libraries, music rooms, activity rooms and multipurpose rooms.

(b) Dining area(s) for the common use of the residents adequate in location, number, size and amenities to satisfactorily serve the needs of such residents and in which meals shall be served to all residents on a daily basis.

(c) Central commercial kitchen from which food service is provided to the common dining room(s). Central commercial kitchen facilities shall provide appropriate venting and odor control in addition to noise attenuation meeting the requirements of Chapter 130 and county and state health code requirements.

(d) Indoor and outdoor passive recreational areas for the common use of the residents.

(e) Lavatory facilities located near the common room(s) for the use of residents and guests.

(f) Laundry facilities for the residents' personal use.

(g) Linen and housekeeping services.

(h) Personal-care services that need not be provided by licensed personnel, including, but not limited to, assistance with dressing, bathing, eating, ambulation and general supervision.

(i) Twenty-four-hour availability of on-site responsible staff person(s).

(j) A central kitchen may be located on each floor of the building for the residents' personal use, provided that adequate safety features are included in the design of such facility.

- (k) An area proximate to the main entrance to the service-enriched senior housing residence that provides safe, properly sited, convenient and canopy-protected access to transportation modes for residents.
- (4) The occupancy of residential units located in a service-enriched senior housing residence shall be restricted as follows:
 - (a) Each single efficiency unit shall be occupied by no more than one person. Each double efficiency unit shall be occupied by no more than two persons. Each one-bedroom unit or two-bedroom unit shall be occupied by no more than two persons.
 - (b) All units shall be designated ADA accessible or ADA adaptable.
- ~~(4)~~(5) Reasonable vehicular and pedestrian circulation shall exist to and from the site, taking into consideration the characteristics of the existing street and accessibility of the site and building(s) thereon for emergency service vehicles. Adequate provision shall be made for the off-street loading and unloading requirements of delivery vehicles if determined by the Board of Appeals to be necessary in the particular circumstances with appropriate landscaping.
- ~~(2)~~(6) Adequate exterior lighting shall be provided to ensure safe pedestrian and vehicular travel around the site. Such lighting shall be shielded from the view of all surrounding properties and streets.
- (7) Notwithstanding any other provisions of Town Code, an assisted living facility and a service-enriched senior housing residence is not residential within the meaning of Article VI, Affordable Housing.

E. —

~~(1) Senior Living Facilities.~~

- ~~(a) Notwithstanding any other provisions of Town Code, a Senior Living Facility is not residential within the meaning of Article VI, Affordable Housing.~~

~~F.E.~~ Accessory uses:

- (1) Accessory garages, sewage treatment plants, pump houses, water towers, storage tanks for other liquid materials, fire protection monitors, electrical and mechanical equipment, cafeterias, demonstration kitchens, and other auxiliary installations and ~~indoor/outdoor~~ recreational facilities. Exterior recreational facilities shall not be closer than 150 feet to any boundary of any residential district or 100 feet from any other district. All interior and exterior recreational facilities shall be used in such manner as to conform to the performance standards set forth in §200-19~~GF~~. Any lighting and hours of lighting of exterior recreational facilities shall be subject to site plan approval.
- (2) Fully enclosed warehouse and storage facilities.

- (3) Parking and loading areas.
- (4) The following signs, subject to § 200-28:
 - (a) An identification sign, not exceeding 12 square feet in area, provided that not more than one such sign shall be permitted.
 - (b) Necessary directional signs, none of which shall exceed five square feet in area.
- (5) Dwellings for use of caretakers, security or other personnel and their families, provided that the same are set back at least 50 feet from any adjoining lot line.
- (6) An area for the landing and takeoff of a helicopter (helicopter pad) for restricted and private use. Such use shall not include maintenance, regular parking or storage of a helicopter, and such use shall be in conformance with and subject to all applicable regulations of the Federal Aviation Administration and New York State Department of Transportation.
- (7) Tier 1 solar energy systems, subject to § 200-31.3. **[Added 12-18-2018 by L.L. No. 1-2019]**
- (8) Tier 2 solar energy systems, subject to § 200-31.3. **[Added 12-18-2018 by L.L. No. 1-2019]**
- (9) Tier 1 battery energy storage systems, subject to § 200-31.4. **[Added 1-26-2021 by L.L. No. 2-2021]**
- (10) Electric Vehicle (EV) charging infrastructure at parking areas on site
- (11) Ballrooms, event spaces, and banquet halls, with associated catering
- (12) Spa and wellness facilities, and pools
- (13) Administrative offices
- (14) Personal Sservice Eestablishments as defined in Article XIII
- ~~(15) Other activities as are customarily associated with a Conference Center, Hotel, Restaurant, or Senior Living Facilities~~

G.F. Prohibited uses. The following uses are prohibited in the BE District:

- (1) Residences, except as set forth in Subsection ~~DE~~ and ~~EF~~ above.
- (2) All business and commercial uses in which there is retail sale of goods or commercial service of products, except in connection with an accessory use set forth in Subsection ~~EF~~ above.
- (3) All uses and activities that do not meet the performance standards set forth in § 200-19~~GF~~.

H.G. Special requirements.

- (1) The entire lot, except for areas covered by buildings or surfaced as parking or service areas, shall be suitably landscaped to maintain an attractive appearance of the lot and to provide adequate screening as set forth below. All landscaping shall be properly maintained throughout the life of any use on said lot. Existing retaining walls, trees or landscaping located within 20 feet of any street or lot line shall not be removed except upon written approval by the Planning Board, nor shall any existing grade be disturbed except with such approval.
- (2) There shall be planted along lot lines of the subject lot trees or shrubs of such type and spacing as shall be required by the Planning Board to adequately screen all operations on the lot from the view of adjoining properties. Generally, such screening shall not be less than three feet nor more than eight feet in height, where:
 - (a) The lot lines of the subject lot coincide with those of another lot in residential use; or
 - (b) The lot abuts or is traversed by a residence district boundary line.
- (3) All permitted uses and accessory equipment, materials or activities shall be confined within completely enclosed buildings and their associated patios ~~and lawns and other outdoor spaces~~, with the exception of off-street parking spaces, off-street loading berths, recreational facilities, helipad and electrical and mechanical equipment normally not enclosed by a building.
- (4) Notwithstanding any other provisions to the contrary, a helicopter pad shall be available for use at the request of the Town of Ossining for police, fire or other emergency services or civic purposes upon reasonable notice under the circumstances to the property owner.
- (5) In the event that a property owner cannot comply with the limitations of hours of operation provided in § 200-19F(4)(c), Table III, in an emergency (e.g., weather conditions) or upon the infrequent occasions when scheduling requires, advance notice of such an event shall be given directly to the office of the Supervisor of the Town of Ossining or by notice to the Town of Ossining Police Department during other than normal business hours. Such notice shall be given immediately in the case of an emergency and at least 24 hours in advance of such other occasions or sooner if possible. Such infrequent occasions required due to scheduling requirements shall not exceed more than two occasions in any one-month period.
- (6) The property owner shall maintain a log of all landings and takeoffs, which log shall be available for inspection by representatives of the Town of Ossining during normal business hours at the request of the town. The property owner shall submit a transcript of landings and takeoffs on a monthly basis to the Town Clerk of the Town of Ossining.
- ~~(7) To the extent practicable, the property owner shall endeavor to incorporate any permitted uses under this section through adaptive reuse of existing buildings without material changes to building footprint.~~

(8)(7) The number of guest rooms related to ~~at the~~ hHotel/cConference cCenter and/or units related to an assisted living facility/service-enriched senior housing residence ~~senior living units~~ shall be no greater than 300 in total.