

September 3, 2024

By Hand Delivery and Email

Hon. Carolyn Stevens
Chair of the Town of Ossining Planning Board
and Members of the Planning Board
101 Route 9A
Ossining, New York 10562

**Re: Crotonville Owner LLC – Site Plan Application
Crotonville Conference Center
Former General Electric Management-Training Facility
1 Old Albany Post Rd**

Dear Chair Stevens and Members of the Planning Board:

We make this submission on behalf of Crotonville Owner LLC in advance of the Board's September 18 continuation of the Public Hearing. We have addressed all the outstanding comments as described below, and we look forward to advancing our discussions with the Board.

Enclosed are the following materials in further support of the Site Plan Application (versions with tracked changes are submitted where appropriate for ease of review):

- Updated Project Narrative and Table – revised to address comments regarding accessory uses in the greenhouse structure
- Updated Site Plan – updated to show site topography, and to modify a note under the zoning table
- Parking Study, with Parking Management Plan – reflects comments by the Town's Traffic/Parking Consultant. The Parking Management Plan now includes a concept plan showing land banked areas for potential parking spaces in the future if needed
- Traffic Impact Study – reflects comments by the Town's Traffic/Parking Consultant

- EAF Part 3 – confirming that the Site Plan and Rezoning would not result in any potential significant adverse environmental impacts under SEQRA
- Comment/Response Memo – addressing the comments in NPV’s August 8, 2024 and August 13, 2024 Memoranda
- Revised Zoning Amendment – updated to address the landscaping comment that was raised during the last meeting

Our client looks forward to continuing the Board’s review on September 18, and requests that the Board consider closing the Public Hearing that evening.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By: Brad Schwartz

Brad Schwartz
David Steinmetz

Encls.

cc: Christie Tomm Addona, Esq. / Katherine Zalantis, Esq.
Valerie Monastra, AICP
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