



**VILLAGE OF OSSINING**  
**DEPARTMENT OF PLANNING**  
John-Paul Rodrigues Ossining Operations Center  
101 Route 9A  
Ossining, N.Y. 10562  
Phone (914) 762-6232

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<b>PB/BAR Case No.:</b>	<b>PB 01-19</b>
<b>PB/BAR Members Present:</b>	Michael Beldotti, Kaja Gam, Jeffrey Gasbarro, Michal Aronson, Robert Bowker, David Chau
<b>PB/BAR Members Absent:</b>	Jesus Lopez
<b>Address:</b>	34 State St.
<b>Owner:</b>	Ossining Land LLC
<b>SBL No.</b>	97.07-2-17, 18, and 68
<b>Zone:</b>	PW-c
<b>Vote:</b>	Unanimous

**RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF OSSINING  
ISSUING A SUPPLEMENTAL FINDINGS STATEMENT UNDER THE STATE  
ENVIRONMENTAL QUALITY REVIEW ACT FOR THE PROJECT KNOWN AS  
“HUDSON STEPPE.”**

WHEREAS, Ossining Land, LLC (the “Applicant”) proposes to redevelop the approximately 5.9 acre property located at 34 State Street, 21 James Street and 27 Hunter Street, which is known and designated on the tax assessment map of the Village as Section 97.07, Block 2, Lots 17, 18 and 68 (the “Property”), as a mixed-use project known as “Hudson Steppe,” consisting of (i) the demolition of the existing manufacturing building on the Property, (ii) the construction of three (3) buildings containing a total of 189 residential dwelling units, including 19 affordable units, and (iii) the restoration of the Smith Robinson House, which will be utilized as office space (hereafter referred to as the “Project”); and

WHEREAS, on October 28, 2014, after a lengthy and thorough review process, the Planning Board, as lead agency for review of the Project under the State Environmental Quality Review Act (“SEQRA”), adopted a Statement of Findings for the Project (the “Original Findings Statement”) pursuant to SEQRA; and

WHEREAS, on November 17, 2014, the Zoning Board of Appeals of the Village of Ossining (the “ZBA”) granted an area variance permitting an increase in the maximum number of building stories from four (4) (permitted) to five (5) (proposed) (the “Height Variance”); and

WHEREAS, on December 3, 2014, the Board of Trustees of the Village of Ossining granted a Planned Waterfront Special Permit for permitted density bonuses at the Project; and

WHEREAS, on February 3, 2015, the Planning Board granted site plan approval and conditional use permit approval for the Project; and



WHEREAS, on June 16, 2015, the ZBA granted area variances permitting reductions in parking space dimensions and parking aisle width (collectively with Height Variance, the "Variances") for the fully-automated parking structure at the Project; and

WHEREAS, on October 27, 2015, the Board of Architectural Review of the Village of Ossining (the "BAR") approved de minimus modifications to the Project, including to building footprints and facades and dwelling unit distribution (the "BAR Approval"); and;

WHEREAS, prior to obtaining a building permit for the construction of the Project, the Variances, Planned Waterfront Special Permit, site plan approval, conditional use permit approval, and the BAR Approval (collectively, the "Approvals") expired; and

WHEREAS, the Applicant has applied to the Planning Board, the ZBA and the Board of Trustees for reinstatement of the Approvals; and

WHEREAS, the Applicant is not proposing any modifications to the previously approved Project; and

WHEREAS, the Planning Board has determined that in circumstances where a project for which the Board has previously issued a lead agency findings statement under SEQRA requires further consideration and no changes to the project are proposed, it is appropriate for the Planning Board to issue supplemental findings; and

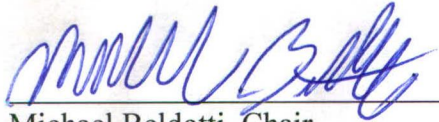
WHEREAS, the Planning Board wishes to adopt supplemental findings for the Project.

NOW, THEREFORE, be it resolved by the Planning Board that:

1. The Planning Board has considered the Draft and Final Environmental Impact Statements for the Project, the Original Findings Statement, the Approvals and all other pertinent documents and materials previously submitted in support of the Project.
2. The Planning Board has considered that the Project has not been modified since it was originally reviewed and approved by the Planning Board, and is not currently proposed to be modified.
3. The Planning Board has determined that there have been no significant changes to conditions in the Project area since the Approvals were issued.
4. The Planning Board has determined that there are no potential impacts of the Project which have not already been adequately evaluated by the Planning Board and addressed in the Original Findings Statement.
5. The Planning Board certifies that consistent with social, economic and other essential considerations, the Project avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decisions those mitigative measures that were identified as practicable.
6. The Planning Board hereby readopts the Original Findings Statement adopted on October 28, 2014, which is incorporated herein and attached hereto.

7. This resolution shall constitute the Planning Board's Supplemental Findings Statement for the Hudson Steppe Project issued pursuant to SEQRA and the regulations promulgated thereunder at 6 N.Y.C.R.R. Part 617.

DATED:

 5/8/19

Michael Beldotti, Chair

Village of Ossining Planning Board/Board of Architectural Review