

**APPENDIX B**  
**CORRESPONDENCE**



**AKRF, Inc.**  
**Environmental Planning Consultants**  
34 South Broadway  
Suite 401  
White Plains, NY 10601  
tel: 914 949-7336  
fax: 914 949-7559  
[www.akrf.com](http://www.akrf.com)

September 24, 2015

Chief Matthew Scarduzio  
Ossining Fire Department  
21 State Street  
Ossining, NY 10510

Re: Request for Information Regarding the River Knoll (n/f Stony Lodge Hospital) Project

Dear Chief Scarduzio,

AKRF, Inc. has been retained by the developer of *River Knoll* to assess the potential environmental effects of the development of a multi-family residential development consisting of 188 units of housing; ninety-six (96) 1-bedroom, and ninety-two (92) 2-bedroom units. The 17.9 acre site is located on the former Stony Lodge Hospital site on 40 Croton Dam Road. 90.5% (16.2 acres) of the site is located in the Town of Ossining, and 9.5% (1.7 ac) is located in the Village of Ossining. The development will primarily be located within the Town. No disturbance is expected within the Village of Ossining.

*River Knoll* will be distributed in four buildings and will provide 376 parking space. The proposed project will have offer amenities including a pool, trails, and open space conservancy.

AKRF is currently preparing the Expedited/ Long Form Environmental Assessment (E/EAF) under SEQRA. Ingress and egress of the Proposed Project will be located on the already existing driveway of the Stony Lodge Hospital.

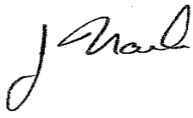
For our analysis, we need to obtain information relevant to the current services provided by the Ossining Fire Department to the Project Site, which is shown in the attached map. Specifically, we need to obtain the following information:

- Level of Staffing
- Anticipated response times to the Project Site
- Number and types of all service calls by the department within Ossining from 2013-2015

In addition to the above information, please provide any relevant information on anticipated changes to your department that may affect its future capacities to respond to emergencies, such as new equipment, anticipated changes in personnel or budget, or other factors that are expected to increase or decrease capacity that may be necessary due as a result of the proposed project

I would greatly appreciate a response as soon as possible. You can respond via mail or telephone to the address/telephone number above, or via e-mail to [jnash@akrf.com](mailto:jnash@akrf.com). Thank you in advance for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Nash". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jim Nash  
Technical Director

---

**From:** Matthew Scarduzio  
**Sent:** Sunday, October 11, 2015 11:58 AM  
**To:** jnash@akrf.com  
**Subject:** River Knoll

I'm replying to on the Stony Lodge property proposal.

The Ossining Fire Department is complete a volunteer department. We consist of 450 members on our active rolls.

That property is located in the town of Ossining and for that area we would respond 3 engines and a tower ladder in the event of an alarm and or fire.

Overall in our department consist of 6 engines, 1 rescue, 1 tower ladder and 1 areal.

We respond to 600-700 fire calls a year.

If you need any further information please feel free to contact me.

Matthew Scarduzio  
Chief  
Ossining Fire Department  
914-941-0215



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September 24, 2015

Kenneth Donato, Chief of Police  
Town of Ossining  
507 North Street Road  
Briarcliff Manor, NY 10510

Re: Request for Information Regarding the River Knoll (n/f Stony Lodge Hospital) Project

Dear Chief Donato

AKRF, Inc. has been retained by the developer of *River Knoll* to assess the potential environmental effects of the development of a multi-family residential development consisting of 188 units of housing; ninety-six (96) 1-bedroom, and ninety-two (92) 2-bedroom units. The 17.9 acre site is located on the former Stony Lodge Hospital site on 40 Croton Dam Road. 90.5% (16.2 acres) of the site is located in the Town of Ossining, and 9.5% (1.7 ac) is located in the Village of Ossining. The development will primarily be located within the Town. No disturbance is expected within the Village of Ossining.

