



TOWN OF OSSINING

BUILDING & PLANNING DEPARTMENT

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NOTICE OF PUBLIC HEARING

Notice is hereby given that a Continuation of a Public Hearing of the Town of Ossining Zoning Board of Appeals will be held on **Monday, July 27, 2020** at 7:30 p.m. **THIS MEETING WILL BE HELD VIA VIDEO CONFERENCING** Pursuant to Governor's Executive Order 202.1 dated March 12, 2020 and Executive Order 202.15 dated April 9, 2020 and subsequently extended. Members of the public can join the meeting via computer or mobile app on Zoom using the link below:

Join Zoom Meeting Monday July 27, 2020 at 7:30 p.m.

<https://us02web.zoom.us/j/82075025102>

Meeting ID: 820 7502 5102

Alternatively, you can call into the meeting from any phone by dialing the following number:

One tap mobile

+1-929-205-6099, 82075025102# US (New York)

Meeting ID: 820 7502 5102

Find your local number: <https://us02web.zoom.us/j/82075025102>

If you have any questions about the Zoom meeting process, please contact the Town of Ossining Building Department at 914-762-8419

The Hearing is on the application of Bethany Arts Community (BAC), 40 Somerstown Road, Ossining, NY, in accordance with the Town of Ossining Zoning Code, Section 200-7 B. (2) and Section 200-45 (C) for a special permit. Bethany Arts Community (BAC) is seeking an amendment to their special permit approval to include additional activities and programs that would take place outdoors on the property such as:

SEE ATTACHED AMENDMENT LETTER FROM BETHANY ARTS CENTER FOR ADDITIONAL INFORMATION RECEIVED

1. Summer Camps designed with creativity.
2. An outdoor children's theater camp.
3. Theater O (Ossining Schools Theater Group).
4. River Fund (an organization on the front lines of poverty in Queens getting children out of the city).
5. Use of walking trails for outdoor art exhibits.
6. Collaborate with Eco friendly organizations to create awareness of the environment.
7. Become part of the trail system leading from Ryder Park through Bethany to connect to the Briarcliff Peekskill Trail and Teatown Reservation.
8. Artoberfest - An interactive artistic experience.
9. Beehives and Community Gardens.
10. Outdoor after school programs.

The property is located at 40 Somerstown Road, in the unincorporated area of The Town of Ossining, NY, owned by Bethany Arts Community, Inc. and is identified on the Tax Map of the Town of Ossining as Section 90.10, Block 3, Lot 27, located in the R-40 One-Family Residence District.

All interested persons are invited to attend the Public Hearing on video conference (Zoom), and/or send comments by email to: www.bldgdept@townofossining.com or send comments by regular mail to Town of Ossining Zoning Board of Appeals, P.O. Box 1166, Ossining, NY 10562. Please note on June 29, 2020 this meeting was originally adjourned to July 20, 2020 then canceled and rescheduled to July 27, 2020.

Updated plans, public comments and additional information related to the original application prepared by ARQ.HT LLC, 100 Executive Blvd., Suite 204, Ossining, NY, dated February 21, 2020 are available for public inspection online at: <https://www.townofossining.com/cms/publications/all-documents/zoning-board/bethany-arts-2020-amendment>

BY ORDER OF THE ZONING BOARD OF APPEALS

Sal Carrera, Chairman

DATED: July 17, 2020

July 14, 2020

Greetings to the zoning board members, Mr. Chairman, the community at large and the neighbors at hand.

Thank you so much for the opportunity to present our ideas to further realize Bethany's mission by utilizing nature and all it has to offer. I'd like to start by thanking the community for its support, from the many letters that were written to the many voices heard. Your support is Bethany's fuel. I would like to especially thank the immediate neighbors who were able to see what Bethany has to offer Ossining and the community at large and for the support and words of encouragement they provided. It is invaluable.

As a Board, we have decided, for several reasons, to amend our request to expand our use of the grounds specifically the area behind the tree line encompassing the trail. All activities will be west of the orchard tree line. These reasons include the very vocal and written opposition to the noise of children being heard, the claims of personal space being compromised, and the anticipated onerous costs of the additional surveys it appears the zoning board may now be inclined to require. Lastly seeing the encouragement of the detractors being encouraged to write in and quick dismissal of supports to the next speaker presents insurmountable obstacles. It is our sincere hope that by making the footprint of activity smaller and offering this good faith compromise, the zoning board will be inclined to grant us permission expeditiously.

We feel a sense of urgency in resolving this matter as both our mission – and our sense of duty – compel us to offer space to help the Ossining school district, and select small community gatherings, address their lack of space for socially distanced programming this fall. With so much unknown for all of us, Bethany can only help to do our small part to alleviate some of the pressures soon to be facing the schools and the community as a whole.

As the executive director I will apologize for assuming what I thought was good for the community would be seen the same way by all. Bethany believes very deeply in the importance of varying perspectives and perceptions as stated in our mission statement. Now I realize I may not have allowed for that in my actions. For that I personally must accept responsibility express my apologies.

For the sake of clarity, Bethany is hereby amending our request to the zoning board by:

- Moving all new activities proposed for the Trail Area onto our property west of the tree line by the orchard to the street (Somerstown Rd.) and outside the 100 foot buffer zone to the north and south. Please see site plan.

In condensing the activities to the areas in question Bethany would only be continuing what the Lay Missionaries did in the past. The following are some of the activities that took place on the grounds during the lay missionaries' tenure.

- An annual Square Dance out by the barn (no longer standing) and in the parking lot
- Volleyball games and other similar activities
- Cider pressing. Apparently, there used to be an old cider press on the property. (They picked apples at a nearby orchard.)
- The Orientation and Reunion classes would hold cookouts, dances, and picnics outside.

Bethany looks only to produce the same type of low impact quality activities, with art as fuel for creativity and community.

Again, thank you for the opportunity to present before the community.

David Lyons
Executive Director
Bethany Arts Community