

TOWN OF OSSINING: COUNTY OF WESTCHESTER

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PUBLIC MEETING OF THE PLANNING BOARD

RIVER KNOLL PROJECT-SEQRA

DRAFT ENVIRONMENTAL IMPACT STATEMENT

SCOPING SESSION

-----X

Joseph J. Caputo Community Center
95 Broadway
Ossining, New York 10562
June 22, 2016
7:34 p.m.

P U B L I C H E A R I N G

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Building & Planning Department

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A P P E A R A N C E S:

INGRID RICHARDS CHAIRWOMAN

GREG MCWILLIAMS VICE CHAIR

JIM BOSSINAS MEMBER

GARETH HOUGHAM MEMBER

MARK HOEFLICH MEMBER

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Attorneys for the Applicant/Developer

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White Plains, New York, 10601

BY: WILLIAM S. NULL, ESQ.

ZARKIN & STEINMETZ

Attorneys for Sal Santuccie and Valerie Shemmer

81 Main Street, Suite 415

White Plains, New York, 10601

BY: DAVID S. STEINMETZ, ESQ.

1 ALSO PRESENT:

2 Katherine Zalantis, ESQ., Town Attorney

3 David h. Stolman, AICP, PP, from Fredrick P. Clark
4 Associates, Inc.

5 Daniel Ciarcia, PE, Consulting Town Engineer

6 Sandy Anelli, Secretary
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1 CHAIRWOMAN RICHARDS: Good evening
2 everyone. Tonight's meeting is a meeting
3 for River Knoll Projects, a multi-family
4 development, 40 Croton Dam Road. This is
5 our Public Scoping Session.

6 The purpose of this meeting is to
7 review the Scoping Document for the River
8 Knoll Project. And, the Planning Board,
9 the Applicant, or Consultant; will be
10 looking through this document. Making any
11 necessary changes or modifications.

12 And, if the public has any comments
13 on this specific document, we will take it
14 to tonight's meeting. So, this meeting, we
15 will only be discussing the Scoping
16 Documents for the project.

17 This is the guidance that we've
18 used, and the Applicant will use; to create
19 the Draft Environmental Impact Statement for
20 the project.

21 So, st this time, David, would you
22 like to go through the document for the
23 Planning Board, the public, and the
24 Applicant, please.

25 MR. STOLMAN: Sure, I'll be happy

1 too.

2 Just to add a little bit on what
3 the Planning Board Chair said. We are not
4 here tonight, to take information as to
5 whether you like the project, whether you
6 don't like the project. Whether you think
7 there's too much traffic in the area.
8 Whether you think there are too many units
9 in the project.

10 What we're here tonight to do, is
11 to determine, is that -- is to go over
12 Scoping outline. To identify, specifically,
13 what's going to be studied in the draft of
14 the Environmental Impact Statement, that the
15 Applicant must prepare.

16 There will be other times, other
17 evenings, where people can get up and say
18 whether they like the project, or don't like
19 the project, or this or that. We're here
20 specifically, focusing on the Scoping
21 outline.

22 We made about 50 copies, and handed
23 them out to the public. And, if, in fact,
24 you have a copy and someone next to you
25 doesn't have a copy, please share. But

1 we're here for a very focused-purpose
2 tonight, and that is to go over the Scoping
3 outline for the Draft Environmental Impact
4 Statement.

5 Does anybody have any questions
6 about what we're doing here? Why we're
7 here?

8 MR. CROMONTI: I just have a quick
9 question.

10 You said there's going to be in the
11 future about the other --

12 CHAIRWOMAN RICHARDS: -- You have
13 to come up and talk into the mike.

14 Please state your name.

15 MR. CORMONTI: Ronald Cromonti.

16 You mentioned that it's going to be
17 future meetings, if we are not in favor of
18 this project or not? If we're not in favor
19 to begin with, then, why do we even have to
20 bother with the Scope?

21 I think it's a waste of time to
22 bother with this Scope, if the Town's not in
23 favor of it; is my point?

24 MR. STOLMAN: Okay. We have to go
25 through the process. The Town Board has

1 decided, that we have to go through this
2 process. We have to entertain this action,
3 this proposed action.

4 At the end of the day, it may be
5 approved, it may be denied; but we have to
6 go through with the process.

7 MR. CROMONTI: I think with the
8 crowd clapping, I don't think they want this
9 project at all.

10 UNIDENTIFIED SPEAKER: At all,
11 that's right.

12 MR. ^{Tripodi}~~JABOTIE~~: I have a question
13 about the project. My name is Peter
14 ^{Tripodi}~~Jabotie~~, 10 Quail Hollow Road, Ossining, New
15 York. The "required approval here on
16 Table 1"(Indicating) --

17 MR. STOLMAN: Peter, Peter, Peter,
18 Peter; right here.

19 MR. JABOTIE: -- Yes.

20 MR. STOLMAN: I'm going to go
21 through the entire Scope. And, we will let
22 the public speak regarding the Scope.

23 MR. JABOTIE: Okay. Well, I have a
24 question regarding the --

25 MR. STOLMAN: -- It's not approval

1 required.

2 MR. JABOTIE: I'm a resident of the
3 Town, and you're not, so I'm going to speak.
4 I appointed you to this Board -- or
5 reappointed you to this Board.

6 The Zoning Map and amendment -- is
7 anyone here familiar with a zoning -- called
8 spot zoning. Does anyone know about that?
9 No.

10 Spot Zoning is illegal and this is
11 totally Spot Zoning. Many of you have taken
12 the same classes that I took, the CSC
13 Required Course; Accounting and Legal
14 Required Courses with The State of New York
15 Association of Towns. And, they very well
16 describe Spot Zoning.

17 Spot Zoning, is having a Zoning of
18 multi-family -- sorry -- of having a
19 residential zoning, and putting multi-family
20 out with a specific purpose of the project.
21 If it's not in the Comprehensive Plan, this
22 installment -- it's not in the Comprehensive
23 Plan -- it's changed.

24 MS. ZALANTIS: This Board did not
25 grant that --

1 MR. JABOTIE: -- I know that -- I'm
2 totally aware of that --

3 MS. ZALANTIS: -- Is in front this
4 -- is the lead agency --

5 MR. JABOTIE: -- Yes, I know that.
6 Well, that's the thing, I'm getting into the
7 Scoping and the Environmental Impact of this
8 project; okay.

9 MS. ZALANTIS: Great. But this
10 right now, what we're talking about, we're
11 just outlining the issues; that the
12 Applicant has to study and include that in
13 the part of the Environmental Impact
14 Statement.

15 MR. JABOTIE: Yes, I am aware of
16 that. I --

17 MS. ZALANTIS: -- We are in the
18 process --

19 CHAIRWOMAN RICHARDS: --
20 Mr. Jabotie, may I -- excuse me --

21 MR. JABOTIE: -- Yes, Ms.
22 Chairperson.

23 CHAIRMAN RICHARDS: -- Excuse me.
24 We are going to go over the Scoping Document
25 tonight --

1 MR. JABOTIE: -- That's fine --

2 CHAIRWOMAN RICHARDS: -- Mr.

3 Jabotie, please, with all due respect.

4 The attorneys will go through the
5 process, and why we are here. And, why this
6 is not approved in the precluded action of
7 the Town Board and the Planning Board.

8 However, we have to run the meeting
9 in an orderly fashion.

10 MR. JABOTIE: I understand that.

11 CHAIRWOMAN RICHARDS: As, I would
12 ask that the public will have time to speak.
13 And, I'd ask you to sit down so that
14 Mr. Stolman can go over the document for the
15 Board, and for the Applicant; and for the
16 members of the public.

17 MR. JABOTIE: I will sit down. But
18 you did ask, if anyone had a question about
19 the document; and I have a question about
20 the document

21 MR. STOLMAN: You just said that --

22 MR. JABOTIE: The gentleman said --

23 CHAIRWOMAN RICHARDS: Mr. Jabotie,
24 Mr. Jabotie, allow me to run this meeting --

25 MR. JABOTIE: -- Yes --

1 CHAIRWOMAN RICHARDS: -- I would
2 ask that -- Mr. Jabotie, with all due
3 respect, I have a lot of respect for you.
4 I'd ask that you sit down, so that we can go
5 through the process and you will be allowed
6 to speak.

7 MR. JABOTIE: I just have one
8 question about this Environmental Impact on
9 the table. And, you said if anyone had
10 questions -- I mean, am I wrong?

11 THE PUBLIC CROWD: -- No --

12 MR. JABOTIE: I mean, you said if
13 anyone had questions about this document, to
14 ask a question. I have a question about the
15 document.

16 MR. STOLMAN: Peter, I was the one
17 that was speaking. I said, if anybody had
18 questions about the process, not about the
19 document. We're going to go through the
20 document tonight --

21 MR. JABOTIE: -- The Scope, the
22 Environmental Scoping Process.

23 MR. STOLMAN: I didn't ask that.

24 MR. JABOTIE: Well, that's what it
25 was understood as.

1 CHAIRWOMAN RICHARDS: Mr. Jabotie,
2 you will be able to ask your question --
3 Mr. Stolman, please. You will be allowed to
4 ask your question.

