

June 10, 2024

By E-mail

Hon. Elizabeth R. Feldman
Supervisor of the Town of Ossining
and Members of the Town Board
16 Croton Avenue
Ossining, New York 10562

**Re: Crotonville Owner LLC – Petition for Zoning Text Amendment
Crotonville Conference Center
Former General Electric Management-Training Facility
1 Old Albany Post Rd**

Dear Supervisor Feldman and Members of the Town Board:

Our firm, together with Kimley-Horn Engineering and Landscape Architecture of New York, P.C., represents Crotonville Owner LLC, the new owner of the former GE Management-Training Facility. The property measures approximately 62 acres and is in a BE Business Education Zoning District. We appeared before the Board last month to introduce our client and its vision for the property.

We are pleased to officially submit a Rezoning Petition requesting that the Town Board adopt certain text amendments to the BE District regulations to facilitate the planned re-purposing of the former GE buildings. The proposed amendments would help maintain the economic viability of this unique complex. There are no new buildings, or expansion of existing buildings, planned or proposed at this time. Our client would adaptively reuse the existing 12 buildings.

As explained in the enclosed Rezoning Petition and other materials, including a draft Zoning Amendment annexed to the Petition, our client proposes to ultimately re-purpose the existing buildings as a mix of uses to meet current market demand, including conference center, hotel, restaurant, and/or senior-living facilities, together with accessory uses. The proposed Zoning Amendment would permit these uses in the BE District. The number of rooms related to the hotel/conference center and/or senior living units would not exceed 300 in total. There are currently a total of 248 guest rooms within the 2 buildings known as Croton Hall (188 rooms) and The Village (60 rooms).

Enclosed for the Town Board's review please find: (i) Verified Petition for Zoning Text Amendment, with Exhibits; (ii) Full Environmental Assessment Form Part 1, (iii) Existing Conditions Plan, and (iv) Chart identifying the current and proposed uses at the property. The fees will be submitted separately.

Our client respectfully requests that the Town Board begin the rezoning and SEQRA processes, including the necessary referrals. We look forward to working together with the Town and its staff on the proposed zoning amendments and the reimagining of this site.

Thank you for the Town Board's attention.

By: David Steinmetz

Brad Schwartz
David Steinmetz

Encls.

cc: Christie Tomm Addona, Esq.
Valerie Monastra, AICP
Crotonville Owner LLC
Kimley-Horn

TOWN OF OSSINING: TOWN BOARD
WESTCHESTER COUNTY: STATE OF NEW YORK

-----X

In the Application of CROTONVILLE OWNER LLC :

**VERIFIED PETITION
FOR ZONING TEXT
AMENDMENT**

For an Amendment to the Zoning Ordinance
of the Town of Ossining, New York. :

-----X

Petitioner CROTONVILLE OWNER LLC (“Petitioner”), by its attorneys Zarin & Steinmetz LLP, respectfully petitions the Town Board of the Town of Ossining (“Town”) as follows:

Summary Of Zoning Petition

1. This Petition seeks an amendment to the Town’s Zoning Ordinance to modify the BE Business Education District regulations to facilitate the planned re-purposing of the former General Electric (“GE”) management-training facility, located at 1 Old Albany Post Rd, Ossining, NY 10562 (“Property”). The Property is in a BE District, and thus a zoning map change is not required.

2. Petitioner acquired the approximately 62-acre Property in April 2024. It consists of approximately 12 buildings, together with surface parking, a helipad, tennis courts, and other improvements. There are a total of 248 guest rooms within the buildings known as Croton Hall (188 guest rooms) and The Village (60 guest rooms). Annexed as Exhibit “A” is an “Existing Conditions” plan, prepared by Kimley Horn Engineering & Landscape Architecture of NY, P.C., Petitioner’s planning, engineering and traffic consultants.

3. Petitioner plans to ultimately re-purpose the existing improvements on the Property as a mix of uses to meet current market demand, including, without limitation, a business training school, conference center, hotel, restaurant, and senior-living facilities, together with other uses

and activities that are customarily associated with such uses. The number of guest rooms related to the hotel/conference center and/or senior living units would not exceed 300 in total.

4. The planned re-purposing of the Property is designed to continue to accommodate business training and corporate events (like GE's use of the Property for decades), while also offering new opportunities for other complimentary uses.

5. The hotel, conference center and restaurants would be enjoyed by Town residents as well as attract visitors from around the area. For example, these spaces would be able to host events such as weddings and other life-cycle events and celebrations. A senior living facility would provide a place for seniors to age-in-place near their family and friends. Petitioner expects to operate a hotel, conference center and restaurant as soon as later this year. A potential senior living facility is a longer-range possibility.

6. Permitting flexibility for a mix of potential uses at the Property to meet market demand would help maintain the economic viability of this unique complex, resulting in ongoing tax revenues and other benefits for the Town and its residents.

