

COHN & SPECTOR

ATTORNEYS AT LAW

34 SOUTH BROADWAY, Suite 714
WHITE PLAINS, NEW YORK 10601-4400

JULIUS W. COHN*
WAYNE H. SPECTOR

Telephone: (914) 428-0505

Facsimile: (914) 428-0519

Email: WSpector@Cohn-Spector.com

*Also admitted in Florida

Firm Founded in 1971 as
Cerrato, Sweeney & Cohn
Thereafter:
Cerrato Sweeney Cohn Stahl & Vacarro
Thereafter:
Sweeney Cohn Stahl Spector & Frank

September 23, 2021

Hon. Gareth Hougham, Chairperson
Members
Town of Ossining Planning Board
Town of Ossining Planning Department
101 Route 9A
Ossining, New York 10562

Re: River Knoll Project (Stony Lodge Property)

Dear Chairperson Hougham and Planning Board Members :

I represent Hudson Park Group, LLC, the developer of the proposed River Knoll residential project at the former Stony Lodge Hospital site in Ossining. In connection with my client's proposed adaptive reuse redevelopment of the Stony Lodge property on Route 134 in Ossining I am pleased to enclose the Supplemental Draft Environmental Impact Statement ("SEIS") prepared by the Applicant's team of consultants headed by JMC Planning Engineering Landscape Architecture & Land Surveying LLC. The SEIS addresses the issues identified in the Final Scoping Outline adopted by the Planning Board, dated April 22, 2021. It is requested that the Board and its consultants commence its review of the SEIS and that the matter be placed on the next meeting agenda for discussion with the Board and its consultants and to schedule any hearings required under state law.

As you are aware, the initial draft of a proposed Rezoning Petition was presented to the Town Board in November 2015 and was centered on the planned redevelopment of the site with a 188-unit rental development which would include a number of affordable units in accordance with the Town Code requirements. The initial project requested the creation of a new multifamily zone designated MF-2 and for the rezoning of the property into that newly created zone. As a result of concerns raised by Town Board members and members of the public my client is now proposing a revised plan consistent with Alternative Eb of the original DEIS, although considerably smaller (the "Refined Alternative") and which would require rezoning the property to the existing MF zone in the Town.

The Refined Alternative consists of attached clustered townhouses that will be owner-occupied and totaling 98 townhomes ranging in size from 1,800 to 2,600 square feet and each with attached garages. The units will all have workspaces to address the trend to work from home. The units will be age-restricted and will appeal to an empty-nester-profile owner. The project will include common amenities and recreation facilities. This new format will address and alleviate the major public concerns communicated to the Town and Planning Boards with the initial Refined Project, and will provide substantial and higher new tax revenues to both the Town and School, without the addition of new school-aged population.

One of the many benefits of the new Refined Alternative will be to utilize the existing MF zone of the property to MF and not create a new MF2 zone. Upon completion of SEQRA review and issuance of a Finding Statement the Petition to the town Board will be Petitioned to rezone of the property to MF. The proposed density of this Refined Alternative will be significantly less than the 132 units as shown in Alternative Eb in the DEIS which depicts the density that might be obtained if the full density allowed by the MF district were fully applied. Additionally, the density shown by the Refined Alternative's concept site plan is less than what could be obtained if the R-7.5 zone was applied to the site which would allow for 99 units (not including the portion of the Stony Lodge property which resides in the Village). All abutting properties both in the Town and Village that surround the Stony Lodge property are zoned R-7.5. The Town's Zoning Map identifies all MF-zoned properties. It is also being proposed that the open space requirement currently contained in the MF zone include all "common" green spaces as a significant portion of the site will be improved with attractive new landscaping, decorative trees and new green buffers that will be situated in the common areas which will be governed and restricted in use by the provisions of the condominium or HOA.

The proposed changes are necessary to promote the goals of the Comprehensive Plan specific to this property. As you may already know, the Comprehensive Plan was modified at the outset of the submission of the application in 2015 to specifically address the encourage the redevelopment as proposed by our Refined Project. The Refined Alternative, is fully consistent with the intentions of the revisions to the Comprehensive Plan.

Thank you for your consideration of this letter. My client looks forward to the opportunity to present this exciting revised project proposal.

Very truly yours,

Cohn & Spector

A handwritten signature in dark ink, appearing to read 'Wayne H. Spector', written over a horizontal line.

By: Wayne H. Spector

WHS
Enclosures

cc:

By email: vmonastara@nelsonpope.com

Ms. Valerie Monastra, AICP

Nelson PopeVoohries

70 Maxess Road

Melville, New York 11747

By email: zalantis@szlawfirm.com

Katherine Zalantis Esq.

Christie Tomm Addona Esq.

Silverberg Zalantis

120 White Plains Road, Suite 305

Tarrytown, New York 10591

Glen Vetromile (by e-mail)