



Snowden Woods

Presented by

Joseph Eriole, esq

Jay Hopeck

Valerie Monastra, aicp

Gregg Ursprung, pe

August 22, 2017



Introduction



Click icon to a

Project Site



AVALON

**SNOWDEN
WOODS**

**HARBOR
SQUARE**

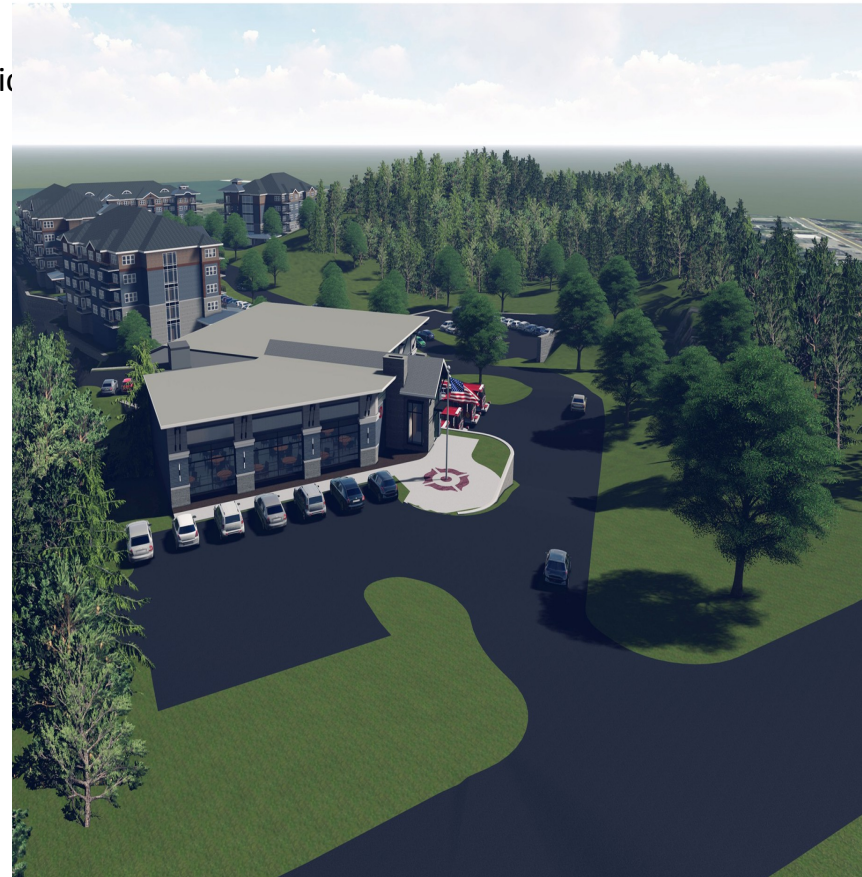
Project Team

- Joseph Eriole, Esq. – Counsel
- Jay Hopeck, Re4orm – Project Architect and Manager
- Valerie Monastra, AICP, VHB – SEQR & Planning Consultant
- Gregg Ursprung, PE, Bergmann Associates, Project Engineer

Overview of Application

- Applicant: Ossining River Associates, Inc.
- Application for:
 - Zone Change
 - Site Plan Approval
 - Board of Architectural Review Approval
- Zoning text change
 - PDO Preservation Density Overlay
 - Applies to CDD and PW Zoning Districts
- SEQR

Click



Site Plan Drawing



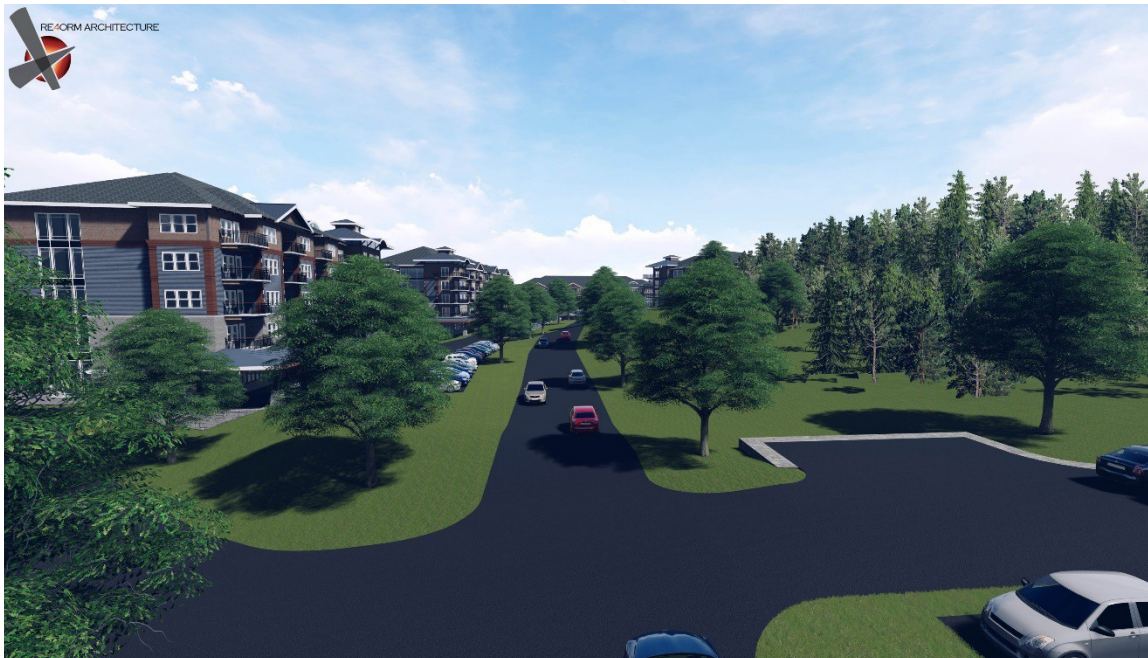


Development Program



Development Program

- 198 residential units in 4 5-story buildings
- Parking at surface level and below buildings
- Stormwater management areas and utilities provided within
- Northside Fire Station will be reconstructed to provide suitable access



Zoning Text Amendment



Zoning Text Amendment

- PDO Preservation Density Overlay
- Encourage responsible high density development in CDD and PW Districts
- Incentivizes:
 - Affordable housing
 - Municipal services and infrastructure
 - Conservation and sustainability
- SEQR required for implementation of zoning overlay

Approval Process



SEQR

- Lead Agency adopts Positive Declaration
- Public Hearing on Scoping Document
- Final Scope is adopted
- Project Team submits initial DEIS
- After Village Board review, Project Team submits revised DEIS
- Public Hearing on DEIS is held and comment period opens
- Comment period closes, Village Board confirms comments to be responded
- FEIS is submitted, deemed complete and Public Hearing is held
- After FEIS comment period closes, Findings Statement adopted

Land Use Approvals

- Zoning text amendment adoption
- Site Plan approval
- Board of Architectural Review approval

