

# ***Redevelopment of 20 Water Street***

**Site  
History**

**RFQ  
Process**

**RFQ  
Review**

**LADA  
Overview**

**Community  
Engagement**

**Approval  
Overview**



# Site History



- 3.3 acre site bounded by Water Street, Main Street, Secor Road and Central Ave
- Site Transversed by the Sing Sing Kill
- Site contains significant Steep Slopes on eastern portion of the lot
- Contaminated Brownfield Site

**Environmental History**

**Current Use**

# Brownfield

- Site was used as a Coal Gas plant from the 1850's to the 1940's
- The previous use have impacted groundwater and soil on the site and areas downgradient with coal tar
- Subject to a NYSDEC Voluntary Cleanup Agreement by ConEd

## Current Use

- Used presently as a DPW Yard
- Provides an unsightly first impression off the train
- Prevents extension of Sing Sing Kill Walkway



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# RFQ Process

## Ossining Village-Owned Properties



ACTION STRATEGY FOR HOUSING AND ECONOMIC GROWTH  
FEBRUARY 2019

- Public Discussion began at BOT meeting in February 2019
- Village Engaged Housing Action Council (HAC) to Prepare an Request for Qualifications (RFQ)
- RFQ was released in July 2019
- RFQ was advertised on the Village website and outreach to developers was done by HAC

# RFQ Review

PRIME VILLAGE -OWNED SITE  
AVAILABLE  
FOR MIXED- INCOME, MIXED-USE DEVELOPMENT  
REQUEST FOR SITE CONCEPTS & DEVELOPER QUALIFICATIONS

VILLAGE OF OSSINING NY



JULY, 2019

- Responses were provided by multiple developers by September 2019
- Developers were interviewed in Winter 2019 by the RFQ Selection Committee consisting of members of Housing Action Council, Village staff and members of the Board of Trustees
- At the direction of the RFQ selection committee, references were checked for Wilder Balter partners.



## **LADA Overview**

- A Land Acquisition & Disposition Agreement (LADA) is one process that the Village can follow for the sale of Real Property
- Other options include auctioning the property without conditions
- A LADA allows the village to control the development that results on the site.
- A LADA is advantageous to the Village and provides a forum for community input and is more likely to lead to a project that is consistent with community goals rather than a site without development controls.



# Civic Engagement Process

- The public process on the redevelopment of this site began in February of 2019.
- The continuing Civic engagement process is robust, providing the public multiple opportunities to learn about and weigh in on the process in the future.
- Review of the project includes three boards, The Board of Trustees, the Planning Board and the EAC.

**Discussion of the Preparation of an RFQ**

**Selection of a Developer to Negotiate with**

**Approval of the Terms of Project**

**Special Permit App & SEQR to BOT**

**Site Plan review by Planning Board**

**Public Hearing on LADA and SEQR**

**Conditional Approval of Sale of Property**



# Public Discussion of the Preparation of an RFQ

## Ossining Village-Owned Properties




ACTION STRATEGY FOR HOUSING AND ECONOMIC GROWTH  
FEBRUARY 2019

- Public Discussion of the redevelopment of the DPW site into mixed-income affordable housing started at a BOT meeting in February 2019.
- This discussion led to the Village hiring Housing Action Council to prepare the RFQ that the current developer, amongst others responded to.
- After evaluation of the RFP's by Housing Action Council, a selection committee recommended Wilder Balter to be the chosen developer for this site.



## **Selection of a Developer to Negotiate with**

- The subject of today's discussion.
- The result of this decision will enable the Village to negotiate exclusively with Wilder Balter on the terms of the sale and redevelopment of the site for a limited period of time.
- Mixed Income Affordable Housing was part of the RFQ, not a component of the negotiation
- Size of the project, as well as any public or commercial amenities, including community space, expansion of the Sing Sing Kill Walkway, a public garage or other items are a part of the negotiations



## **Approval of the terms of the Land Acquisition & Disposition Agreement**

- The Village will negotiate directly with the Developer on the proposal of the project
- The details of the project, including public amenities, unit count and size, and commercial uses will be influenced by financing agencies, including New York State DHCR and Westchester County
- The details of the LADA *must* be available for public review prior to approval by the Board of Trustees
- The LADA will form the basis of the Special Permit application to the BOT



## **Special Permit to the Village Board of Trustees**

- The project as detailed in the LADA will be submitted to the BOT for review and approval
- The BOT will undertake the public environmental review of the project pursuant to NYS SEQRA
- The project will be referred to the Environmental Advisory Committee for review of a Coastal Advisory Form per requirements in the Local Waterfront Revitalization Plan
- The project will be referred to the Planning Board for Site Plan Approval



## **Planning Board Site Plan Approval**

- Planning Board will review the project for consistency with site plan regulations
- Planning may provide comments to the BOT in regards to the SEQR review
- Multiple public hearings will be held over the course of the review of the application in response to comments from the public and the board to ensure that the board is satisfied that the public has weighed in *AND* that the comments have been sufficiently been addressed.



## **Public Hearings on the LADA, SEQR and the Special Permit**

- The Board of Trustees is required to hold a public hearing on the LADA, the SEQR review and the Special Permit
- The BOT may be able to combine the public hearings.
- The BOT may choose to extend the public hearing over more than one session
- The BOT will be required under SEQR to consider correspondence mailed to the Village. This means that the residents do not need to attend the meeting in person to provide input in-person
- The BOT can require the developer to augment the normal public engagement process to include more robust community engagement such as presentations at the community center, virtual site tours, etc.



## **Conditional Approval of Sale of the Property**

- Upon completion of the public review and SEQR process, the Village would vote to approve the special permit and the LADA
- The Village can choose to make the sale conditional on construction financing to ensure that the site is developed as proposed and not "flipped".

# Approval Overview

- Approval will require multiple steps
  - **Selection of Developer for 180 days for community engagement for project development**
  - Special permit from the BOT
  - SEQR review and Negative Declaration of Adverse Environmental Impact
  - Review by the EAC
  - Site Plan Approval by the Planning Board
  - LADA Approval by the BOT





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