5 Now, I ask that you sit down, so
6 that he may go through the document, and you
7 will be able to ask your question.

8 MR. JABOTIE: Okay.

9 CHAIRWOMAN RICHARDS: Thank you.

10 MR. JABOTIE: But my one thing is,
11 the Comprehensive Plan says --

12 CHAIRWOMAN RICHARDS: -- Mr.
13 Jabotie, I've asked you to sit down three
14 times. And, as a former counsel member, you
15 understand how a meeting should be run,
16 thank you.

17 Mr. Stolman.

18 MR. STOLMAN: Okay.

19 So, getting into the Scoping
20 Outline, there are general guidelines on the
21 first page. But getting into the meat of the
22 matter, on the second page, Page 2; we have
23 a description of the proposed action. Which
24 is to the draft of the Environmental Impact
25 Statement.

1 And then, The Draft Environmental
2 Impact Statement must go through the various
3 approvals that are required for this action.

4 And, Table 1, in the Scoping
5 Outline on Page 3; lists the various
6 approvals that are required. And, the
7 Governmental entity that would have to grant
8 those approval, for this project to go
9 forward.

10 And then, we have the fact that the
11 SEQRA Regulations and the State
12 Environmental Calling and Review Act,
13 specifies that there has to be a cover
14 sheet. And, the cover sheet of the Draft
15 Environmental Impact Statement, has to
16 specify certain information. Like, the
17 title of the document, the Applicant's name,
18 the acceptance date of the EIS, and
19 etcetera, and etcetera. And, the SEQRA
20 Regulations require that there must be a
21 table of contents for the Draft
22 Environmental Impact Statement.

23 I'm now moving to the top of
24 Page 4. SEQRA Regulations require that
25 Chapter 1, be an executive summary. Which

1 obviously somehow rises to the rest of the
2 Draft Environmental Impact Statement. And
3 then, Chapter 2 starts out with a project
4 description.

5 So, the project description must
6 include the nature of the proposed action,
7 and a description of that. And then, the
8 regulations and the requirements of the
9 site's existing and proposed zoning
10 designations.

11 Then the Scope requires that there
12 be an overview and description of the site
13 and environment. Specifically, the
14 description of the: Location, the frontage,
15 access, acreage, ownership, and tax map
16 designation of the lots involved in the
17 proposed action. Including the proposed
18 future disposition of a very small portion
19 of the property; which is in the Village of
20 Ossining. And, the description of the site
21 and its environment, should also included
22 description of the surrounding properties,
23 in as well as a brief history of the site
24 and the area.

25 And then, in Chapter 2, in the

1 project description, there has to be a
2 description of the environmental
3 characteristics to the site. Which will
4 have to include, a description of the steep
5 sloping and the elevation of the site. A
6 description of the wetland and the wetland
7 buffer areas, and watercourse and hydrology.

8 And, the description of the
9 aesthetic resources including the scenic
10 views. And, the description of the flora
11 and fauna. Including, but not limited to
12 trees regulated by the Town Code.

13 Then, there has to be a description
14 of the project components. Including items
15 such as the potential number of market-rate,
16 and affordable dwelling units respectively.
17 The size and number of bedrooms on the
18 market-rate, and affordable dwelling units
19 respectively.

20 The amount of open space which is
21 being proposed, the total number of parking
22 spaces that are required and provided; and
23 the nature and amount of the other project
24 components.

25 The Scope also requires that the

1 vehicular access and proposed circulation of
2 the project be described and explained.
3 And, the other components of the proposed
4 project including: Vegetated buffers,
5 street trees, landscaping, lighting,
6 roadways, sidewalks, recreation, and other
7 amenities have to be described.

8 Followed by a description of plans
9 for the maintenance of common elements of
10 the project, including: Roads, utilities,
11 and passive open space. As well as, plans
12 and a timeline for ongoing maintenance of
13 all proposed mitigation for the project.

14 I'm in the middle of Page 5, now.

15 And, in Chapter 3, really gets into
16 the heart of the Draft Environmental Impact
17 Statement and the analysis would have to be
18 included. So, for every issue area, and
19 issues areas are such things as: Wetlands,
20 storm water management, traffic,
21 vegetation, and wildlife.

22 For each issue area there has to be
23 three components. A description of the
24 existing conditions, a description and
25 evaluation of the potential impacts

1 regarding that issue area. And, analysis
2 and description of the proposed mitigation
3 measures, to minimize or avoid environmental
4 impact.

5 So, first issue area is, respect to
6 wetlands. And, in terms of existing
7 conditions, there has to be a Professional
8 Wetland Scientist, going onto the property
9 and mapping the wetlands. And, a wetland
10 map a full report, and data sheets have to
11 be provided to the Planning Board. And, all
12 work has to be conducted in accordance with
13 the Town of Ossining in the Wetland Chapter.
14 And, to uphold the regulations of the New
15 York State Department of Environmental
16 Conservation, and the U.S. Army Corps of
17 Engineers.

18 Connectivity of existing wetlands
19 and water courses may establish a total size
20 warranting additional governing
21 jurisdiction, including the New York State
22 Department of Environmental Conservation,
23 and the U.S. Army Corps of Engineers. So,
24 that wetland in terms of existing
25 conditions.

1 And then, there has to be a
2 description after an analysis of the
3 potential impact to wetlands. And, all
4 impacts proposed, will be identified,
5 measured, and evaluated, including the loss
6 of all vegetative cover due to construction.
7 And, this has to do with any water courses,
8 wetlands, and buffers of those two
9 components that may be on the property.

10 So, the evaluation of the potential
11 impact upon the wetlands has to be followed
12 by -- a portion of the DEIS regarding
13 mitigation measures. And, how those
14 mitigation measures would be implemented
15 regarding any impact to wetlands or buffers.

16 That would be followed by an
17 evaluation of the next issue area. Which
18 would be related to soil, topography, steep
19 slopes, and geology. So, the existing
20 conditions regarding soils, topography, and
21 geology have to be evaluated, and described.
22 Following by, any potential impact; to soil,
23 topography, and geology. Following by
24 mitigation measures to minimize or avoid
25 environmental impact to these recourses.

1 The next issue area, I'm now, to be
2 certain, in the middle of Page 7; would be
3 with regard to storm water management, and
4 subsurface water. And, again, the existing
5 conditions have to be evaluated and
6 described, potential impact with respect to
7 storm water, and subsurface water; has to be
8 evaluated and described.

9 And, any mitigation measures
10 including the Storm Water Pollution
11 Prevention Plan, would have to be evaluated
12 and described. And, the Storm Water
13 Pollution and Prevention Plan, would have to
14 be to in accordance with the New York State
15 Department of Environmental Conservation,
16 CDs and general permit, with respect to the
17 storm water management; related to the
18 construction and activity.

19 And, we're going to be amending
20 this section of the Scoping Outline to say
21 just that.

22 The next issue area has to do with
23 vegetation and wildlife. Again, the
24 existing conditions regarding vegetation and
25 wildlife have to be described. Any

1 potential impact of wildlife has to be
2 described. As well as, all mitigation
3 measures, having to be with minimizing or
4 avoiding potential environmental impact to
5 vegetation and wildlife.

6 MR. CROMONTIE: Excuse me. You did
7 mention existing conditions has to be
8 described. Who's going to be describing the
9 existing conditions? You? The company?
10 Or --

11 MR. STOLMAN: -- Let me just finish
12 this, and then I'll answer that question.

13 MR. CROMONTIE: Okay.

14 MR. STOLMAN: The next issue area
15 has to do with historic and archaeological
16 resources. So, what's called a Phase IA
17 Environmental Assessment Report, having to
18 do with historic and archaeological
19 resources, has to be performed. And,
20 depending upon the result of the Phase IA
21 Assessment, there may have to be a Phase II,
22 Environmental Assessment. So, that has to
23 do with existing conditions.

24 And then, they'll have to be a
25 portion of the DEIS to going into the

1 potential impact, with respect to historic
2 and archaeological resources. And then,
3 whatever mitigation measures need to be
4 implemented, regarding the minimization or
5 avoidance of impacts to these resource.

6 The next issue area has to do with
7 existing facilities serving the project
8 site. As well as, current energy usage.
9 So, al the service to the site has to be
10 described, as well as, the sewer system.
11 And, any potential impact to the water and
12 sewer, as well as, other utilities and
13 facilities has to be evaluated and
14 described. As well as, mitigation measures
15 related to infrastructure and utilities.

16 The next issue area -- I'm now in
17 the middle -- more or less of Page 10. The
18 next issue area has to do with land use and
19 community character. So, the existing land
20 use, the existing zoning, and the evaluation
21 of the existing community character,
22 surrounding the subject property has to be
23 described.

24 As well as, potential impact with
25 respect to the impact upon community

1 character of this proposed project. And,
2 with impact upon planning these two
3 elements.

4 This section would have to talk
5 about the affordable housing component,
6 that's being proposed as part of the
7 project. The ways in which the project
8 addresses the preservation of parkland or
9 provision of money in lieu of parkland as a
10 recreation fee. The visual impact of the
11 project of the surrounding neighbor. As
12 well as, the possible impact of the approval
13 of the proposed multi-family zoning
14 district, elsewhere in the Town. As well
15 as, whatever mitigation measures are
16 proposed.

17 And, I know the next section -- I'm
18 sure it's important to everyone, and
19 probably a lot of people here would like to
20 stand up and make sure that the traffic
21 impact is included in the DEIS. And, there
22 are, roughly, three pages devoted on how to
23 conduct the proper traffic study; with
24 respect to this project.

25 So, a licensed engineer would have

1 to prepare this traffic study --

2 (Whereupon, Chairman Richards bangs
3 on the gavel to restore order.)