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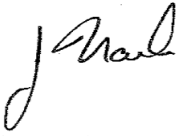
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Jim Nash  
Technical Director



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September 24, 2015

Captain Nick Franzoso  
Ossining Volunteer Ambulance Corps  
P.O. Box 523  
Ossining, NY 10510

Re: Request for Information Regarding the River Knoll (n/f Stony Lodge Hospital) Project

Dear Captain Franzoso ,

AKRF, Inc. has been retained by the developer of *River Knoll* to assess the potential environmental effects of the development of a multi-family residential development consisting of 188 units of housing; ninety-six (96) 1-bedroom, and ninety-two (92) 2-bedroom units. The 17.9 acre site is located on the former Stony Lodge Hospital site on 40 Croton Dam Road. 90.5% (16.2 acres) of the site is located in the Town of Ossining, and 9.5% (1.7 ac) is located in the Village of Ossining. The development will primarily be located within the Town. No disturbance is expected within the Village of Ossining.

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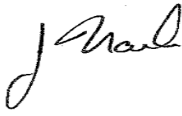
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Jim Nash  
Technical Director





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October 11, 2016  
Chief Matthew Scarduzio  
Ossining Fire Department  
21 State Street  
Ossining, NY 10510

Re: Request for Information Regarding the River Knoll (n/f Stony Lodge Hospital) Project

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*River Knoll* will be in one building and will provide 338 parking space. The proposed project will have offer amenities including a pool, trails, and open space conservancy.

AKRF is currently preparing the Environmental Impact Statement (EIS) under SEQRA. Ingress and egress of the Proposed Project will be located on the already existing driveway of the Stony Lodge Hospital.

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Sincerely,

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Laure Wassen  
Planner



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fax: 914 949-7559  
[www.akrf.com](http://www.akrf.com)

October 11, 2016  
Kevin Sylvester, Chief of Police  
Ossining Police Department  
88 Spring Street  
Ossining, NY 10562

Re: Request for Information Regarding the River Knoll (n/f Stony Lodge Hospital) Project

Dear Chief Burton

AKRF, Inc. has been retained by the developer of *River Knoll* to assess the potential environmental effects of the development of a multi-family residential development consisting of 188 units of housing; ninety-six (96) 1-bedroom, and ninety-two (92) 2-bedroom units. The 17.9 acre site is located on the former Stony Lodge Hospital site on 40 Croton Dam Road. 90.5% (16.2 acres) of the site is located in the Town of Ossining, and 9.5% (1.7 ac) is located in the Village of Ossining. The development will primarily be located within the Town. No disturbance is expected within the Village of Ossining.

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Sincerely,

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Laure Wassen,  
Planner



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October 11, 2016  
Captain Nick Franzoso  
Ossining Volunteer Ambulance Corps  
P.O. Box 523  
Ossining, NY 10510

Re: Request for Information Regarding the River Knoll (n/f Stony Lodge Hospital) Project

Dear Captain Franzoso ,

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Laure Wassen  
Planner



Laure Wassen <lwassen@akrf.com>

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## Ossining Volunteer Ambulance Corps Re: River Knoll

1 message

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**Nick Franzoso** <nickfranzoso@gmail.com>  
To: lwassen@akrf.com

Thu, Oct 13, 2016 at 4:52 PM

Laure,

I am in receipt of your letter requesting information from us.

We are a combination system providing both advanced and basic emergency ambulance service to the Ossining community. We have two ambulances, one ALS and one BLS as well as a shared (between Ossining, Croton on Hudson and Briarcliff Manor,) paramedic unit staffed 24/7/365.

I would anticipate roughly 20-30 calls per year to the site all depending on patient age and health. That is an estimate based on similar developments that we service. Our response time to the site would be roughly four minutes.

Our volume for 2014 was 2776 calls, 2015 was 2907, and 2016 (first three quarters) is 2086. This volume does not include the ALS paramedic unit calls outside of the Ossining area, but does include mutual aid.