7. Petitioner also intends, to the extent practicable, to incorporate its planned uses through adaptive reuse of the existing buildings without material changes to the building footprints. By focusing on preserving, upgrading, and modernizing the existing buildings, Petitioner would bring the former GE facility current in an environmentally friendly and sustainable manner.

8. The Town's BE District regulations in Zoning Ordinance Section 200-19.1 do not currently permit Petitioner's proposed mix of uses. The proposed Zoning Text Amendment would modify the existing BE District regulations to permit such uses ("Zoning Amendment"). Petitioner's Zoning Amendment would be in furtherance of the Town's comprehensive planning

and development goals. These include encouraging a mix of uses for economic growth and activity, and adaptive re-use of existing structures. Petitioner submits that this mix of uses will not result in any significantly different impacts nor change in any meaningful way the fashion in which the Property was used for decades.

9. Accordingly, based on the foregoing, Petitioner respectfully requests that the Town Board of the Town of Ossining (“Town Board”) accept this Petition, and commence the requisite environmental, planning, and legislative review procedures in connection with the Town Board’s consideration and ultimate adoption of the Zoning Amendment.

Petitioner

10. Petitioner Crotonville Owner LLC is a foreign limited liability company organized under the laws of the State of Delaware, with an address of c/o Cleary Gottlieb Steen & Hamilton LLP, One Liberty Plaza, New York, New York 10006.

11. Petitioner acquired the Development Site in April 2024.

12. Petitioner’s members comprise an investor group with considerable real estate holdings and decades of experience owning, managing and renovating multiple property types nationwide.

13. Pyramid Global Hospitality is currently under contract with the Petitioner to manage and operate the Property. Its portfolio includes management of conference centers, hotels and resorts around the world.

Proposed Zoning Text Amendment

14. The Zoning Text Amendment would establish new regulations with respect to the proposed mix of potential uses at the Property.

15. More specifically, a conference center, hotel and restaurant would be added to the “permitted uses” in the BE District. A new “special permit” under the jurisdiction of the Town Zoning Board of Appeals (“ZBA”) would be added for senior living facilities. Various new accessory uses would be added, including, for example, ballrooms, event spaces, spa/wellness facilities, personal service establishments, and electric vehicle charging infrastructure.

16. Moreover, certain new “special requirements” would be included. There would be a requirement for Petitioner to endeavor to adaptively reuse the existing buildings to the extent practicable. And the maximum number of guest rooms for all uses would be capped at 300.

17. Other changes involve inserting a “Purpose” section at the beginning of the BE District regulations, adding a definition for “Senior-Living Facilities,” and deleting certain language that was restricted to business training now that the allowed uses would be broader.

18. Annexed as Exhibit “B” is a Draft Zoning Amendment. We included a redlined version of the existing BE District regulations so that the proposed amendments can be easily discerned. A clean version is also included.

Consistency with Comprehensive Plan

19. Petitioner’s proposal would be in furtherance of several planning and land use objectives identified in the Town of Ossining’s Comprehensive Plan, adopted May 10, 2022 (“Comprehensive Plan”).

20. The Comprehensive Plan declares that a main goal related to housing, development and preservation is to “[e]ncourage a mix of uses in the business districts to stimulate the local economy.” (Comp. Plan at 78).

21. The proposed Zoning Amendment would accomplish this by introducing hotel, conference center, restaurant, and senior living facilities as new uses permitted in the BE District.

22. The Comprehensive Plan also favors “adaptive reuse of existing structures such that they might serve the community with renewed purpose” (*Id.* at 86). Petitioner intends to repurpose the existing buildings on this well-established campus without material changes to building footprint, and the Zoning Amendment obligates Petitioner to adaptive reuse of the existing buildings to the extent practicable.

23. With respect to the economy, the Comprehensive Plan urges the Town to “attract new businesses that meet local needs and the Town of Ossining’s financial needs.” (*Id.* at 106). It also mentions that community members have identified “tourism” as a potential for expanded economic activity in the Town. (*Id.*). The Zoning Amendment would permit new types of business to operate at the Property after decades of operating exclusively as a business training center for one corporation. This would help maintain the Property’s economic productivity. The hotel use would support the tourism industry as a place for visitors to stay who come to Ossining and the surrounding area to enjoy its natural and historic resources, and various art, cultural and other activities.

24. Additionally, comments were raised during the Comprehensive Plan’s public workshops about the future of the Property, and a concern that the Property would be redeveloped with apartment buildings. (*Id.* at 150, 153-54). As described herein, Petitioner’s vision is for the Property to be adaptively re-used for purposes that are consistent with its historic operations and which would not cause any new significant adverse traffic or other environmental impacts. Petitioner looks forward to establishing itself in the local community as a good neighbor, and to revitalizing the Property as a destination for Ossining’s residents and visitors to enjoy. There are no current plans for a new building, nor for any creation of senior-living facilities.