4 MR. STOLMAN: Questions afterwards.

5 UNIDENTIFIED SPEAKER: Excuse me.
6 It's not Cherry Hill Drive, it's Cherry Hill
7 Circle, thank you.

8 MS. CARUSSO: Can I also make an
9 addition to that?

10 MR. STOLMAN: Afterwards,
11 afterwards. We're going to take comments
12 from everyone regarding the Scope,
13 afterwards.

14 MS. CARUSSO: Okay.

15 MR. STOLMAN: So, let me just
16 finish from the -- the intersections which
17 would have to be studied, and evaluated.
18 And then, people can make suggestions
19 afterwards, and see what else needs to be
20 studied.

21 The intersection of Dale Avenue and
22 Pine Avenue. The intersection of Croton Dam
23 Road, and Hawkes Avenue. The intersection
24 of Croton Dam Road and Pershing Avenue with
25 Cherry Hill Circle. The intersection of

1 Croton Dam Road and the site driveway. The
2 intersection of Croton Dam Road and
3 Kitchawan Station Road. And, the
4 intersection of Croton Dam Road and New York
5 State Route 9A.

6 And, the peak hours that have to be
7 evaluated are the weekdays. The morning
8 peak hour of 7:00 a.m. to 9:00 a.m.

9 (Whereupon, Chairman Richards bangs
10 the gavel to restore quite.)

11 CHAIRWOMAN RICHARDS: Let's just
12 listen to what David is stating so that we
13 could all hear it.

14 UNIDENTIFIED SPEAKER: We can't
15 hear you. Thank you.

16 CHAIRMAN RICHARDS: We would all
17 like to hear what David is saying in his
18 presentation. So, if we could quiet down
19 the room so we all have the benefit of
20 hearing what is actually in this document;
21 that would be helpful. Thank you.

22 MR. STOLMAN: So, the peak hours
23 that have to be studied are the weekday morning
24 peak hours 7:00 a.m. to 9:00 a.m. And, the
25 weekday afternoon peak hour, between

1 4:00 p.m. and 6:00 p.m.

2 And, you can all comment on those
3 peak hours.

4 CHAIRWOMAN RICHARDS: David, let's
5 just go through the document, please.

6 MR. STOLMAN: Okay. So, as I said
7 before, there are about three pages devoted
8 to having to do a proper traffic study.
9 And, in moving to the bottom of Page 13, or
10 the middle of Page 13.

11 Construction traffic has to be
12 evaluated and described. And, the potential
13 impacts relating to the public
14 transportation have to be described. The
15 potential to increase the capacity of the
16 intersection of Croton Dam Road and
17 Route 9A, as well as, alternate mitigation
18 has to be evaluated and described.

19 The traffic impact from the River
20 Knoll Project, has to be compared to the
21 impact of the traffic from Stony Lodge
22 Hospital when it was in operation.
23 Including, with respect to accident history,
24 has to be evaluated and described.

25 And, the proposed jitney service,

1 which is part of the proposal, shall be
2 factored into the traffic analysis. And,
3 the potential impact of increased traffic
4 from the project upon the safety of
5 bicycling on the nearby roadways, has to be
6 evaluated and discussed.

7 And, the top of Page 14, has to do
8 with the community facilities and the
9 current services, and service levels, and
10 capacities of the existing municipal
11 facilities and services. Such as, fire
12 protection, and police protection, emergency
13 services, open space, and recreation in
14 schools has to be discussed. The potential
15 impact to these facilities and services have
16 to be discussed, as well as, any mitigation
17 measures that need to mitigate impact.

18 And then, there has to be a section
19 of the DEIS regarding fiscal impacts. So,
20 the current taxes paid by the property owner
21 have to be discussed in the DEIS. As well
22 as, the projection of the expected tax
23 revenue from the project after it's
24 constructed. And, the cost and the benefits
25 of the project have to be evaluated and

1 proposed mitigation measures have to be
2 discussed as well.

3 The next issue area has to do with
4 the construction impacts. The method and
5 the nature of the proposed development has
6 to be discussed. And then, it's quite a
7 long part of the Scoping Outline devoted to
8 potential impacts related to the
9 construction of the project. Including the
10 potential for blasting, and noise levels,
11 and vibration levels, that has to be
12 discussed. As well as, mitigation measures
13 including the preparation for the DEIS of
14 the construction management plan. Which is
15 discussed as the mitigation measures related
16 to the potential impacts; that are described
17 in the Scoping Outline.

18 And in Chapter 4, of the DEIS, on
19 top of Page 16; that talks about Adverse
20 Environmental Impacts that cannot be
21 avoided. And then, we have a section, a
22 very important chapter of the DEIS
23 pertaining to alternatives. And, these
24 alternatives have to be evaluated and
25 compared to the project itself.

1 So, we have alternatives A through
2 K. There was an original proposal for the
3 188 units. Which was a bit more or somewhat
4 more spread out on the site than the current
5 more compact proposal for the 188 dwelling
6 units. So, the first alternative is this
7 compact layout of these 188 dwelling units.

8 Alternative B, which has to be
9 evaluated and discussed. Is a conventional
10 layout which meets the requirements of the
11 current zoning of the property; which is
12 R-15. Which is, single-family homes on
13 minimal lots of 15,000 square feet in size.
14 Which is about three homes per acre.

15 And then, a clustered development
16 based upon R-15 conventional layout. And
17 then, a conventional layout based upon R-5
18 zoning district. Which is a single-family
19 zoning of a minimal lot size of 5,000 square
20 feet.

21 And then, a clustered layout based
22 upon R-5 density. Alternatives after that,
23 could be evaluated and discussed. Each
24 townhouse and multiple dwelling development
25 based upon the existing multi-family zone in

1 the Town. And then, each townhouse and
2 multiple dwelling developments in an eight
3 dwelling units per acre. Alternative "I",
4 discussing the continued institutional use
5 of the property.

6 The next alternative is the
7 adoptive reuse of the existing buildings for
8 other non-residential units. The next
9 alternative is the adaptive reuse of the
10 smaller residential buildings in the
11 southeasterly part; especially for
12 affordable housing. And, any zoning text
13 amendment needed for this scenario. As well
14 as, the potential adverse of social impact
15 of segregating the affordable housing, has
16 to be discussed.

17 And, the last alternative is
18 required by the SEQRA Regulations; and
19 that's called the No Action Alternative.
20 And, this is a discussion of the adverse or
21 beneficial site changes that are likely to
22 occur in a reasonably foreseeable future.
23 If the proposed action does not occur.

24 Then Chapter 6, is the discussion
25 of irreversible and irretrievable commitment

1 of resources. Chapter 7, is the discussion
2 of growth and introducing impacts of this
3 proposed action. Chapter 8, is the affects
4 on the use of conservation of energy
5 resources and solid waste matter.

6 And then, at the end of the
7 document, we have an appendix or a number of
8 appendices. Which would have to included
9 the technical studies that are done on the
10 basis for the discussion in the body of the
11 document.

12 And, these technical appendices
13 that have to include, but are not
14 necessarily limited to A; is national
15 resources studies, including wetlands,
16 vegetations and soil. All animals including
17 fish, terrestrial, and aquatic
18 macroinvertebrates, birds, amphibians,
19 reptiles, etcetera; are very thorough.

20 Appendix B, is a Storm Water
21 Pollution Prevention Plan; which has to do
22 with storm water management. Appendix C,
23 water and sewer system reports. Appendix D
24 is the traffic study. Appendix E, is the
25 Phase IA, and, if needed the Phase II, the

1 cultural resources reports regarding and
2 historic and archaeological resources.
3 Appendix F, is the construction management
4 plan.

5 G, is all SEQRA documentation to
6 prevent all the final version of the Scoping
7 Outline; which the Planning Board is going
8 to produce. And, Appendix H, is all
9 official correspondence on whatever issues
10 that are stemmed in the DEIS.

11 CHAIRWOMAN RICHARDS: Katherine,
12 can you give us a brief summary of what the
13 Planning Board is doing to --

14 UNIDENTIFIED SPEAKERS: Can't hear.

15 CHAIRWOMAN RICHARDS: Okay. Kathy,
16 could you give us a brief summary of the
17 application and the process. And, what the
18 Planning Board is currently doing here
19 tonight. And -- you know -- just the
20 process how this started, for the public.

21 MS. ZALANTIS: Okay.

22 So SEQRA, is a State Statute,
23 requirements by the State. That any Board
24 consider these impacts on the environment,
25 before it considers to granting approval;

1 any kind of approval. For this project, the
2 Planning Board is the lead agency. So, the
3 Planning Board can't just say, "we're not
4 going to follow the State Statute, we're
5 going to ignore the State Statute, we're
6 going to deny the application."

7 Because if that were to occur, the
8 developer will be running to court and
9 starting a lawsuit which the Ossining tax
10 payer's would be paying for. And, the
11 developer would likely win that lawsuit.

12 So, I just want you to understand
13 that this is the very first step in the
14 process. The Planning Board in this case,
15 issued a positive declaration. If they had
16 issued a negative declaration, SEQRA would
17 be done. It would be over and the developer
18 could be in a position to ask for that
19 approval to be granted.

20 We are, instead, at the start of
21 the process with the issuance of a positive
22 declaration the developer has to do a full
23 environmental review. And, the meat of the
24 DEIS; which is what's required when a
25 positive declaration is issued, is the study

1 of alternatives.