Please see the attached sheet which will give you a rough idea of the disposition of our calls in just the Ossining area.

Since the site that River Knoll is looking to develop is currently not occupied, we do anticipate seeing an increase in our operating expenses to cover the additional calls.

I hope this helps to answer your questions. If you need anything additional, please let me know.

Nick Franzoso  
EMS Director  
Ossining Volunteer Ambulance Corps., Inc.  
8 Clinton Ave  
PO Box 523  
Ossining, NY 10562  
o:[914-941-9196](tel:914-941-9196)  
c:[914-906-7154](tel:914-906-7154)  
f:[914-941-3941](tel:914-941-3941)  
[ossiningvac.org](http://ossiningvac.org)



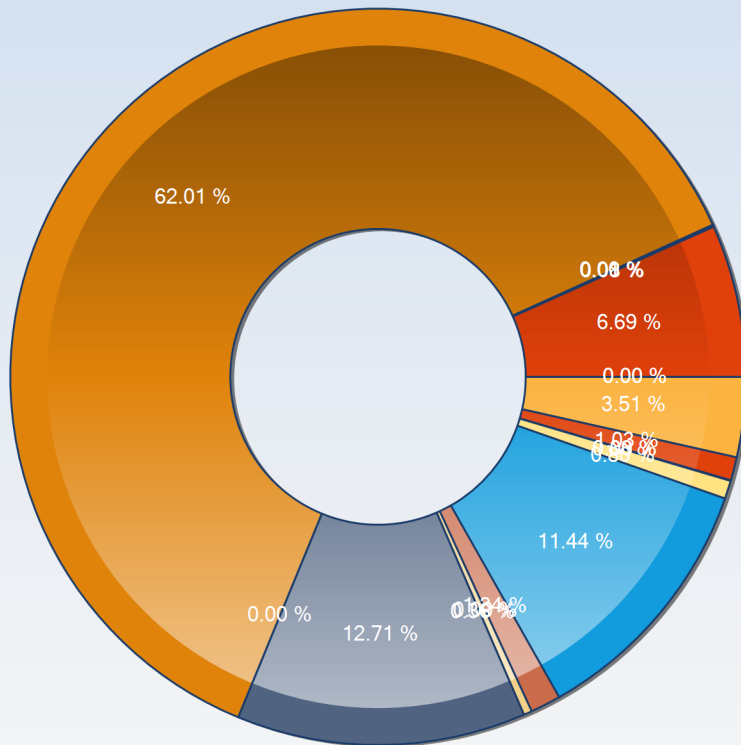
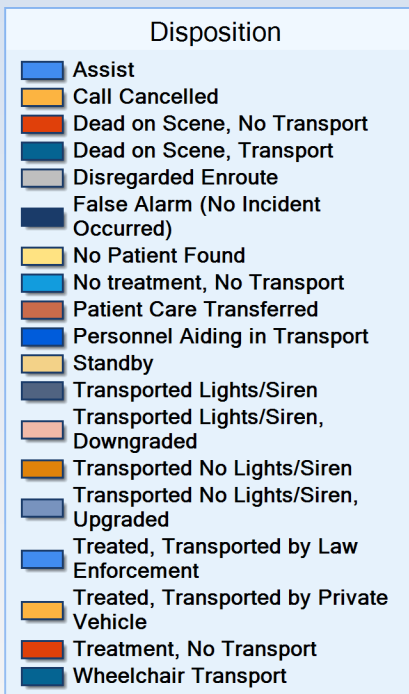
**Ossining Disposition 1-1-14 to 10-1-16.pdf**  
249K