25. For all these reasons, Petitioner respectfully submits that the Zoning Amendment is consistent with the Town's Comprehensive Plan.

SEQRA

26. Pursuant to the New York State Environmental Quality Review Act ("SEQRA"), Petitioner is submitting a Full Environmental Assessment Form ("EAF") (Part 1).

27. Petitioner acknowledges that it will need to supplement the EAF with a technical study relating to traffic, and any other potential impact areas during the SEQRA review process as determined by the Lead Agency.

Requested Relief

28. Petitioner respectfully requests that the Town Board take the following administrative and legislative steps: (a) accept this Petition; (b) place Petitioner on an upcoming Town Board agenda for a formal presentation and discussion; (c) determine the appropriate agency to serve as Lead Agency to conduct an environmental review of the subject action under SEQRA; (d) refer the Zoning Amendment to the Planning Board for its review and report; (e) refer the Zoning Amendment to the Westchester County Department of Planning for its recommendations; (f) schedule, notice, and conduct a public hearing on the Zoning Amendment at the earliest possible date; and (g) adopt the Zoning Amendment.

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WHEREFORE, it is respectfully requested that the instant matter be placed on the next available agenda of the Town Board, and be, in all respects, granted.

Dated: May 31, 2024
White Plains, New York

ZARIN & STEINMETZ LLP

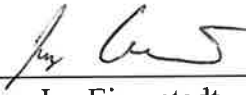
By: David Steinmetz

David S. Steinmetz
Brad K. Schwartz
Attorneys for Petitioner
81 Main Street, Suite 415
White Plains, NY 10601
(914) 682-7800

VERIFICATION

STATE OF NEW YORK)
)
COUNTY OF NEW YORK) s.s.:

Jay Eisenstadt, hereby deposes and says that he is a manager of CROTONVILLE OWNER LLC, which is the Petitioner in this proceeding, and says that the foregoing Petition is true to his own knowledge, except as to those matters therein stated to be alleged on information and belief and as to those matters he believes them to be true.



Name: Jay Eisenstadt

Sworn to before me this
3 th day June, 2024



Notary Public

CARMENCELIA TURINO-RIVERA
Notary Public - State of New York
No. 01TU6372437
Qualified in Rockland County
My Commission Expires March 19, 20__

Exhibit "A"



LEGEND		
	BUILDING	SF
A	THE VILLAGE	42,323 ± (60 rooms)
B	CARRIAGE HOUSE	3,626 ±
C	THE BARN	3,666 ±
D	THE BRIDGE	3,600 ±
E	CROTON HALL	175,047 ± (188 rooms)
F	GREENHOUSE	3,737 ±
G	LEARNING LAB	37,110 ±
H	CAFE 56	3,633 ±
I	LEADERSHIP EXCHANGE	39,501 ±
J	GM HOUSE	1,792 ±
K	GUARD HOUSE	600 ±
L	MAINTENANCE BUILDING	5,184 ±
TOTAL		319,819 ± 248 rooms
SITE SIZE		61.85 ACRES ±
---		PROPERTY LINE
---		EASEMENT LINE
[Green Hatched Box]		WETLANDS
[Blue Box]		WATER BODY

PARKING	
LOCATION	SPOTS
MAIN PARKING LOT	69
UPPER PARKING LOT	62
FOWLER AVE LOT	12
SECURITY PARKING	14
LEARNING LAB PARKING	35
TENNIS COURT	40
TOTAL PARKING	232

CROTONVILLE OWNER, LLC
1 OLD ALBANY POST ROAD
OSSINING, NY 10562

EXISTING
CONDITIONS

KHA PROJECT:	112991000
DATE:	06-04-2024
DESIGNED BY:	AMA
DRAWN BY:	AMA
CHECKED BY:	BVO

Kimley»Horn
© 2024 KIMLEY-HORN ENGINEERING AND
LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
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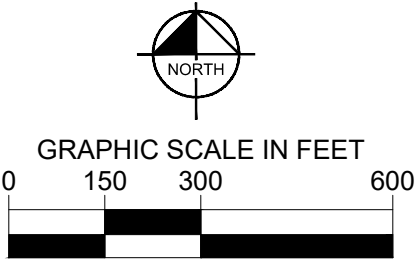


EXHIBIT B

DRAFT ZONING AMENDMENT

Proposed Amendments to Code Section 200-53 (Definitions)

Amend definition of Assisted Living Facility as follows:

ASSISTED LIVING FACILITY — A residential facility operated by an entity licensed by the State of New York to operate an assisted living residence which combines dwelling units, communal dining, routine protective oversight, personalized assistance and supportive services, and health care/ancillary medical services designed to meet the individual needs of persons who need help with the activities of daily living, including but not limited to bathing, dressing, grooming, eating and, in appropriately designed facilities, accommodations for patients with Alzheimer's disease and other forms of dementia, but who do not need the skilled medical care provided by a nursing home or convalescent care facility. [Added 12-22-2015 by L.L. No. 12-2015]

Add new definition of Senior-Living Facilities as follows:

SENIOR-LIVING FACILITIES

Assisted-living facilities, retirement homes, adult-care facilities or retirement communities that have a license to operate from the New York Department of Health; provided, however, that not all units within the property must be licensed units. This also includes a facility established and operated for the purpose of providing residential housing to residents ages 55 years and older in community-integrated settings with independent living facilities and supportive services, such as meals, housekeeping, social activities, transportation, emergency response and resident advisory services.

Proposed Amendments to Code Section 200-19.1 (BE Business Education District)

§ 200-19.1. BE Business Education District. [Added 6-12-1984 by Ord. No. 116]

In a Business Education District, no building or premises shall be used and no building or part of a building shall be erected or altered which is arranged, intended or designated to be used, in whole or in part, for any purpose except the following, and all such uses shall be subject to site plan approval in accordance with § 200-50 hereof.

A. Purpose

- (1) To provide a location for and encourage the use of business training and corporate events, which are not located in other areas within the Town.
- (2) To provide options to augment the primary purpose of this business district with other complimentary uses such as hotel and event space to maintain the economic viability of this unique complex.

(3) To provide appropriate standards for the various commercial uses.

B. Site Plan. Any expansion of an existing building on the lot, or construction of a new building, shall require site plan review and approval by the Planning Board in accordance with § 200-50 hereof.

C. Permitted uses:

(1) Business training schools for the training of management, sales, research, technical, financial or other executive office personnel

(2) Conference Center

(3) Hotel

(4) Restaurant

A-D. Conditional uses permitted upon approval by the Planning Board in accordance with Article XI hereof. The following conditional uses are permitted subject to approval by the Planning Board in accordance with § 200-49 hereof and subject to the requirements specified below and elsewhere in this chapter, including site plan approval in accordance with § 200-50 hereof: **[Added 12-18-2018 by L.L. No. 1-2019 ¹]**

(1) Tier 3 solar energy systems, subject to § 200-31.3.

(2) Tier 2 battery energy storage systems, subject to § 200-31.4. **[Added 1-26-2021 by L.L. No. 2-2021]**

E. Uses permitted by special permit upon approval by the Board of Appeals in accordance with Article IX hereof. The following uses are permitted subject to approval by the Board of Appeals in accordance with the provisions of § 200-45. These uses are subject to the requirements specified below and elsewhere in this chapter, including site plan approval by the Planning Board in accordance with § 200-50 hereof:

(1) Senior-Living Facilities.

(a) Notwithstanding any other provisions of the Town Code, a Senior-Living Facility is not residential within the meaning of Article VI, Affordable Housing.

F. Accessory uses:

Accessory garages, sewage treatment plants, pump houses, water towers, storage tanks for other liquid materials, fire protection monitors, electrical and mechanical equipment, cafeterias, demonstration kitchens, and other auxiliary installations and indoor/outdoor recreational facilities ~~for the exclusive use of students, faculty and other training school personnel and their families~~. Exterior recreational facilities shall not be closer than 150 feet to any boundary of any residential district or 100 feet from any other district. All interior and exterior recreational facilities shall be used in such manner as to conform to the

performance standards set forth in §200-19F. Any lighting and hours of lighting of exterior recreational facilities shall be subject to site plan approval.

(1) Fully enclosed warehouse and storage facilities.

~~(3) Dormitory residence buildings.~~

~~(4)(2) Parking and loading areas.~~

~~(5)(3) The following signs, subject to § 200-28:~~

(a) An identification sign, not exceeding 12 square feet in area, provided that not more than one such sign shall be permitted.

(b) Necessary directional signs, none of which shall exceed five square feet in area.

~~(6)(4) Dwellings for use of caretakers, watchmen security or other training school personnel and their families, provided that the same are set back at least 50 feet from any adjoining lot line.~~

~~(7) Dwellings for use as overnight lodgings for private visitors or guests in connection with the operation of the training school provided that the same are set back at least 50 feet from any adjoining lot line.~~

~~(8)(5) An area for the landing and takeoff of a helicopter (helicopter pad) for restricted and private use in connection with a training school. Such use shall not include maintenance, regular parking or storage of a helicopter, and such use shall be in conformance with and subject to all applicable regulations of the Federal Aviation Administration and New York State Department of Transportation.~~

~~(9)(6) Tier 1 solar energy systems, subject to § 200-31.3. [Added 12-18-2018 by L.L. No. 1-2019]~~

