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November 21, 2017

Honorable Members of the Village of
Ossining Village Board
16 Croton Avenue
Ossining, NY 10562

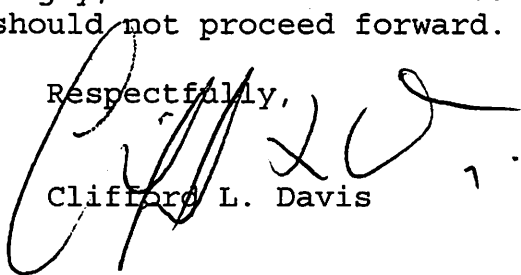
Re: Proposed Text Amendment Ossining River Associates, Inc.

Dear Honorable Members of the Village of
Ossining Village Board:

I am counsel for Jeffrey and Lynn Smith, who reside at 33 Beach Road, Ossining, NY 10562, and are adjacent neighbors to the proposed Snowden Woods project. We submit this letter in opposition to the scoping session in this matter proceeding on December 13, 2017.

Attached hereto is the Notice to Involved Agencies. Under the proposed action it fails to state that there is either a zone text amendment or that there is a variance that is needed from the Zoning Board of Appeals. Accordingly, until this Board corrects that critical error this matter should not proceed forward.

Respectfully,


Clifford L. Davis

Encl.

**VILLAGE BOARD OF TRUSTEES
VILLAGE OF OSSINING, WESTCHESTER COUNTY, NY**

COORDINATED ENVIRONMENTAL REVIEW

**NOTICE TO INVOLVED AGENCIES
DECLARATION OF INTENT TO BE LEAD AGENCY**

**DEVELOPMENT OF SNOWDEN WOODS PROJECT BY OSSINING RIVER ASSOCIATES,
INC.**

Date Mailed: July 31, 2017

PLEASE TAKE NOTICE, that at its meeting held on July 19, 2017, the Village of Ossining Board of Trustees declared its intent to serve as Lead Agency for the coordinated environmental review of the proposed action described below.

PROPOSED ACTION

The Petitioner Ossining River Associates, Inc. is the record owner of property in the Village of Ossining consisting of approximately 14.122 acres, primarily in the CDD (Conservation Development District) zoning district with 3.122% in the S-125 zoning district. The Petitioner proposes to develop the property by constructing 198 residential units with amenities for its residents as well as constructing a new firehouse, more or less on the site of the existing site on Snowden Avenue. The proposal includes four 5 story residential buildings, two with 66 units each and 2 with 33 units each with associated parking. The proposal also includes a trail and bicycle path.

SITE LOCATION

Snowden Avenue to the south, Old Croton Aqueduct to the east, Beach Road and Sandy Drive to the north and public/private property to the west.

SEORA CLASSIFICATION AND IDENTIFIED INVOLVED AND INTERESTED AGENCIES

The proposed action has been preliminarily classified as a Type 1 Action, pursuant to 6 NYCRR Part 617. The following potential Involved and Interested Agencies have been identified:

INVOLVED AGENCIES:

- Village of Ossining Village Board of Trustees
- Village of Ossining Planning Board
- Village of Ossining Zoning Board of Appeals
- New York State Department of Environmental Conservation
- New York State Office of Parks, Recreation and Historic Preservation (OPRHP)

INTERESTED AGENCIES

- United States Army Corps of Engineers
- New York State Department of Transportation (NYSDOT)
- New York State Department of State-Consistency Review Unit of Planning and Development
- New York State Hudson River Valley Greenway
- Old Croton Aqueduct State Park
- Metro North Commuter Railroad
- Westchester County Planning Board
- Westchester County Department of Environmental Facilities
- Westchester County Department of Health
- Scenic Hudson
- Riverkeeper
- Clearwater
- Ossining Union Free School District
- Ossining Volunteer Fire Department
- Ossining Police Department
- Town of Ossining-Assessor's Office
- Village of Ossining Environmental Advisory Council

COORDINATED ENVIRONMENTAL REVIEW PROCEDURES

Under the applicable standards of SEQRA, 6 NYCRR Part 617, the Village of Ossining Board of Trustees has concluded that it is the appropriate agency to serve as Lead Agency for the coordinated environmental review of the proposed action discussed above which includes the Petitioner's application for a zoning text amendment change. At its meeting held on July 19, 2017, the Board of Trustees declared its intent to serve as Lead Agency and authorized the circulation of this Notice to the Involved and Interested Agencies.

This Notice, along with a CD containing the application by Ossining Land Associates, Inc. for a zoning text amendment, survey, concept plan, proposed text change, Environmental Assessment Form, Fiscal Impact and Traffic Impact Study is being sent to all Involved and Interested Agencies. Each agency is hereby requested to fill out the attached Lead Agency Agreement. If any Involved Agency does not agree that the Village of Ossining Board of Trustees should be designated as the Lead Agency, it may follow the procedures set forth in SEQRA 6 NYCRR Part 617.

If you have any questions or comments, you may contact:

Mary Ann Roberts, Village Clerk
16 Croton Avenue
Ossining, NY 10562

Phone: (914) 762-8428
Fax: (914) 941-0627
Email: Mroberts@townofossining.com

Please return the completed Lead Agency Agreement, and any comments you may have on the application, to the above address within 30 days of mailing. If you do not respond within 30 days, it will be interpreted as your consent that the Village of Ossining Board of Trustees shall serve as Lead Agency.

VILLAGE BOARD OF TRUSTEES
VILLAGE OF OSSINING, WESTCHESTER COUNTY, NY

COORDINATED ENVIRONMENTAL REVIEW

LEAD AGENCY AGREEMENT

Development of Snowden Woods project by Ossining Land Associates, Inc.

On behalf of Village of Ossining Board of Trustees,

The above named Involved Agency hereby:

(Please Check One)

- () **AGREES** that the Village of Ossining Board of Trustees serve as Lead Agency for the coordinated environmental review of the proposed action and requests that the undersigned continue to be notified of all filings and hearings on this matter.
- () **DOES NOT AGREE** to the Village of Ossining Board of Trustees serving as Lead Agency and wishes that _____ serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures in accordance with SEQRA 6 NYCRR Part 617.6.

Please return within 30 days of the mailing of this correspondence. In addition, please specify the jurisdiction that your agency has over this project and what issues you believe are relevant in connection with this project.

Mary Ann Roberts, Village Clerk
16 Croton Avenue
Ossining, NY 10562

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Email: Mroberts@villageofossining.org

Print Name

Title

Signature

Date