2 The developer has to study -- not
3 just what the developer wants to do here;
4 the proposal that the developer is putting
5 forward. But, what also, what if you were
6 to instead do a development that performed
7 with zoning, that meets the requirements of
8 the R-15 zone.

9 And, there are many different
10 alternatives in this proposed Scope, that
11 the developer needs to study. And, show
12 that what they are proposing is less
13 impactfull upon the environment.

14 So, that's a very important part of
15 the process and part of the DEIS. And, that
16 really is the heart of the DEIS. What we're
17 here tonight to do, because the next step is
18 to develop this document, this DEIS that
19 goes through all those studies, and those
20 analysis of impact, and studies all the
21 other alternatives. And, this is a very
22 robust Scope of what the developer must do
23 next; the next step.

24 But we want to hear from the
25 public; okay. The Planning Board wants to

1 hear from the public. What other things may
2 be missing from this Scope that you think
3 should be included in this Scope. And,
4 that's the purposes of this meeting tonight.
5 It's not for the purpose to say that you're
6 in favor of the document or you oppose the
7 document. Look at what's already provided.

8 For example, there's four pages on
9 traffic. If traffic is a concern, is there
10 something missing? Is there another
11 intersection that perhaps should be
12 studied -- you know -- it's not a proper
13 description of the street. This is the
14 opportunity to weigh in on that and to give
15 input. And, to look at this and raise
16 additional issues that may not have been
17 originally thought of in this Scoping
18 document.

19 Because this is the outline that
20 then the developer, must go back and answer
21 all these questions in response to all these
22 environmental inquires. So, just that you
23 understand that by issuing a positive
24 declaration; this Board has taken the
25 position that a full environmental review

1 must be done. And, that's more protective
2 of the environment.

3 CHAIRWOMAN RICHARDS: Sandy, the
4 documents that are submitted, prior, by the
5 Applicant, are they online today?

6 MS. ANELLI: I think the May
7 version, and this one is too.

8 CHAIRWOMAN RICHARDS: The plans and
9 the prior submittal. So, that we can ensure
10 that the public has an opportunity to go to
11 our website to look at the prior submittal.
12 To see what the Applicant had submitted. I
13 think that would be helpful to the members
14 of the public as well.

15 Planning Board Members, do we have
16 any comments or ideas?

17 MR. STOLMAN: This incorporates all
18 the comments.

19 CHAIRWOMAN RICHARDS: Right.

20 UNIDENTIFIED SPEAKERS: We can't
21 hear the answer.

22 UNIDENTIFIED SPEAKER: Put the mic
23 on.

24 CHAIRWOMAN RICHARDS: We have gone
25 through the document. The Planning Board

1 has had an opportunity to read and review
2 the document. We had a meeting in early
3 June to go over this document, and changes
4 have been made. The Town Board also had the
5 opportunity to review the document; so their
6 changes have been incorporated as well.

7 And, at this point I would like to
8 ask the Planning Board members if they have
9 additional thoughts or additional comments.

10 MR. BOSSINAS: Not at this time.

11 MR. HOUGHAM: Just briefly, I would
12 like to encourage members of the public to
13 take advantage of this opportunity --

14 UNIDENTIFIED SPEAKER: Excuse me.
15 Would you be kind enough to stand up --

16 UNIDENTIFIED SPEAKER: -- Stand
17 up --

18 UNIDENTIFIED SPEAKER: -- You have
19 to stand up.

20 MR. HOUGHAM: My name is Gareth
21 Hougham, I'm a member of the Planning Board.
22 And, I was just saying that I would
23 encourage the public to take this
24 opportunity, and this is almost a unique
25 opportunity; in a large project like this.

1 we just ask the developer to submit that to
2 the Planning Board; so that we can post it.
3 So, that all the people in the community can
4 go and look at that.

5 MR. STOLMAN: I thought I saw the
6 e-mail.

7 UNIDENTIFIED SPEAKER: It was
8 posted yesterday.

9 MR. HOEFLICH: It was posted
10 yesterday?

11 UNIDENTIFIED SPEAKER: Yes, Aunt
12 Matty, did it.

13 MR. HOEFLICH: Okay, thank you.

14 CHAIRWOMAN RICHARDS: Okay. Mr.
15 Ciarcia?

16 MR. CIARCIA: Nothing.

17 CHAIRWOMAN RICHARDS: At this
18 point, we're going to open up the public
19 session. You have a five minute limit to
20 comment.

21 And, who would like to go first?

22 MS. CARUSSO: I hope you all can
23 hear me. My name is Marissa Carusso, I live
24 at 2 Redwood Road, Ossining.

25 So, the first question I have is,

1 as it pertains to traffic and
2 transportation, I'd ask you to include an
3 evaluation of Croton Dam Road, and Grandview
4 Avenue. Grandview Avenue, is the road that
5 connects Croton Dam Road to Narragansett.
6 In addition, Narragansett Avenue should be
7 evaluated for traffic.

8 And, in addition to that, when
9 you're looking at the evaluation from
10 weekday after -- from 4:00 p.m. to
11 6:00 p.m.; that has to be extend.

12 I can tell you, that I live at
13 Redwood Road, which is at the opposite side
14 of 9A. And, at about 6:30 traffic is backed
15 up to Redwood Road to get across to 9A;
16 every weeknight. So, especially for
17 commuters coming back from the City, you're
18 not getting into Town until about 7:00 p.m.

19 Where you talk about truck routes
20 and you're identifying truck routes for
21 construction, we ask that there be an
22 evaluation for truck routes and traffic
23 volume associated with the business
24 activities at that property. Because our
25 understanding is that it's going to be a

1 full service inclusive with spa and yoga.

2 And, so, I'm not really sure what
3 that includes in terms of regular day-to-day
4 business. So, we'd like an understanding of
5 what those traffic volumes would be.

6 And, finally, as many of us know,
7 our school district is busting at the seams.

8 So, there needs to be an evaluation
9 on -- right. But, also for the alternatives
10 that are proposed on the back of this. So,
11 we'd like to see a comparison on this
12 property versus any of the alternatives.

13 MR. STOLMAN: That's in there as
14 well, because the alternatives have to study
15 all the impact issues areas.

16 MS. ZALANTIS: Okay. Well, that's
17 critical because we can't accommodate anyone
18 else. Thank you.

19 MR. JABOTIE: Ms. Richards, I'd
20 like to apologize for before.

21 Mr. Stolman, I have a question for
22 you. I'll start by saying, nowhere in this
23 does it really mention the R-15 zone and the
24 surrounding areas. Are you going to like
25 split Stony Lodge from that zone and then

1 create a multi-family? Or are you going to
2 take the whole R-15 and make that a
3 multi-family? It doesn't really specify.

4 MR. STOLMAN: Peter, I'm not doing
5 anything.

6 MR. JABOTIE: I know that.

7 MR. STOLMAN: What's being proposed
8 is that this property by itself would be put
9 into this new zoning district; which would
10 be called the MF2 zone. So, there would be
11 a creation of a new district and rezoning of
12 this property.

13 MR. JABOTIE: Okay. So, then you
14 would be taking that one property and
15 rezoning it in a certain way?

16 MR. STOLMAN: That's what's being
17 proposed.

18 MR. JABOTIE: Okay. Now, the
19 rezoning is that consistent with the
20 comprehensive plan. That -- I don't know
21 how many of hundreds of thousands of dollars
22 you were given to make that over the years.
23 But, is it consistent with what's in the
24 comprehensive plan? Because I have a couple
25 of pages from the comprehensive plan to make

1 that really almost state otherwise.

2 And, I know that if you want to
3 change a zone to an MF from an R-15, you
4 need to be go -- to be consistent with the
5 comprehensive plan, this seems to be
6 consistent with what the developer wants.

7 And, that quite, specifically, in
8 detailed, is called spot zoning. "That's
9 the process of singling out a small parcel
10 of land, for a use classification totally
11 different from that, from the surrounding
12 area. Or the benefit of the owner of such
13 property, as to the detriment of the other
14 owners."

15 That's spot zoning and it's
16 unconstitutional, under the New York State
17 Constitution.

18 Also, when you spot zone, again,
19 you're rezoning the partial land to use
20 category different from the surrounding
21 areas. So, this addresses the zoning
22 change. But I'm pretty sure this is just
23 really illegal and unconstitutional.

24 Is there anything -- how come it
25 doesn't mention the Comprehensive Plan?

1 MR. STOLMAN: It should. And,
2 we'll make sure it does. And, I'm not going
3 to reply on the spot zoning part.

4 MR. JABOTIE: Of course.

5 MR. STOLMAN: But in the
6 comprehensive plan update; which was adopted
7 in December of last year. It talks
8 specifically, about this property; I don't
9 have it with me. But to the best of my
10 recollection, it says that "the Town Board
11 should be able to -- the adaptive reuse
12 and/or redevelopment of this property in a
13 manner which will have no significant
14 adverse environmental impact upon concerning
15 detrimental."

16 MR. JABOTIE: Yeah, thanks. It's
17 just like -- straight out of the copy and
18 paste, he get's all the different items.

19 So, I have that memo from December;
20 I have the memo from December. And, it
21 states exactly almost what you've said.
22 Again, when referring to the environmental
23 resources, building multi-story apartment
24 buildings is not -- I would say that goes
25 against the Comprehensive Plan. Wouldn't

1 you?