~~(10)(7) Tier 2 solar energy systems, subject to § 200-31.3. [Added 12-18-2018 by L.L. No. 1-2019]~~

~~(11)(8) Tier 1 battery energy storage systems, subject to § 200-31.4. [Added 1-26-2021 by L.L. No. 2-2021]~~

~~(12)(9) Electric Vehicle (EV) charging infrastructure at parking areas on site~~

~~(10) Ballrooms, event spaces, and banquet halls, with associated catering~~

~~(11) Spa and wellness facilities, and pools~~

~~(12) Administrative offices~~

~~(13) Personal service establishments~~

~~(14) Other activities as are customarily associated with a Conference Center, Hotel, Restaurant, or Senior-Living Facilities~~

B.G. Prohibited uses. The following uses are prohibited in the BE District:

(1) Residences, except as set forth in Subsection E and FB above.

- (2) All business and commercial uses in which there is retail sale of goods or commercial service of products, except ~~for an employee or company store exclusively for the use of students, faculty and other training school personnel in connection with an accessory use set forth in Subsection F above.~~
- (3) All uses and activities that do not meet the performance standards set forth in § 200-19F.

C.H. Special requirements.

- (1) The entire lot, except for areas covered by buildings or surfaced as parking or service areas, shall be suitably landscaped ~~- to maintain an attractive appearance of the lot and to provide adequate screening as set forth below.~~ All landscaping shall be properly maintained throughout the life of any use on said lot. Existing retaining walls, trees or landscaping located within 20 feet of any street or lot line shall not be removed except upon written approval by the Planning Board, nor shall any existing grade be disturbed except with such approval.
- (2) There shall be planted along lot lines of the subject lot trees or shrubs of such type and spacing as shall be required by the Planning Board to adequately screen all operations on the lot from the view of adjoining properties. Generally, such screening shall not be less than three feet nor more than eight feet in height, where:
 - (a) The lot lines of the subject lot coincide with those of another lot in residential use; or
 - (b) The lot abuts or is traversed by a residence district boundary line.
- (3) All permitted uses and accessory equipment, materials or activities shall be confined within completely enclosed buildings and their associated patios and other outdoor spaces, with the exception of off-street parking spaces, off-street loading berths, recreational facilities, helipad and electrical and mechanical equipment normally not enclosed by a building.
- ~~(4) Fuel storage tanks utilized as part of the heating equipment of an establishment shall be located underground or in a building. No other bulk storage of gasoline or petroleum products shall be permitted, except as incidental to the servicing of company vehicles; provided, however, there shall be no storage of gasoline or petroleum products for helicopters.~~
- ~~(5)~~(4) Notwithstanding any other provisions to the contrary, a helicopter pad shall be available for use at the request of the Town of Ossining for police, fire or other emergency services or civic purposes upon reasonable notice under the circumstances to the property owner.
- ~~(6)~~(5) In the event that a property owner cannot comply with the limitations of hours of operation provided in § 200-19F(4)(c), Table III, in an emergency (e.g., weather conditions) or upon the infrequent occasions when scheduling for educational purposes requires, advance notice of such an event shall be given directly to the office of the Supervisor of the Town of Ossining or by notice to the Town of Ossining Police Department during other than normal business hours. Such notice shall be given immediately in the case of an emergency and at least 24 hours in advance of such other occasions or sooner if possible. Such infrequent occasions required due to scheduling

requirements shall not exceed more than two occasions in any one-month period.

~~(7)~~(6) The property owner shall maintain a log of all landings and takeoffs, which log shall be available for inspection by representatives of the Town of Ossining during normal business hours at the request of the town. The property owner shall submit a transcript of landings and takeoffs on a monthly basis to the Town Clerk of the Town of Ossining.

(7) To the extent practicable, the property owner shall endeavor to incorporate any permitted uses under this section through adaptive reuse of existing buildings without material changes to building footprint.

(8) The number of guest rooms related to the Hotel/Conference Center and/or senior living units shall be no greater than 300 in total.

EXHIBIT B

DRAFT ZONING AMENDMENT

Proposed Amendments to Code Section 200-53 (Definitions)

Amend definition of Assisted Living Facility as follows:

ASSISTED LIVING FACILITY — A residential facility operated by an entity licensed by the State of New York to operate an assisted living residence which combines dwelling units, communal dining, routine protective oversight, personalized assistance and supportive services, and health care/ancillary medical services designed to meet the individual needs of persons who need help with the activities of daily living, including but not limited to bathing, dressing, grooming, eating and, in appropriately designed facilities, accommodations for patients with Alzheimer's disease and other forms of dementia, but who do not need the skilled medical care provided by a nursing home or convalescent care facility. [Added 12-22-2015 by L.L. No. 12-2015]

Add new definition of Senior-Living Facilities as follows:

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Assisted-living facilities, retirement homes, adult-care facilities or retirement communities that have a license to operate from the New York Department of Health; provided, however, that not all units within the property must be licensed units. This also includes a facility established and operated for the purpose of providing residential housing to residents ages 55 years and older in community-integrated settings with independent living facilities and supportive services, such as meals, housekeeping, social activities, transportation, emergency response and resident advisory services.

