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TO: Village of Ossining Planning Board

FROM: Nathaniel J. Parish, P.E., AICP

RE: Snowden Woods Zoning Petition

I am writing as planning and zoning consultant to Mr. & Mrs. Jeff Smith and other neighbors in the area of this Petition.

I recommend that your Board defer a final report or decision on this Petition until such time as a Draft Environmental Impact Statement has been issued for public review and comment.

My reasons for this recommendation:

- The Petitioner has waived a requirement for your Board to issue a report within 65 days after referral from the Village Board. Thus, your Board is not under any time constraints with respect to the issuance of a report.
- The Petition proposal creates a new zoning district which has numerous potential significant environmental impacts which need to be examined in detail.
- Further, the project that would result from the enactment of this new zoning district also has numerous potential significant adverse environment impacts which need to be examined in detail.
- The Village Board of Trustees has declared its intent to act as Lead Agency for the purposes of conducting a State Environmental Quality Review ("SEQR") of the subject Petition and of the project that would result if the new zoning district is created.
- The SEQR review will be initiated with a Scoping Process that will establish the planning and environmental issues to be examined in detail in the subsequent full Environmental Impact Statement ("EIS"). The EIS will be required to examine existing conditions; application proposals; negative and positive impacts; mitigation measures, as well as alternatives.

- The Planning Board, as either an Involved Agency or Interested Party, can participate and comment on the contents of the Scoping Document and later on the Draft Environmental Impact Statement to be prepared by the Applicant and issued after reviewed for adequacy by the Village Board.
- The DEIS will, if properly prepared, provide the Planning Board with extensive and detailed information that would assist the Board in the later preparation of its recommendations on the Zoning Petition and the project that would result.

Notably, the DEIS should include a detailed examination of whether the proposals are in accord with the Village's Comprehensive Plan, Local Waterfront Revitalization Plan, and other plans, ordinances and public policies.

- Throughout the entire process the Planning Board can provide inputs, requests for information, and fully participate in the review process.
- This proposal, both in terms of the initial zoning district to be created to accommodate the Snowden Woods proposal, and potential future projects that could occur, presents your Board with the challenge of determining whether the initial action and future possible projects are in keeping with both the letter and intent of the Comprehensive Plan and the Local Waterfront Revitalization Plan.

Thus, it is imperative that the Board defer any decision until the EIS process produces the essential information needed in order to fully assess the short and long range impacts of the proposal.

I shall be happy to respond to any questions or comments that the Board may have with respect to this recommendation.