2 MR. STOLMAN: Peter, we're here to
3 find out what you'd like to have included in
4 the document, not to --

5 MR. JABOTIE: -- Well, the zoning
6 part of the document Part G. Part G, deals
7 with the rezoning. And, the Comprehensive
8 Plan states the opposite of that. And, to
9 rezone something opposite of the
10 Comprehensive Plan, and to the benefit of
11 the owner of said property, again, is
12 unconstitutional in the State of New York;
13 it's called spot zoning.

14 MS. ZALANTIS: So, that'll be an
15 issue that you create --

16 MR. JABOTIE: -- Okay --

17 MS. ZALANTIS: -- essentially
18 before the Town Board. This board is
19 meeting for SEQRA; okay.

20 MR. JABOTIE: I'm just letting them
21 know.

22 MS. ZALANTIS: So, when the Town
23 Board -- that comes in front of the Town
24 Board, you can make whatever argument --

25 MR. JABOTIE: -- Sure --

1 MS. ZALANTIS: -- in front of the
2 Town Board.

3 MR. JABOTIE: I will. Thank you
4 everyone.

5 MS. KELLY: My name is Cecelia
6 Kelly, I live at 16 Croton Dam Road. And,
7 I ditto on Peter's -- on what he says.

8 Because, why, when you're living in
9 a single-family residential -- not multiple
10 family district. Why do you want to change
11 this one area? We don't want it.
12 I don't -- we can't take the impact. I live
13 on Croton Dam Road, and it's treated like
14 it's Route 134; it's a highway.

15 There's drag racing at night.
16 People have problems up there. We don't
17 have enough police attention up there. We
18 did, when the County was there, but not when
19 the Village was there, or the Town; okay.

20 So, a -- I don't feel -- Oh, and
21 another thing, we have a lot of underground
22 springs there. What are you going to do,
23 start building in all these homes. There's
24 this big building, and then, reconstruct all
25 these underground springs; and we all have

1 floods.

2 I have a weeping willow that's the
3 ugliest thing in Town. And, I leave it
4 there because if I didn't -- if I cut it
5 down my neighbors would have flooded
6 basements; all right. So, I'm against this
7 whole thing; my personal issue.

8 MR. WEISE: I'm Matthew Weise I
9 reside at 6 Maple Road. I was curious about
10 the traffic pattern. You anticipate
11 putting a light in, at the entrance of the
12 development; a traffic light?

13 UNIDENTIFIED SPEAKER: Can you
14 speak into the mic, please.

15 UNIDENTIFIED SPEAKER: Talk louder.

16 UNIDENTIFIED SPEAKER: Talk into
17 the mic.

18 MR. STOLMAN: I think you're
19 mistaking this Board for the Applicant.
20 This Board is not advocating anything, it's
21 going through the SEQRA process. We're
22 talking about things that need to be
23 studied.

24 So, do you have a suggestion of
25 what needs to be studied?

1 MR. KELLY: I think you need to
2 study where the school bus stop will be. If
3 it's on 134, you're going to create more
4 havoc in a difficult traffic situation
5 already.

6 I think that if you have single
7 access to and from the property on the
8 existing road, it will create backups on
9 Croton Dam Road. As well as, within the
10 development. And, I was curious if any
11 consideration was given to using solar
12 power? Thank you.

13 MR. STOLMAN: Thank you.

14 MS. ALBERTY: I'm Catherine
15 Alberty, 47 Lee Avenue. And, I want to ask
16 this, the traffic study also included
17 Saturday, especially Saturday morning.
18 Because there's significant backups at the
19 intersection of 134 Croton Dam Road to
20 Route 9A.

21 That period, let's say, from about
22 9:00 a.m. to 1:00 p.m. there may be others
23 here who have other observations. But
24 Saturday is an impactfull time.

25 MR. SALENTY: Good evening, Robert

1 Salenty, 13 Feeney Road. On your -- on your
2 traffic study you have here "constantly
3 performed when schools are open, and during
4 appropriate weather conditions during the
5 following time period." Does that mean the
6 traffic study is just once; one day? And,
7 what's appropriate weather?

8 I mean, we live in the Northeast,
9 appropriate weather could be rainy, it could
10 be snowy. Is it your intention to do it
11 when it's dry and sunny? Well, can you
12 answer my question? Does it mean that it's
13 just one day of a traffic study?

14 MR. STOLMAN: No, I don't believe
15 so.

16 MR. SALENTY: When school is open,
17 does that mean -- school could be open the
18 day before Thanksgiving -- we know it can be
19 open that day --

20 MR. STOLMAN: -- No. There are
21 days that are "X"ed out.

22 MR. SALENTY: Okay.

23 MR. STOLMAN: The traffic engineers
24 know how to do this.

25 MR. SALENTY: So, it's more than

1 one day?

2 MR. STOLMAN: Correct.

3 MR. SALENTY: Now, I don't have
4 your plans. Is there an entrance or exit on
5 Narragansett? Or just on --

6 MR. STOLMAN: -- No, on Croton Dam
7 Road.

8 MR. SALENTY: Okay.

9 MR. SANTUCHIE: Hi, I'm Ray
10 Santuchie, 29 Grandview Avenue. I'd like to
11 see a study of the water for Ossining.
12 Because I know we have a water treatment
13 problem.

14 We're buying water from New Castle.
15 As part of the study, they're saying that we
16 don't have enough water. We can't make
17 enough; I guess, for the Town and Village to
18 support. And, that should also be
19 considered in this plan. Thank you.

20 MR. SIGHTS: Yes, hi. George
21 Sights, of 6 Cherry Hill Circle.

22 We're talking about Croton Dam
23 Road. It's a dangerous country road, it is
24 not a highway. And, I defy or I ask, all
25 members of the Planing Board, to park in

1 Cherry Hill Circle. And, make a left or a
2 right-hand-turn onto Croton Dam Lane.
3 You're talking about a dangerous situation.
4 And, the same applies to Pershing Avenue.
5 You're talking about a dangerous situation.
6 What do we need for somebody to get killed
7 or maimed. The police are there
8 constantly, using that as a speed trap; to
9 monitor it.

10 The road undulates severely. There
11 are blind spots coming from Sassy Deli, and
12 coming also from 9A. It's a dangerous
13 intersection as it is. And, there's noway
14 you're going to be able to change the
15 definition of the roadbed there; all right.

16 That follows to a dangerous "S"
17 cove. I know you're going to look at the
18 various accident records over the years that
19 have occurred there. 40 years ago, maybe
20 35 years ago. A truck coming from 9A going
21 down Croton Dam Road, lost its brakes on
22 that road. Or was not able to stop, and
23 actually destroyed the third house on the
24 right-hand-side in our dwelling. In our
25 little community in Cherry Hill Circle.

1 The point is, this -- we cannot
2 look to have an additional 380 cars, which
3 is two per unit that you're proposing, or
4 the builder is proposing. It's insanity,
5 it's too dam dangerous; period.

6 MR. ALBERT: Steve Albert, 15
7 Pheasant Ridge Road. A couple things, I
8 think that have to be added. I do want to
9 echo the concern about -- I think -- we
10 probably need a whole section on impact on
11 schools. School populations, buildings.

12 MR. STOLMAN: It is in there.

13 MR. ALBERT: That's a big part of
14 the environment. I think the intersection
15 of Croton Dam Road and Feasant Ridge Road,
16 needs to be added.

17 And, the times here(Indicating),
18 probably need to be an hour wider on both
19 ends; both morning and afternoon.

20 And, one other thing that caught my
21 eye here. Under storm water management,
22 there's a reference to "onsite underground
23 fuel tanks." Which to me, raises red flags
24 to the probabilities of toxic waste. So,
25 that needs to be looked at seriously.

1 And then, I guess, I'd like some
2 assurance that the alternatives that are
3 going to be looked will be looked at. And,
4 the same level of detail as the main
5 proposal. So, that we can all make fair
6 comparisons and fair judgments; as to what
7 the alternant use of the property is. Thank
8 you.

9 MS. PASTUCHIE: Adel Pastuchie, 21
10 Feeney Road. The gentleman who just spoke
11 mentioned the intersection of Croton Dam,
12 and Pheasant Ridge. Well, Feeney Road is
13 right opposite Pheasant Ridge.

14 At rush hour times, getting out of
15 Feeney Road, which is one house width from
16 Narragansett. Narragansett, Feeney and
17 Feasant Ridge, all merging onto Croton Dam
18 Road is probably less than 100 feet
19 distance. So, please add Feeney Road to
20 that discussion.

21 MR. CONO: Good evening, everyone.
22 My name is Ryan Cono, 10 Croton Dam Road.
23 Which is at the very top of that nice,
24 windy, long hill, that you come up from the
25 top from Sassi Deli.

1 And, my wife and I bought the home
2 four years ago, and we never; when we bought
3 the home, we never realized how much traffic
4 is on this road. And, the actual speed
5 limit there is 15 miles-per-hour. Now,
6 people ride -- go up -- it's
7 15 miles-per-hour, I live right there; I see
8 the speed limit sign everyday.

9 Now, people fly up and down this
10 road; okay. I won't get to that point,
11 because it looks like traffic is going to be
12 considered as an impact. What I'm wondering
13 about is my property value, and my
14 neighbor's property value.