Proposed Amendments to Code Section 200-19.1 (BE Business Education District)

§ 200-19.1. BE Business Education District. [Added 6-12-1984 by Ord. No. 116]

In a Business Education District, no building or premises shall be used and no building or part of a building shall be erected or altered which is arranged, intended or designated to be used, in whole or in part, for any purpose except the following, and all such uses shall be subject to site plan approval in accordance with § 200-50 hereof.

A. Purpose

- (1) To provide a location for and encourage the use of business training and corporate events, which are not located in other areas within the Town.
- (2) To provide options to augment the primary purpose of this business district with other complimentary uses such as hotel and event space to maintain the economic viability of this unique complex.
- (3) To provide appropriate standards for the various commercial uses.

- B. Site Plan. Any expansion of an existing building on the lot, or construction of a new building, shall require site plan review and approval by the Planning Board in accordance with § 200-50 hereof.
- C. Permitted uses:
- (1) Business training schools for the training of management, sales, research, technical, financial or other executive office personnel
 - (2) Conference Center
 - (3) Hotel
 - (4) Restaurant
- D. Conditional uses permitted upon approval by the Planning Board in accordance with Article XI hereof. The following conditional uses are permitted subject to approval by the Planning Board in accordance with § 200-49 hereof and subject to the requirements specified below and elsewhere in this chapter, including site plan approval in accordance with § 200-50 hereof: **[Added 12-18-2018 by L.L. No. 1-2019 ¹]**
- (1) Tier 3 solar energy systems, subject to § 200-31.3.
 - (2) Tier 2 battery energy storage systems, subject to § 200-31.4. **[Added 1-26-2021 by L.L. No. 2-2021]**
- E. Uses permitted by special permit upon approval by the Board of Appeals in accordance with Article IX hereof. The following uses are permitted subject to approval by the Board of Appeals in accordance with the provisions of § 200-45. These uses are subject to the requirements specified below and elsewhere in this chapter, including site plan approval by the Planning Board in accordance with § 200-50 hereof:
- (1) Senior-Living Facilities.
 - (a) Notwithstanding any other provisions of Town Code, a Senior-Living Facility is not residential within the meaning of Article VI, Affordable Housing.
- F. Accessory uses:
- (1) Accessory garages, sewage treatment plants, pump houses, water towers, storage tanks for other liquid materials, fire protection monitors, electrical and mechanical equipment, cafeterias, demonstration kitchens, and other auxiliary installations and indoor/outdoor recreational facilities.. Exterior recreational facilities shall not be closer than 150 feet to any boundary of any residential district or 100 feet from any other district. All interior and exterior recreational facilities shall be used in such manner as to conform to the performance standards set forth in §200-19F. Any lighting and hours of lighting of exterior recreational facilities shall be subject to site plan approval.
 - (2) Fully enclosed warehouse and storage facilities.
 - (3) Parking and loading areas.

- (4) The following signs, subject to § 200-28:
 - (a) An identification sign, not exceeding 12 square feet in area, provided that not more than one such sign shall be permitted.
 - (b) Necessary directional signs, none of which shall exceed five square feet in area.
- (5) Dwellings for use of caretakers, security or other personnel and their families, provided that the same are set back at least 50 feet from any adjoining lot line.
- (6) An area for the landing and takeoff of a helicopter (helicopter pad) for restricted and private use. Such use shall not include maintenance, regular parking or storage of a helicopter, and such use shall be in conformance with and subject to all applicable regulations of the Federal Aviation Administration and New York State Department of Transportation.
- (7) Tier 1 solar energy systems, subject to § 200-31.3. **[Added 12-18-2018 by L.L. No. 1-2019]**
- (8) Tier 2 solar energy systems, subject to § 200-31.3. **[Added 12-18-2018 by L.L. No. 1-2019]**
- (9) Tier 1 battery energy storage systems, subject to § 200-31.4. **[Added 1-26-2021 by L.L. No. 2-2021]**
- (10) Electric Vehicle (EV) charging infrastructure at parking areas on site
- (11) Ballrooms, event spaces, and banquet halls, with associated catering
- (12) Spa and wellness facilities, and pools
- (13) Administrative offices
- (14) Personal service establishments
- (15) Other activities as are customarily associated with a Conference Center, Hotel, Restaurant, or Senior-Living Facilities

G. Prohibited uses. The following uses are prohibited in the BE District:

- (1) Residences, except as set forth in Subsection E and F above.
- (2) All business and commercial uses in which there is retail sale of goods or commercial service of products, except in connection with an accessory use set forth in Subsection F above.
- (3) All uses and activities that do not meet the performance standards set forth in § 200-19F.

