

**Site 12**

**Diamond Dairy Area**



**View of Diamond Dairy & Metro North Tracks looking north**

**Summary** – The Diamond Dairy area is comprised of 5 privately owned parcels totaling 11.7 acres. There are several light industrial uses in addition to the Diamond Dairy that are currently operating. The former Brandreth Pill Factory site, comprising of 3 parcels and totaling 8.1 acres, is currently a vacant parcel with several former factory buildings. The most limiting factor in this area is the lack of access to the parcels. Due to the topography as well as proximity to the Metro-North railroad tracks, the entrance road does not meet current standards for roadway width. The area is sandwiched between rock cliffs and the railroad. This area is also adjacent to the Crawbuckie Preserve, so consideration in any future planning should include trail connection and access to the preserve.

<b>Existing Conditions</b>					
<b>Parcel Size</b>	<b>Ownership</b>	<b>Waterfront Access</b>	<b>Parking Access</b>	<b>Pedestrian Access</b>	<b>Zoning</b>
Approximately 11.7 acres	Private	None	Private Parking only	None currently	Northern Waterfront District (PW-a)

<b>Opportunities</b>	<b>Constraints</b>
<ul style="list-style-type: none"> <li>• Adjacent to Crawbuckie Preserve</li> </ul>	<ul style="list-style-type: none"> <li>• Very Constrained site conditions</li> <li>• No pedestrian access</li> </ul>

Short Term Improvements	Long Term Improvements
<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Incorporate trail components into site plan requirements for future proposals.</li> </ul>

RiverWalk Trail Connection Opportunities
<ul style="list-style-type: none"> <li>• Potential RiverWalk trail connection from Crawbuckie Nature Preserve to Diamond Dairy Parcel (Long Term)</li> </ul>

Required Permits <i>*See permitting chart in Section VI for timeframe</i>
<ul style="list-style-type: none"> <li>• Village of Ossining</li> <li>• NYSDEC</li> </ul>

Required Easements, Acquisitions, and Site Plan Negotiations
<ul style="list-style-type: none"> <li>• Negotiate with property owners (Diamond Dairy Inc, Plateau Associates LLC, and Windward Holdings LLC) for easements along properties.</li> </ul>