15 Are we going to have an agency come
16 in to do a study on what an impact like this
17 would be to our property values; when this
18 is finished. Also, I would like to have a
19 study on the impact of crime in the area.
20 When we introduced low-income housing, and
21 we introduced 200 more people -- or units,
22 into the area. Thank you.

23 MR. LESLIE: John Leslie, 121 Dale.
24 The intersection of Pine and Dale, by Sassi.
25 I lived in that house for around 35 years.

1 And, even considering the time since I've
2 lived there, in addition to my in-laws who
3 owned the house before me. I can count at
4 least 10 times that we've had to call the
5 Public Works Department; to come and ream
6 out the sewage line in the center of the
7 street.

8 I have some theories as to why it
9 gets backed up, and needs to be reamed out.
10 One of which -- well, you can say
11 basketballs and things like that may occur
12 from time to time. But it's been an ongoing
13 issue. And, I know there's some work going
14 on there currently; something to do with
15 IBM. I've been assured that, that's going
16 to take care of the problem.

17 I'm not so sure about that.
18 Because my issue is not with the flow of
19 sewage coming down Pine Avenue, but with the
20 flow of sewage that comes from both Hawk and
21 Croton Dam Road. And, I always had a theory
22 that with all the condos that were put up
23 across Route 9A. And, they might have had
24 adequate sewer lines to transport it down to
25 where I live. But there's an older

1 infrastructure where I live. I might
2 assume, that is unable to handle this, this
3 current load that's already coming down from
4 the new condos. That have been built since
5 I lived there.

6 So, within an additional 188
7 residences, I can only imagine what issues
8 might happen. And, I think that any
9 resident living anywhere, if you had to call
10 for sewer backups for 10 times, just imagine
11 your own homes, your own properties; what
12 that could be like.

13 So, I would like to see some
14 assurances in these sewer studies that are
15 going to address what's coming down the
16 sewer lines in the years ahead. As well as,
17 what's currently there that can't handle
18 this load; as it currently exists. Thank
19 you.

20 MR. CANCEL: Hi, my name is Sam
21 Cancel, I live at 7 Grandview Avenue. This
22 project is literally in my backyard. What
23 is going to be the quality of life, like the
24 gentleman just mentioned; when you have
25 1,800 people living in that development.

Seriously, I mean, you're talking 188, there's an average five people per family. You know -- 10 per development, that's 1,800 people. You know -- what's the quality of life. I moved out of Yonkers to have peace and quite. To sleep with the windows open, and not have to hear people arguing, parties going on all hours of the night. Which I think this project is going to bring.

MR. SANTIO: Hi, good evening. My name is Tony Santio, I live at Cherry Hill Circle. I wish I was at Cherry Hill Drive I would have a nice view of the golf course.

I would recommend that we also include a study of traffic, from the Taconic Exit; the Taconic State Parkway Exit on 134. Going towards 9A, I don't know if the Board is aware that IBM is closing their facility in Sommers. And, they're moving 3,000 workers to the IBM on 134. So, that's going to have a greater impact in the very, very, near future to begin with. And then, adding this housing unit is going to cause more chaos. So, I would definitely included the

1 traffic study from the Taconic State Parkway
2 Exit on 134, down to 9A; as well. Thank
3 you.

4 MS. LASSEN: Good evening. My name
5 is Marion Lassen, I live at 4 Duers Court.
6 Which is off Downey, which is off Feeney.
7 I'll be as brief as probably.

8 My parents live on Pershing Avenue,
9 they're 80 and 81 years old. And, every
10 time I'm at their home, there's cars that go
11 speeding by. It's a cut through, it's a
12 short cut, sometimes between Narragansett,
13 and Croton Dam Road.

14 And, someone before mentioned
15 making a left or right out of Cherry Hill
16 Circle. This is directly across the street,
17 and even though your line of vision is
18 better than it is across the street, there
19 are cars racing up and down that street, all
20 the time; it's very dangerous.

21 So, what I'd ask is that, you add
22 some sort of a study of the number of cars,
23 and how -- what speed they drive back and
24 forth on Pershing Avenue. Because I think
25 that by adding this humongous structure,

1 you're going to add an incredible amount of
2 traffic on that street. That's it, thank
3 you.

4 MR. BURTON: Hi, I'm Joe Burton,
5 and it feels funny to be on this side of the
6 mic. The traffic study. Everybody keeps
7 adding to the traffic study, and it's just
8 the area. You know -- instead of just
9 specifying different streets, because every
10 time somebody comes up, we add another
11 street.

12 You need to just take the area, and
13 remember that you have a very large park in
14 that area; right off Narragansett,
15 Grandview. You have to consider that.

16 Also, you have to back your time up
17 especially on a weekday night, to at least
18 three; maybe even earlier than that school.
19 Because your school is starting to release,
20 and knowing the schools in Ossining now, and
21 I'm not going to say mothers -- half the
22 parents run up to school to pick up there
23 kids.

24 So, they're leaving before that
25 time. And then, your school buses are

1 coming back at 3:30 or so. So, you have to
2 consider that time. And, just for
3 adaptation purposes, the speed limits in
4 Ossining, in the Town and in the Village are
5 mandated at 30 miles-per-hour. 15
6 miles-per-hour is a suggested speed only.

7 The other things on the
8 alternatives that I didn't quite understand,
9 after making the first meeting; way back
10 when. I was the only one there, and I'm
11 glad I have a lot of help here now.

12 They said there's alternatives, and
13 you could put 24 houses on it. Well, I can
14 take a flat plan and put 24 houses on it,
15 but we know we're building on a lot of
16 hills; and you can't do it. So, in the
17 alternative plan, is it actually going to
18 show, how you would put one house on it or
19 24 houses on there?

20 This is not my question, this is
21 questions from the audience that has not
22 been brought up. When you bring up that
23 professionals are going to be doing these
24 studies; who are these professional?
25 They're hired by? Paid for by? And, what

1 if -- you know -- I know you have to review
2 it. And, hopefully an engineer goes in
3 there and does a slant for one side or the
4 other.

5 But I think the question came when
6 you know -- when a lot of the mumbling at
7 the beginning was. Was, who are these
8 professionals? Who hires these
9 professional? Who pays for these
10 professionals? Who reviews their plans
11 first? And, when do you get them last?

12 The other thing is that, as far as
13 I know, approximately, probably, 75% of the
14 acreage that touches Croton -- a-- to this
15 project is in the Village of Ossining. Has
16 anybody contacted the Village, to say what
17 their concerns are. I realize the engineer
18 is The Town Village Engineer, and he has to
19 be consulted on that. But also 75%
20 -- everything -- Pershing Avenue is in the
21 Village. It actually touches into Stony
22 Lodge and Village property; which is very
23 short. But there is everything.

24 Croton Dam Road, those houses are
25 in the Village -- to get back onto there.

1 Grandview Avenue, the same, and then, also
2 you got your Second and First Avenue that
3 go there. So, I don't know, maybe to talk
4 to them, just to find out their feelings on
5 these things; and thank you.

6 MS. BURNS: Good evening. My name
7 is Heidi Burns, I live at 51 First Avenue,
8 in Ossining; I'm at the dead end.

9 My concern or what I would like
10 closely looked at is the nesting habits.
11 There are hawks up on that hill. There are
12 turkey vultures up on that hill. And, I
13 believe just last summer I saw a Falcon.

14 So, I agree with the schools, and
15 the issues with that. I agree heavily with
16 the traffic flow. But I bought there
17 because it's quiet. And, there's -- you
18 don't hear anything. I have humming birds,
19 I have all these wonderful little creatures.
20 I want that to be added. I want the nesting
21 to also be looked into not just trees, and
22 traffic, and schools. It's really
23 important, these are our homes. Thank you.

24 MR. STEINMETZ: Good evening, Madam
25 Chairman, Members of the Board. David

1 Steinmetz, from the Law Firm Zarin &
2 Steinmetz.

3 I'm pleased to be here this evening
4 representing Sal Santuccie, his daughter
5 Valarie Shemmer; 37 Croton Dam Road Corp.
6 They are property owners immediately across
7 the street from River Knoll.

8 My clients are extremely concerned
9 about the proposed zoning -- the proposed
10 zoning, and the impact to the community.

11 Having said that, I think your
12 Board and your Consultant have done an
13 excellent job in preparing a thorough Scope.
14 Having said that, there are still a few
15 comments that I want to present about the
16 Scope this evening.

17 Plan use and zoning, Chapter 3G-2,
18 "intensity at scale." I'm not quite sure
19 where the 10 units per acre comes from. I
20 think that's inconsistent with the Town and
21 surrounding area. And, I think the DEIS
22 needs to heavily evaluate the development
23 and the contexts of its surroundings.

24 The zone that's been proposed by
25 the Developer seems completely inconsistent

1 with the surrounding area. They're all
2 single-family homes. There's no adjacent
3 multi-family housing. Even the Village of
4 Ossining's immediate adjacent zoning is
5 single-family.

6 I agree with the chief's comments
7 about the Village's involvement; I think
8 it's important. It does seem like this MF2
9 is more like unlawful spot zoning, then it
10 is like something that is consistent with
11 the character of the surrounding housing.

12 Housing of this type is usually
13 transitional in nature, and usually
14 transitional housing is located in a
15 different area. I hope you'll make sure
16 that gets examined.

17 The EAF, which I also reviewed;
18 claims that this proposed zone will protect
19 the surrounding neighborhood. We're not
20 quite sure how the neighborhoods get
21 protected by this. We're also not clear --
22 I have to echo something that Mr. Jabotie
23 said in the beginning of the meeting.