H. Special requirements.

- (1) The entire lot, except for areas covered by buildings or surfaced as parking or service areas, shall be suitably landscaped to maintain an attractive appearance of the lot and to provide adequate screening as set forth below. All landscaping shall be properly maintained throughout the life of any use on said lot. Existing retaining walls, trees or landscaping located within 20 feet of any street or lot line shall not be removed except

upon written approval by the Planning Board, nor shall any existing grade be disturbed except with such approval.

- (2) There shall be planted along lot lines of the subject lot trees or shrubs of such type and spacing as shall be required by the Planning Board to adequately screen all operations on the lot from the view of adjoining properties. Generally, such screening shall not be less than three feet nor more than eight feet in height, where:
 - (a) The lot lines of the subject lot coincide with those of another lot in residential use;
or
 - (b) The lot abuts or is traversed by a residence district boundary line.
- (3) All permitted uses and accessory equipment, materials or activities shall be confined within completely enclosed buildings and their associated patios and other outdoor spaces, with the exception of off-street parking spaces, off-street loading berths, recreational facilities, helipad and electrical and mechanical equipment normally not enclosed by a building.
- (4) Notwithstanding any other provisions to the contrary, a helicopter pad shall be available for use at the request of the Town of Ossining for police, fire or other emergency services or civic purposes upon reasonable notice under the circumstances to the property owner.
- (5) In the event that a property owner cannot comply with the limitations of hours of operation provided in § 200-19F(4)(c), Table III, in an emergency (e.g., weather conditions) or upon the infrequent occasions when scheduling requires, advance notice of such an event shall be given directly to the office of the Supervisor of the Town of Ossining or by notice to the Town of Ossining Police Department during other than normal business hours. Such notice shall be given immediately in the case of an emergency and at least 24 hours in advance of such other occasions or sooner if possible. Such infrequent occasions required due to scheduling requirements shall not exceed more than two occasions in any one-month period.
- (6) The property owner shall maintain a log of all landings and takeoffs, which log shall be available for inspection by representatives of the Town of Ossining during normal business hours at the request of the town. The property owner shall submit a transcript of landings and takeoffs on a monthly basis to the Town Clerk of the Town of Ossining.
- (7) To the extent practicable, the property owner shall endeavor to incorporate any permitted uses under this section through adaptive reuse of existing buildings without material changes to building footprint.
- (8) The number of guest rooms related to the Hotel/Conference Center and/or senior living units shall be no greater than 300 in total.



LEGEND		
	BUILDING	SF
A	THE VILLAGE	42,323 ± (60 rooms)
B	CARRIAGE HOUSE	3,626 ±
C	THE BARN	3,666 ±
D	THE BRIDGE	3,600 ±
E	CROTON HALL	175,047 ± (188 rooms)
F	GREENHOUSE	3,737 ±
G	LEARNING LAB	37,110 ±
H	CAFE 56	3,633 ±
I	LEADERSHIP EXCHANGE	39,501 ±
J	GM HOUSE	1,792 ±
K	GUARD HOUSE	600 ±
L	MAINTENANCE BUILDING	5,184 ±
TOTAL		319,819 ± 248 rooms
SITE SIZE		61.85 ACRES ±
		PROPERTY LINE
		EASEMENT LINE
		WETLANDS
		WATER BODY

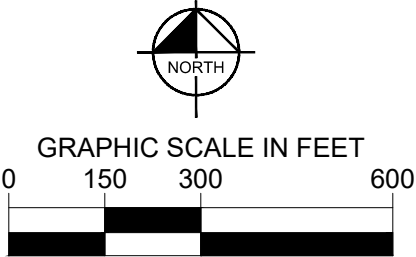
PARKING	
LOCATION	SPOTS
MAIN PARKING LOT	69
UPPER PARKING LOT	62
FOWLER AVE LOT	12
SECURITY PARKING	14
LEARNING LAB PARKING	35
TENNIS COURT	40
TOTAL PARKING	232

CROTONVILLE OWNER, LLC
1 OLD ALBANY POST ROAD
OSSINING, NY 10562

EXISTING
CONDITIONS

KHA PROJECT:	112991000
DATE:	06-04-2024
DESIGNED BY:	AMA
DRAWN BY:	AMA
CHECKED BY:	BVO

Kimley»Horn
© 2024 KIMLEY-HORN ENGINEERING AND
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Crotonville Conference Center – Existing and Proposed Uses

Prepared by: Kimley-Horn Engineering and Landscape Architecture of NY, PC

Date: June 10, 2024

The Applicant has filed a Zoning Petition which seeks text amendments to the Town's Zoning Ordinance to modify the BE Business Education District regulations to facilitate the planned re-purposing of the former General Electric ("GE") management-training facility, located at 1 Old Albany Post Rd, Town of Ossining, New York. The campus was originally built in 1956 and fully renovated in 2013. The approximately 62-acre Property (purchased by the applicant in April 2024) consists of 12 primary buildings, together with surface parking lots, a helipad, tennis courts, pathways and other improvements. There are a total of 248 guest rooms within the 2 buildings known as Croton Hall (188 rooms) and The Village (60 rooms). Primary access to the Site is from Old Albany Post Road/Route 9A.

