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Robert P. Astorino
County Executive

County Planning Board

November 27, 2017

Lynn Brooks Avni, AICP, Village Planner
Village of Ossining
P.O. Box 1166
101 Route 9A
Ossining, NY 10562

Subject: **Referral File No. OSV 17-003B – Snowden Woods – Zoning Text & Map Amendments**
Site Plan Approval – Draft Scoping Document

Dear Ms. Avni:

The Westchester County Planning Board has received a draft scoping document for the preparation of an environmental impact statement (EIS) for the development of the Snowden Woods Project by Ossining River Associates, Inc. The property consists of approximately 14.122 acres, primarily in the Ossining Conservation Development District, with 3.122 percent in the S-125 zoning district. The applicants propose to construct 198 residential units with amenities for its residents, as well as a new firehouse to replace an existing firehouse on Snowden Avenue. The proposal is for four, five-story residential buildings, two with 66 units each and 2 with 33 units each and associated parking. The proposal also includes a trail and bike path.

The applicants are petitioning to amend the text of the Village Zoning Ordinance to add a new Preservation Density Overlay (PDO) Zone and to amend the Village Zoning Map to place this new PDO zone on the subject site. The new regulations would essentially allow the development to be constructed as proposed, with a requirement that 15% of the units are set aside as affordable.

We previously offered preliminary comments under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code in a letter dated September 7, 2017 in response to Lead Agency declaration. Because the draft scoping document appears to incorporate those comments, we have no further comments on the scoping document. We look forward to continuing our review of the plans and the draft EIS.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: Eileen Mildenberger

Eileen Mildenberger
Acting Commissioner

EM/LH

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