24 I've looked at the Town's
25 Comprehensive Plan. And, I fail to see the

1 comparison or the acknowledgement of what's
2 been proposed here in the Comprehensive
3 Plan. And, David, I think you do need to
4 add that into the Scope. That was something
5 that I didn't see in there.

6 It's called "an Adaptive Reuse
7 Project," I'm going to talk about that when
8 I get to alternatives. About Construction
9 Impacts, Section 3K, "preexisting
10 environmental conditions." Numerous
11 references to the subsurface oil tanks;
12 that's great. But there's no mention of any
13 analysis of prior hospital or medical waste
14 that could be on the property.

15 I'm definitely concerned that
16 there's no indication that there's is a
17 Phase II, that's been required. And, I know
18 the clients, and the community would like to
19 see a Phase II.

20 I think there should be a
21 comprehensive environmental audit of the
22 buildings. These buildings are old. There
23 is asbestos, most likely. There are PCVs
24 in the caulk and lightballets, in buildings
25 of this nature. There's no indication on

1 this DEIS; it has to be analyzed.

2 25,750 cubic yards of cut. That
3 equates to about 1,300 truck trips. A 20
4 cubic yard truck in connection with the
5 construction of this site. That's coming
6 out of their EAF. I recommend that the
7 Scope look at a rebalanced job, and
8 encourage the Applicant's highly qualified
9 team to rebalance this job.

10 It's wonderful that you got
11 blasting and the blasting protocols in
12 there. A site with this kind of steep slope
13 is certainly going to require that the
14 community understands the blasting.

15 "General comments" obviously, there
16 needs to be a thorough analysis of steep
17 slopes and wetlands. 57% of the site has
18 slopes and descends 15%. Not quite clear on
19 why they have set the height at 50 feet in
20 their proposed zoning. When all of the
21 surrounding zoning, as I understand it; has
22 a maximum of 35 feet in height. Again, I
23 don't see the consistency.

24 We're requesting, on behalf of the
25 community some basic things: A site

1 sections, a 3D model, a computer generated
2 video, and a comprehensive photo analysis
3 from numerous vantage points throughout the
4 Town and surrounding Villages.

5 This consulting team, as I've said
6 are highly qualified; they've done this
7 before. And, I know, they know how to do
8 these types of things. So, folks in this
9 room need to see those. You need to see
10 that as lead agency. I didn't see that
11 called for, I might have missed it.

12 Views from and of the various
13 buildings on site. Not just the highest
14 one; that I think were referred too. And, I
15 think you need to make it clear to the
16 community. Is this MF2 only being asked to
17 be mapped on this particular property.

18 I'm almost done, bare with me, if I
19 go over by a minute and a half.

20 UNIDENTIFIED SPEAKER: Take a
21 breath.

22 UNIDENTIFIED SPEAKER: You can have
23 my time.

24 MR. STEINMETZ: Thank you. I'll
25 take a breath, and I'll slow down.

1 "Alternative" -- oh, come on
2 Ingrid.

3 "Alternatives Chapter 5." I really
4 do commend your Board and your professional
5 staff for requiring so many alternatives. I
6 was very surprised to see the number of
7 alternatives. Having said that, I know my
8 clients clearly want to understand the
9 impacts and the possible benefits, of the
10 continued use of the institution.

11 Many of you may be surprised that
12 one of the single largest property owners in
13 the immediate area, 5 Acres; would be
14 perfectly fine, if the site was reused as a
15 hospital. So, don't pay short trip to the
16 institutional use, the Stony Lodge Hospital
17 facility was there for decades. And, I
18 don't think that you've ever had a room full
19 of people, complaining about it like you do
20 this evening.

21 "Adaptive Reuse." Roman Number 5 on
22 I. Adaptive Reuse, but they don't propose
23 to adaptively reuse what's on the property.
24 So, they're trying to claim an adaptive
25 reuse redevelopment. But there's no

1 analysis of the adaptive reuse of the
2 building.

3 If they want to wrap themselves up
4 in a wonderful, sustainable, concept like
5 "adaptive reuse" let's see what they can do
6 with the buildings that are there. Rather
7 than, knocking them down, and replacing them
8 and disturbing the site. Why is that not
9 being examined?

10 Mr. Santuccie, my clients fully
11 understand the rights that this Developer or
12 anybody has to recognize full and best use
13 of their property. But to do so in
14 accordance with zoning, is very different
15 than to do so in accordance with the
16 proposed new zoning. Reopen a hospital,
17 construct single-family homes in accordance
18 with existing zoning.

19 Fine, that's, what the legal right
20 is right now. Remain consistent with the
21 surrounding neighborhood that's there right
22 now. Fine, no problem. Nobody would be
23 here certainly, in these numbers. But there
24 is no basis, we see, to rezone this
25 property, to a multi-family zone. When I

1 look at the zoning map -- you all saw it;
2 you've got it on Figure A4, in that EIM.

3 There's no multi-family zone. You
4 got to go to the other side of 9A to get to
5 a multi-family zoning district. It really
6 is a big leap to now take this property, and
7 now go multi-family. We submit that if this
8 is permitted to occur, essentially, you're
9 putting a square -- you're putting a round
10 peg, into a square hole. Or a square peg
11 into a round hole.

12 In either event, you're actually
13 breaking something, you're breaking the
14 fabric of a community. And, we would highly
15 recommend that your Board -- and, we highly
16 recommend that your Board, as lead agency
17 find against this, ultimately in your
18 finding statement; and recommend against
19 this to the Town Board. Obviously, we'll
20 all be in front of the Town Board. I fully
21 understand that the legislative prerogative,
22 is with the Town Board. And, you're in a
23 difficult situation to play lead agency on
24 the environment review.

25 Last comment. My clients are

1 currently evaluating, filing a formal
2 protest petition under Section 265, of the
3 New York State Town Law. That section would
4 allow the filing of the protest petition, to
5 trigger a supermajority vote of the Town
6 Board in connection with any zoning. We're
7 still studying the property lines, the
8 boundaries, and the mathematical
9 measurements.

10 However, based upon the folks who
11 are here tonight, I think it's fair to say,
12 that more than the requisite number of
13 people will be objecting to the proposed
14 zoning.

15 So, I thought, just as a matter of
16 courtesy to the Town, and to your
17 professionals. You should know that we
18 expect you to allow, or inform the Town
19 Board that this will necessitate a
20 supermajority vote.

21 We look forward to working in
22 cooperation with your Board, and the public,
23 and your staff; as this process unfolds.
24 Thank you for the opportunity.

25 MS. KENNEDY: Such an eloquent and

1 well versed gentleman is not too
2 intimidating.

3 However, my name is Maria Nancy
4 Kennedy, I live at 22 Croton Dam Road,
5 directly across from the Santuccie family.
6 My concern, and the only thing that I
7 haven't heard, there's an additional
8 development; housing development, mental
9 development. Going on in Hawkes -- on
10 Hawkes Avenue.

11 I want to know if it's going to be
12 addressed, in terms of traffic. By having
13 it compounded with whatever's going to be
14 happening in Stony Lodge. And, that's
15 something I think we should have
16 incorporated and addressed.

17 MR. ORUCCI: This will never do.
18 Hi, Gary, how you doing? Long time no see.

19 My name's Ray Orucci. I've lived
20 in Ossining since 1968. I'm at 47 First
21 Avenue, currently. And, back in '92 my
22 family found a nice sweet, little, home on
23 First Avenue. Nice quiet neighborhood with
24 a dead end; and frankly I'd like to keep it
25 that way.

1 I'm concerned about the impact of
2 all of our homes, if this highrise apartment
3 building is allowed to be built. What will
4 the resale of my house be? It's worth "X"
5 amount of dollars now; I can guarantee you
6 it will not be, if this goes up.

7 I beg you to consider rejecting
8 this rezoning. And, have consideration for
9 the people in this room, who have property
10 in the adjoining area, around this site. It
11 would really impact us heavily. Thank you
12 very much.

13 MR. PICIANO: Well, Board, I am Jim
14 Piciano, I live on 70 Hawkes Avenue. You
15 all know me, I've lived in the Town, I built
16 a house here 38 years ago; so going on
17 48 years. I'd hate to sound like
18 this -- and excuse for having my back to
19 you. But I usually like to talk to
20 everyone.

21 I feel like kind of like the Town
22 historian. Last week, we did speak about
23 the development on Hawkes Avenue; and that
24 was addressed. And, also about the density.
25 As you know, the Town is not what it was

1 when I moved here 40 years ago; I gave this
2 talk last week.

3 When I first moved here, it was one
4 horse per acre; okay. Behind me, was an 11
5 acre horse farm. Down the street -- you
6 heard all this -- you wouldn't mind my
7 back -- you heard all this.

8 CHAIRWOMAN RICHARDS: You have to
9 address the Board, sir.

10 MR. PICIANO: Down the street was a
11 sheep farm --

12 (Whereupon, Chairwoman Richards
13 bangs the gavel to restore order in the
14 room.)

15 CHAIRWOMAN RICHARDS: -- You have
16 to address the board, sir.

17 MR. PICIANO: Down the street was a
18 sheep farm; okay. I don't think, with the
19 density that we're talking about; I don't
20 think you can get the sheep out of the barn.
21 Or the horses at this point; that's number
22 one.