# Ossining Volunteer Ambulance Corps

## Disposition Type Breakdown

1/1/2014 to 10/1/2016

Disposition Type Breakdown		
Disposition	Calls	Pct
Assist	0	0 %
Call Cancelled	260	4 %
Dead on Scene, No Transport	76	1 %
Dead on Scene, Transport	0	0 %
Disregarded Enroute	2	0 %
False Alarm (No Incident Occurred)	0	0 %
No Patient Found	59	1 %
No treatment, No Transport	847	11 %
Patient Care Transferred	99	1 %
Personnel Aiding in Transport	0	0 %
Standby	27	0 %
Transported Lights/Siren	941	13 %
Transported Lights/Siren, Downgraded	0	0 %
Transported No Lights/Siren	4,591	62 %
Transported No Lights/Siren, Upgraded	0	0 %
Treated, Transported by Law Enforcement	1	0 %
Treated, Transported by Private Vehicle	6	0 %
Treatment, No Transport	495	7 %
Wheelchair Transport	0	0 %
Total	7,404	100%





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April 27, 2017

Christopher Soi,  
Superintendent of Recreation  
95 Broadway  
Ossining, NY, 10562

Re: River Knoll – Parks and Recreation

Dear Mr. Soi:

On behalf of The Glenco Group, LLC our firm is preparing an environmental review for development of 40 Croton Dam Road (the "Project Site") in the Town of Ossining and the Village of Ossining, the previous location of the Stony Lodge Hospital into a single multifamily building with 188 dwelling units. The Proposed Project will place all of the residential units in a single building at the center of the site to enable the creation of a permanently protected green buffer of approximately 14 acres (78% of the site) around the entire site. The protected green buffer would service the incoming population for passive open space.

AKRF, Inc. is currently preparing the Environmental Impact Statement (EIS) under SEQRA. For our analysis we need to obtain information relevant to the current services provided by the Ossining Recreation and Parks, needs, and recreation fees for the proposed development.

If possible, please email the information to [lwassen@akrf.com](mailto:lwassen@akrf.com) or call me at 914-922-2358. We appreciate the time and consideration you gave to our request. If you need further information from me, or have any questions regarding this request, please feel free to contact me at my direct line above.

Sincerely,

A handwritten signature in black ink, appearing to read 'LWassen', with a stylized flourish at the end.

Laure Wassen  
Planner





October 10, 2016

Ms. Ileana Ortiz  
District Clerk  
Ossining Union Free School District  
400 Executive Boulevard  
Ossining, NY 10562

Re: River Knoll – Revised Agreement Between the Ossining Union Free School  
District and Glenco Group, LLC

Dear Ileana,

I enclosed one copy of the fully executed Agreement between the School and Glenco. I've retained the second original for my records. Many thanks for facilitating this and we look forward to working with you going forward!

Sincerely,

A handwritten signature in blue ink, appearing to read "Glen Vetromile", written in a cursive style.

Glen Vetromile



# OSSINING UNION FREE SCHOOL DISTRICT

400 Executive Blvd. • Ossining, New York 10562-4599

Tel: (914) 941-7700 • Fax: (914) 941-2794

[www.OssiningUFSD.org](http://www.OssiningUFSD.org)

October 5, 2016

Mr. Glen Vetromile  
Glenco Group LLC  
670 White Plains Road  
Scarsdale, NY 10583

**Re: *River Knoll - Revised Agreement Between the Ossining Union  
Free School District and Glenco Group, LLC***

Dear Mr. Vetromile,

Enclosed for your signature please find **two (2) original** revised Agreements between the Ossining Union Free School District and Glenco Group, LLC. Both originals have been signed by our Board President.

Please sign both copies, retain one for your records and mail one fully executed original to my attention in the self-addressed, post-paid envelope enclosed for your convenience.

Thank you!

Sincerely,

Ileana Ortiz  
District Clerk

**AGREEMENT BY AND BETWEEN  
OSSINING UNION FREE SCHOOL DISTRICT  
AND GLENCO GROUP, LLC**

This **AGREEMENT** made as of September 29, 2016, by and between the **OSSINING UNION FREE SCHOOL DISTRICT** (the "School District" or "District"), located at 400 Executive Blvd, Ossining, New York 10562, and **GLENCO GROUP, LLC** (hereinafter referred to interchangeably as the "Donor") located at 670 White Plains Road, Scarsdale, New York 10583.

