

Parish & Weiner Inc.

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Nathaniel J. Parish, P.E., A.I.C.P.
George M. Raymond, A.I.A., A.I.C.P. (1919-2015)
Michael Weiner, A.I.C.P. (1938-1995)

August 21, 2017

Senior Consultants
Richard Hyman, A.I.C.P.
John Sarna, P.E., I.T.E.

TO: Planning Board of the Village of Ossining

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

RE: Snowden Woods Zoning Petition

I am writing as Planning and Environmental Impact Consultant to Mr. & Mrs. Jeff Smith and other neighbors who live proximate to the site of this petition.

My professional resume is attached.

There are two issues which I believe merit deliberation at your August 22, 2017 meeting.

- 1) A decision on whether your Board should recommend that the Village Board of Trustees reject this petition without further study.
- 2) If that is deemed to be premature, a decision to defer any detailed planning comments until the SEQRA process is completed.

My reasons follow

The Zoning Petition asks for a more than doubling of the allowable density within the area to be rezoned, and significant increases in allowable height and bulk. This proposal should be rejected because:

- 1) It is in clear violation of the Village's Comprehensive Plan.
- 2) It is in clear violation of the adopted Local Waterfront Revitalization Plan ("LWRP").
- 3) The only reason that this is being at all considered is that the petitioner/developer has promised to build a new firehouse at no cost to the Village in return for approval of the zoning amendment. This is clearly a "zoning for sale" proposal. It violates every planning principle that is inherent in the adoption of a Comprehensive Plan and Zoning Ordinance. It is a horrible precedent, and its legality is doubtful.

In any event, I had been informed that the Petitioner/Applicant intended to waive the 62-day deadline for the Planning Board's report to the Village Board. That is logical and appropriate in view of the fact that the Village Board has declared its intent to be Lead Agency for the purposes of the SEQRA review of a full Environmental Impact Statement. The Planning Board will be either an "interested party" or an "involved agency" during the coordinated review process. Thus, it is necessary that the Planning Board defer presenting a detailed planning critique of the Planning Amendment Petition, and the Concept Plan that would result until such time as the Board can review all of the environmental impacts, alternatives and mitigation proposals that will be presented in the Environmental Impact Statement.

However, if this Board so deems, it has the right to recommend to the Village Board that the zoning application should be out-rightly rejected for non-compliance with the Comprehensive Plan and the LWRP.

If the review process continues, I will be making further comments on project details.

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NATHANIEL J. PARISH, PE, AICP, President

Mr. Parish has been a principal of the predecessor firm (Raymond Parish Pine & Weiner, Inc.) and this firm since 1964. He has supervised and prepared many of the firm's broad variety of environmental impact, traffic, land planning, comprehensive planning, zoning, community development and housing studies. Clients have included public agencies, private developers, non-profit organizations and concerned neighborhood groups and property owners.

For private clients, Mr. Parish has prepared and processed zoning, subdivision, site plan and variance applications. He has served as an expert witness in land use, traffic, zoning and environmental impact litigation for both public and private clients.

Mr. Parish has prepared and supervised a broad range of comprehensive planning, land planning and environmental impact studies for a broad range of municipal and private clients throughout virtually all of Westchester County.

For public clients, Mr. Parish has supervised the preparation of comprehensive plans, zoning and subdivision studies and regulations, and site related planning studies.

For private land development projects, Mr. Parish has supervised and prepared environmental impact statements under both the New York State Environmental Quality Review Act (SEQRA) and the National Environmental Protection Act (NEPA). This has included over 50 projects principally in the various New York Metropolitan Area counties, New York City and extending into the Hudson Valley Area (Rockland, Orange, Ulster, Dutchess and Putnam Counties). The projects have included: large office parks of a million square feet or more, major shopping malls, large planned residential communities as well as residential subdivisions, and special purpose uses such as a large gaming casino and a variety of public uses.

Mr. Parish currently serves as a consultant to the Builders Institute of Westchester and Putnam Counties on matters relating to land development, policy and regulations.

Nathaniel J. Parish, P.E., AICP, President

Mr. Parish previously held engineering and planning positions with the U.S. Bureau of Reclamation, U.S. Corps of Engineers, New York City Planning Department, and several consulting firms. He also served as an Assistant Base Engineering Officer with the U.S. Air Force.

Mr. Parish did his undergraduate work in civil engineering at City College of New York and his graduate work in planning and housing at the Columbia University School of Architecture. He is a licensed Professional Engineer (New York State) and a member of the American Institute of Certified Planners.

Mr. Parish has served as first Vice President of the National Housing Conference, chairman of the legislative committee of the New York State Association of Renewal and Housing Officials, Vice President of the Builders Institute of Westchester, and President of the urban planning division, Metropolitan Section, of the American Society of Civil Engineers. He has served as a consultant for the Environmental Law Division of the N.Y. State Bar Association and also as a panelist on environmental and land use issues for the National Association of Home Builders. He has served as a member of the Multi-Family Committee of the National Association of Home Builders, the Development and Redevelopment Committee of the National Association of Renewal and Housing Officials, the Legislative Committee of the New York State Conference of Mayors, the National Association of Environmental Professionals and the New York State Association of Environmental Professionals. Mr. Parish has been a lecturer in planning and housing at Pratt Institute, the University of Connecticut, and the University of Pennsylvania. He has served as an examiner for the American Institute of Planners and the New York City Civil Service Commission.

Mr. Parish was a 1975 recipient of the Engineer of the Year Award of the New York State Society of Professional Engineers, Westchester County.