23 Number two, when you look at case
24 law, case law is used in court cases. To
25 help the court with the case. Case studies

1 are used at Science. When you look at how
2 you can look at things, and how to make it
3 better. This is case opposition history.
4 And, I'm going to give you the history.

5 Since I came here, first the condos
6 went in, then we had the overfilling of the
7 cemetery. And, if you think there were a
8 lot of trucks then -- whoever brought up the
9 truck -- I think your lawyer did. The truck
10 traffic would be just as atrocious. It
11 crushed the road on Hawkes Avenue, when they
12 overfilled the cemetery with C&D waste.
13 Which came from the Bronx; which we have no
14 idea what was in it.

15 You talk about density, the
16 cemetery -- even when you're dead you have a
17 density problem. I'm telling you, you think
18 I'm kidding. What happened was, somehow it
19 wasn't monitored and the cemetery got
20 overfilled. And, if you drive down there,
21 you drive along Hawkes Avenue, you'll see a
22 wall. Well, that was supposed to be at
23 grade with the road. They realized they
24 overfilled them. They still wanted
25 double-deck grades; so they filled it

1 higher.

2 So, now, even when you die, you've
3 got double deaths, and there's a density
4 problem at the cemetery. The biggest case
5 study history I can give you, as I lay the
6 case law and case study. Is, you do not
7 have to do a traffic study. All you have
8 to do is go back 30 years, where Country
9 Meadows is right now. There was a proposal
10 to put a shopping center there -- a shopping
11 center.

12 UNIDENTIFIED SPEAKER: Yup.

13 MR. PICIANO: Now, that's right on
14 the corner on Croton Dam Road, Kitchawan,
15 9A. Once again, who was there, I was there.
16 I think that was my start to getting my
17 hearing on, on what was going on in the
18 Town. And, probably a lot of other people
19 were there.

20 But anyway, the study was done.
21 They were going to dig into the bank, into
22 that bank, where Country Meadows is -- I
23 think -- what's the street there on?

24 UNIDENTIFIED SPEAKER: Pheasant
25 Ridge.

1 MR. PICIANO: Pheasant Ridge goes
2 up a nice sloping hill; that's where the
3 barns were. The horses were there. They
4 were going to cut into that. There was
5 going to be a 40 or 50 foot high wall.

6 Behind it were Kirby Olmstead,
7 Joann Schneider -- said "you have to have a
8 fence up there, the kids are playing, you
9 better have a parachute on." Finally, after
10 a lot of fighting, a lot of opposition from
11 the Town's People, we got it put down.

12 Now, I refer to the traffic
13 density, that was 30 years ago. There's a
14 lot more cars on the road, now, than then.
15 If we look at case law, also case study, and
16 case history. If it didn't work then, how
17 is it going to work now? With 180
18 apartments on Stony Lodge. All you got to
19 do is look back then and say "gees, we
20 couldn't do it."

21 The roads haven't changed; right?
22 They haven't changed at all. So, how could
23 it possibly work now. So, to go back to a
24 law cliché, I'd like to say; if it doesn't
25 fit you must quit. That's it.

1 MR. CROMONTI: All the changes that
2 have been added, are they going to be
3 available to the public? Soon or when; on
4 line?

5 CHAIRWOMAN RICHARDS: We'll make
6 sure that the changes are put online for the
7 public to see; okay.

8 MR. LATIN: Latin, 4 Duers Court.
9 One of the other intersections, I think has
10 to be studied is the intersection of Ryder
11 and 9A.

12 For anyone that lives in the
13 immediate area, now, it takes me -- and I
14 live right off of Feeney. Maybe six minutes
15 to get to 9A Southbound. With all this
16 additional traffic, everyone thinks, I
17 think, is going to go to Ryder Road and 9A.

18 Because the poor souls that live in
19 the area, now it takes you five or six
20 minutes; and I'm right there. 20 minutes,
21 25 minutes, this is crazy to consider
22 something on this magnitude.

23 I understand it needs to be put
24 back on the tax rules. But something of
25 this size is unconceivable. Thank you.

1 MR. LAMELA: Jose Lamela, 42 First
2 Avenue. The way that our neighbors are
3 situated, if we want to get to Highland
4 Avenue, we have to travel to Dale or Croton
5 Avenue, to get down to the Library, to get
6 to Main Street. If you're adding around 400
7 cars, they're going to have to travel the
8 same way.

9 So, I would say that you need to
10 check out Croton Avenue, and Dale Avenue,
11 and do a study there. The traffic light,
12 what's going on there? Because by
13 Walgreens, there's a light there, that takes
14 forever to change. You can practically get
15 backed up there for 45 minutes; easily. So,
16 please add that to the report. Thank you.

17 MR. CONOLLY: Hello, Kevin Conolly,
18 Pearl Hollow Road. I have an attractive
19 nuisance -- not a nuisance. But a park,
20 which would attract young children to go.

21 So, I would like to have a safety
22 impact. You would have young children
23 walking to the attractive park, on a very
24 dangerous highway. So, could that be
25 addressed, please?

1 MS. GRANT: Stephanie Grant, 48
2 Pershing Avenue. I liked to a -- I agree
3 with what everyone is saying this evening.
4 I actually used to work at Stony Lodge
5 Hospital way back, when I was a nurse there.
6 So, there is lots of medical waste. All we
7 used to do is use needles there, on those
8 children.

9 But what I am coming up here to ask
10 is, what are we going to do about the
11 schools? Who are you going to ask about the
12 schools? Our pre-K coming in next year,
13 will not have an Art Program.

14 My son is in Claremont this year.
15 They do not even have a computer lab. They
16 had to use laptops in the classrooms. We
17 are overcrowded. So, what more, and what
18 else are we going to bring into these
19 schools?

20 MR. STOKES: Chris Stokes, First
21 Avenue, basically, where you are, is Stony
22 Lodge to me. What are you guys going to do
23 about the medical waste, that I'm finding
24 out about all these years? The asbestos
25 clean up? How is my family going to be

1 protected?

2 Also, the wetlands? There's a
3 flooding problem there now. With neighbors
4 that are here. That needs to be addressed,
5 thank you.

6 CHAIRWOMAN RICHARDS: Thank you all
7 for your comments.

8 At this time, we're going to have
9 another work session, on this Scoping
10 Document. So, we can take a look at the
11 modifications, and have a further
12 discussion. So, we'll set a meeting for
13 further discussion July 6th -- it's
14 July 6th, 2016. And, thank you all.

15 May the Applicant come to the
16 front, please. Are you available July 6th?
17 Are you available July 6th?

18 MR. VETROMILE: I'm available.

19 UNIDENTIFIED SPEAKER: Can we have
20 a name?

21 UNIDENTIFIED SPEAKER: We're
22 available.

23 UNIDENTIFIED SPEAKER: We're
24 available.

25 UNIDENTIFIED SPEAKER: We're

1 available, we're here.

2 UNIDENTIFIED SPEAKER: We're here.

3 UNIDENTIFIED SPAEKER: We're here,
4 we're here now.

5 (Whereupon, Chairwoman Richards
6 bangs her gavel to restore quiet in the
7 room.)

8 CHAIRWOMAN RICHARDS: Okay. So,
9 we're going to set a work session date for
10 July 6th, for the -- okay. At this point so
11 we can go through the --

12 MR. NULL: Just for the record,
13 Madam Chair, with me to the right, is Glen
14 Vetromile --

15 UNIDENTIFIED SPEAKER: We can't
16 hear you.

17 MR. NULL: To my right, is Glen
18 Vetromile, who is the Principal of Glenco.
19 And, my name is William Null, and I'm from
20 the firm Cuddy & Feder.

21 CHAIRWOMAN RICHARDS: Thank you.

22 MR. NULL: I'm sorry?

23 CHAIRWOMAN RICHARDS: He's turning
24 on his mic.

25 MR. STOLMAN: So, the SEQRA

1 Regulations -- the SEQRA Regulations, as
2 long as you know, has us finishing up the
3 Scope by roughly, the 13th of July. And,
4 we'd like an extension to the following
5 meeting. Which would be the second meeting
6 of July.

7 MR. NULL: That's fine.

8 CHAIRWOMAN RICHARDS: Thank you.
9 All right. At this point, I would like to
10 adjourn our meeting tonight. May I have a
11 motion to adjourn?

12 UNIDENTIFIED SPEAKER: At the work
13 session, can the public make comments?

14 CHAIRWOMAN RICHARDS: No, not at
15 that work session. We'll be reviewing the
16 document at that point. The public can be
17 present, but the public will not have an
18 opportunity to speak. It's a working
19 session for the Planning Board; okay.

20 May I have a motion to close our
21 meeting? Mr. McWilliams, thank you.

22 You want to second that?

23 MR. BOSSINAS: Second.

24 CHAIRWOMAN RICHARDS: All in favor?
25 Thank you.

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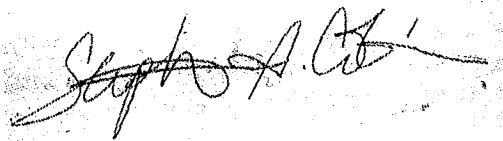
Thank you, for attending tonight's
meeting. We enjoined this.

(Time noted: 9:03 p.m.)

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C E R T I F I C A T I O N

Certified to be a true and accurate
transcript of the aforesaid proceeding.

A handwritten signature in dark ink, appearing to read "Stephanie A. Colon", is written over a light gray rectangular background.

Stephanie A. Colon

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