**WHEREAS**, the Donor is the Contract-Vendee of certain real property (the "Premises") comprising approximately 17.9 acres, of which 16.65 acres are within the Town of Ossining and 1.24 acres are within the Village of Ossining, which Premises are commonly known as Stony Lodge Hospital, 40 Croton Dam Road, Ossining, New York; and

**WHEREAS**, on December 7, 2015, the Donor submitted to the Town Board of the Town of Ossining a Petition and an Environmental Assessment Form ("EAF") in accordance with the New York State Environmental Quality Review Act (Article 8 of the New York State Environmental Conservation Law and the rules and regulations promulgated thereunder at 6 NYCRR, Part 617) (collectively "SEQRA") together with conceptual Site Plans and architectural details (collectively the "Donor's Application") requesting the Amendment of the Zoning Ordinance of the Town of Ossining to permit the redevelopment of the Premises as a multi-family development with 169 market-rate rental apartment units, 19 affordable rental apartment units and appurtenant parking and amenities substantially as detailed in Donor's Application (collectively the "Project")<sup>1</sup>; and

**WHEREAS**, the Project will include families with children; and

**WHEREAS**, the EAF includes, among other things, analyses regarding "School Generation Rates for Nearby Developments" and "Comparison of School-Age Multipliers and Estimated Students;" and

**WHEREAS**, the School District is aware that the Town of Ossining has yet to review or act upon the Donor's Application, which remains subject to the Town of Ossining's consideration in accordance with the Code of the Town of Ossining (the "Town Code") and SEQRA, among

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<sup>1</sup>A detailed description of the Project is set forth in the Petition and EAF, which incorporate the following plans by reference (copies of which Petition and EAF, including the plans, the School District has received and considered):

- a. Plans prepared by Minno & Wasko, Architects and Planners, entitled "River Knoll, Town of Ossining, Westchester County, New York," dated October 2, 2015, consisting of the following sheets:
  - i. Concept Site Plan, including "Development Program";
  - ii. Concept Site Plan Overlay showing existing Stony Lodge Hospital buildings;
- b. Plans prepared by John Meyer Consulting, entitled "River Knoll, 40 Croton Dam Road, Town of Ossining, New York" dated October 2, 2015, consisting of the following sheets:
  - i. "Site Existing Conditions Plan" (SP-1);
  - ii. "Conceptual Site Layout Plan" (SP-2); and
  - iii. "Conceptual Site Grading Plan" (SP-3).



other things; and

**WHEREAS**, based upon the information set forth in the Donor's Application, including but not limited to the EAF, the School District has independently assessed the likely numbers of school children to be generated by this Project; and

**WHEREAS**, based thereon the School District has determined that the Project will generate school-age students anticipated to attend public school within the School District and that there will be a financial impact to the School District as a result thereof; and

**WHEREAS**, the School District recognizes that if and when the Project were to be constructed and occupied, real estate taxes payable to the School District would annually pay the costs of servicing the students to be generated by the Project; and

**WHEREAS**, despite the anticipated generation of increased real estate taxes that will assist in managing the budgetary needs of the District on an annual basis, there would be a direct financial impact to the School District by reason of the Project; and

**WHEREAS**, based upon its independent assessment of the Project, the School District has determined that it would require a mitigation payment of Three Hundred Fifty Thousand Dollars (\$350,000.00) to mitigate the impact of the Project to the District to the maximum extent practicable and the funds shall be used to address capital needs in the District; and

**WHEREAS**, based upon discussions between the District and Donor, the Donor voluntarily has agreed to donate to the School District the sum of Three Hundred Fifty Thousand Dollars (\$350,000.00) (the "District Donation"), which District Donation would only be due if and when the Town of Ossining determined to approve Project substantially as described in the Donor's Application and expressly including 169 market-rate rental apartments and 19 rental affordable housing units (following compliance with the requirements of the Town Code and SEQRA, among other things); and

**WHEREAS**, by entering into this Agreement the School District and the Donor hereby desire to confirm their agreement regarding the above-referenced District Donation.

