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November 15, 2017

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TO: Mayor and Members of the Village of Ossining Board of Trustees

FROM: Nathaniel J. Parish, P.E., A.I.C.P.

Re: Snowden Woods Zoning Petition

I am writing as planning and environmental consultant to Mr. & Mrs. Jeff Smith and other nearby neighbors with concerns about this proposal.

Before a productive initial scoping meeting can take place I believe that it is important that the public and all of the involved and interested agencies have sufficient time to study all of the ramifications of the proposals embodied in the Applicant's petition. The December 13th date under consideration is in the middle of the Thanksgiving to New Years holiday season and many Boards do not schedule important meetings or hearings during that period.

The subject proposal involves a number of separate actions. First it proposes a new floating zoning district that could be utilized in a number of areas within the Village. It is a very unique district in that it would allow, as-of-right, a tripling of development simply if the Village Engineer made a determination that the Applicant is committed to a contribution of public infrastructure unrelated to the impacts of the proposal, and without any criteria as to what the Village Engineer should consider in making such a determination. Certainly, those considering the Scoping Document will need to do considerable research and analysis in order to be able to propose the planning, legal and public studies needed to examine this very unusual zoning proposal.

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Further, the EIS will need to study and determine even at generic scale, the potential environmental impacts of the affected areas of the Village. Thus, there needs to be research and analysis with respect to the necessary and appropriate studies to be required in the Scoping Document.

The multi-dimensional Applicant's proposal also includes examination of a specific site plan for a major development that would be considered if the floating zone were to be adopted. Inasmuch as it triples the allowable development on the site, and requires amendments to the Comprehensive Plan, LWRP and a variance, considerable research and analysis is needed in order to determine the appropriate studies that should be required in the Scoping Document.

For each and all of the reasons above, it is necessary that a Scoping Hearing should be held not earlier than mid-January.

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My comments above are in recognition of the fact that your Board has determined to continue a review of the Applicant's proposal.

In my previous memos and those by Attorney Clifford Davis, and the public comments at several meetings, the many planning defects of this proposal, and its potential adverse impacts, its horrible public policy implications, and its dubious legality have all been pointed out. It is highly improbable that the proposal will survive detailed public scrutiny and, should it be adopted, the legal challenges that may take place. I continue to suggest that it would be advisable for the Board to immediately reject this proposal, and/or, for the Applicant to withdraw the Petition.

Respectfully Submitted,

A handwritten signature in black ink, reading "Nathaniel J. Parish". The signature is written in a cursive, flowing style.

Nathaniel J. Parish P.E., AICP
for PARISH & WEINER, INC.

NJP:ms