**NOW THEREFORE**, under this Agreement, the School District accepts the donation from the Donor, as set forth below:

1. The above-referenced WHEREAS clauses are incorporated herein by reference as if they were repeated verbatim at this Paragraph 1.
2. Subject to the Town of Ossining (and any other governmental entity or regulated entity having jurisdiction over the Project) approving the Donor's Application in order to permit the redevelopment of the Premises as a multi-family development with 169 market-rate rental apartment units, 19 affordable rental apartment units and appurtenant parking and amenities substantially as detailed therein Donor's Application, as well as any and all approvals necessary to connect and complete installation and/or improvements required to facilitate the Project such as utilities, roadways, and environmental permits (collectively the "Project Approvals"), Donor shall pay the District Donation in accordance with the following payment schedule:
  - a. Assuming the Project Approvals, on or before December 31, 2017 the sum of \$175,000 for general use by the School District;

- b. Assuming the Project Approvals, on or before December 31, 2018 the sum of \$175,000 for general use by the School District.
3. The School District hereby agrees that the sum comprising the District Donation is a sufficient, adequate and appropriate mitigation payment to comprise full and complete offset of any and all impacts to the District arising out of, or in connection with the Project.
  4. In order to become effective, this Agreement shall be reviewed, considered and approved by the adoption by the School District of a written Resolution at a duly noticed public meeting conducted in the regular course of its business and the filing of such determination or decision by the School District all in accordance with applicable laws, rules and regulations established by the State of New York for the School District.
  5. This Agreement shall not become binding upon execution hereof by an authorized officer of each party.
  6. Notwithstanding the foregoing, Donor shall have no obligation to tender the District Donation unless and until the Project Approvals have been issued and, if the Project Approvals are appealed, then the timing for the payment of any portion of the District Donation shall await the sustaining the Project Approvals by a final, non-appealable order of a court of competent jurisdiction.
  7. This Agreement constitutes the full and complete understanding between the School District and Donor and supersedes all prior written and oral agreements, commitments or understandings with respect to the donation to be made by Donor.
  8. The provisions of this Agreement may only be waived, modified, or changed by an amendment in writing signed by both parties.
  9. No failure by either party to insist upon any performance of the other party's obligation under this Agreement shall constitute a waiver of such obligation or a waiver of future obligations under this Agreement.
  10. This Agreement shall be governed in all respects by the laws of the State of New York.

**IN WITNESS WHEREOF**, the undersigned hereby acknowledge that they have read and fully understand the foregoing Agreement and, further, that they agree to each of the terms and conditions contained herein and this Agreement is executed by its duly authorized officer.

**GLENCO GROUP, LLC**

By: \_\_\_\_\_

Dated: \_\_\_\_\_

  
10/10/16

**OSSINING UNION FREE SCHOOL DISTRICT**


By: \_\_\_\_\_

Dated: \_\_\_\_\_

  
9/29/16

## Memorandum

To: Ching Wah Chin, Chairman,  
and members of Town of Ossining Planning Board

From: Dan Ciar 

Date: April 5, 2017

Re: River Knoll

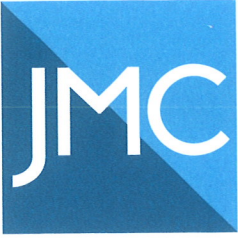
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Our review was focused on utilities and stormwater management. The proposed project was reviewed by the Village of Ossining Water Department, and they confirmed that the Village has adequate capacity to serve the project. The DEIS should be revised to show the correct average daily flow. The DEIS cites the amount of water supplied by the Village Water Department as 1.3 billion gallons per day. The correct flow is approximately 3.8 million gallons per day.

Sewage flow projections are appropriate for the proposed use. The Town Highway Department manages the sewage collection system. We were advised that there were no downstream capacity issues. It is recommended that an additional flow analysis be included in the revised DEIS.

The Stormwater Pollution Prevention Plan (SWPPP) included in the appendix appears to satisfy the requirements of the NYSDEC Stormwater General Permit. The report demonstrates that peak flows from the site can be attenuated by the proposed improvements. An analysis of downstream conveyances should be added to the SWPPP.





Site Planning  
Civil Engineering  
Landscape Architecture  
Land Surveying  
Transportation Engineering

Environmental Studies  
Entitlements  
Construction Services  
3D Visualization  
Laser Scanning

November 14, 2017

Mr. Jagdish Mistry, P.E.  
Director of Wastewater Treatment  
WCDEF  
270 North Avenue  
New Rochelle, NY 10801

*Marian  
FVI & action  
JH*

RE: JMC Project 15064  
River Knoll  
40 Croton Dam Road  
Town of Ossining, NY

**Request for Information, Ossining Wastewater Treatment Plant**

Dear Mr. Mistry:

We are working on a DEIS for a 188-unit, 280-bedroom residential project at 40 Croton Dam Road (former Stony Lodge Hospital site) in the Town of Ossining. The estimated sanitary wastewater flow to the Ossining Treatment Plant is 30,800 gpd, which is offset by the 14,185 gpd flow of the former Stony Lodge Hospital, resulting in a net additional flow of approximately 16,615 gpd.

We would kindly ask the following per the DEIS scope:

1. Provide a document supporting statement that the Ossining Treatment Plant has adequate capacity to serve the proposed project.
2. Reference the capacity and current flows of the Ossining Wastewater Treatment Plant, and provide some recent flow records for the plant.

We would appreciate if this information could be provided as soon as possible. Please call if you have any questions. Thank you for your time and consideration.

Sincerely,

JMC  
*Robert B. Peake*

Robert B. Peake  
Project Manager

Cc: Mr. Glen Vetromile  
Mr. Graham Trelstad, AICP

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Robert P. Astorino  
County Executive

Department of Environmental Facilities

Vincent Kopicki, P.E.  
Acting Commissioner

November 17, 2017

Mr. Robert Peak  
JMC  
120 Bedford Road  
Armonk, NY 10504

Re: Ossining Water Resource Recovery Facility  
River Knoll Project  
40 Croton Dam Road  
Ossining (T)

Dear Mr. Peak:

Receipt of your November 14, 2017 letter to Jagdish Mistry, P.E., Director of Wastewater Treatment is acknowledged. In accordance with your request, please be advised that Westchester County's Ossining Water Resource Recovery Facility has sufficient capacity to accommodate the proposed flow increase of 16,615 gallons per day to be generated by the above referenced project. The average daily flow for the facility in the 2016 calendar year was 4.1 million gallons per day(MGD), and the SPDES permitted flow for the plant is 7.0 MGD monthly average.

However, as we have done in other County sewer districts, we request that the additional flow to the system be offset by reductions in inflow/infiltration (I&I). The removal for this project should be on a three for one ratio similar to the requirements by NYSDEC for sewer extension approvals in the New Rochelle sewer district. We feel this project warrants the same consideration. For units that are considered fair and affordable housing units, the removal ratio for those units can be reduced to a one to one ratio.

Please contact the undersigned at (914) 813-5419 if you need further information.

Very truly yours,

Marian Pompa, Jr., P.E.  
Associate Engineer

cc: Jagdish Mistry, P.E. Director, Wastewater Treatment  
David Kvinge, WC Dept. of Planning  
file

Division of Solid Waste  
Wastewater Treatment  
Water Agency

270 North Avenue  
New Rochelle, New York 10801

Telephone: (914) 813-5400

Fax: (914) 813-5460

Website: westchestergov.com