The Applicant proposes to ultimately re-purpose the existing buildings as a mix of uses to meet current market demand, including conference center, hotel, restaurant, and/or senior-living facilities, together with accessory uses. To the extent practicable, the Applicant will endeavor to adaptively reuse the existing structures. The number of rooms related to the hotel/conference center and/or senior living units would not exceed 300 in total on Site. The Proposed Action includes the amendment to the zoning ordinance, as well as site plan approval to clarify and confirm the uses(s) for each building. No new buildings or expansion of buildings is proposed.

See table below, and "Existing Conditions" exhibit for a summary of existing and proposed uses in the buildings on the Site.

Existing and Proposed Uses

Map key	Building Name	Floor area (SF)	Existing Use	Proposed Use
A	The Village	42,323±	Lodging/60 guestrooms	Hotel. Potential for additional guest rooms with interior renovations. ¹
B	Carriage House	3,626±	Food service	Restaurant/Conference center
C	The Barn	3,666±	Business training	Restaurant/Conference center
D	The Bridge	3,600±	Bridge/circulation	same
E	Croton Hall	175,047±	Lodging/188 guestrooms	Hotel. Potential for additional guest rooms with interior renovations. ¹
F	Greenhouse	3,737±	Business training	Business training, Conference center
G	Learning Lab	37,110±	Business training	Business training, Conference center. Potential for ±32 guest rooms with interior renovations. ¹
H	Café 56	3,633±	Food service	Restaurant
I	Leadership Exchange	39,501±	Business training	Business training, Conference center
J	General Manager's house	1,792±	Dwelling for caretaker or security	Dwelling for caretaker or security (same)
K	Guard House	600±	Guardhouse	Guardhouse (same)
L	Maintenance Building	5,184±	Site maintenance facility	Site maintenance facility (same)
	Total sf	319,819±	248 Guest rooms	Potential for up to 300 rooms maximum¹
Accessory Uses				
	Recreation amenities:		2 tennis courts, walking trails, basketball, volleyball courts	Same
	New accessory uses proposed to be permitted:			Existing ballrooms, event spaces, banquet halls spa/wellness, personal services, EV charging (see proposed Zoning Amendment for full list)
	Helipad	1	Helipad	Helipad (same)
	Parking	7 parking lots	232 total spaces	232 spaces (same)

¹Senior living units would require future approval of a special permit by the ZBA and site plan by the Planning Board. There are no current plans for creation of any senior living facilities. The number of guest rooms related to the Hotel/Conference Center and/or senior living units shall be no greater than 300 in total.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐ Yes ☐ No		
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☐ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☐ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☐ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☐ No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☐ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? Solar & senior only ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months (*Interior renovations only)

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:	

iii. If other than water, identify the type of impounded/contained liquids and their source.	

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. _____	

v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes ☐ No ☐
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No ☐
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No ☐
 If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No ☐
 If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐
- Do existing lines serve the project site? ☐ Yes ☐ No ☐

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No ☐
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No ☐
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No ☐
 If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No ☐
 If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____	
• If to surface waters, identify receiving water bodies or wetlands: _____	
• Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? Yes No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ _____ • Operation: _____ _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ _____ • Operation: _____ _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and covertypes on the project site.			
Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☐ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	☐ Yes ☐ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
iii. Describe any development constraints due to the prior solid waste activities: _____ _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☐ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	☐ Yes ☐ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No - If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No - Explain: _____ _____ _____																						
E.2. Natural Resources On or Near Project Site																						
a. What is the average depth to bedrock on the project site? _____ feet																						
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																						
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 60%;"></td> <td style="border-bottom: 1px solid black; width: 10%; text-align: right;">%</td> <td style="border-bottom: 1px solid black; width: 30%;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>		%			%			%														
	%																					
	%																					
	%																					
d. What is the average depth to the water table on the project site? Average: _____ feet																						
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30px;">☐ Well Drained:</td> <td style="width: 20px; text-align: right;">_____</td> <td style="width: 50px; text-align: right;">% of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____</td> <td style="text-align: right;">% of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____</td> <td style="text-align: right;">% of site</td> </tr> </table>	☐ Well Drained:	_____	% of site	☐ Moderately Well Drained:	_____	% of site	☐ Poorly Drained	_____	% of site													
☐ Well Drained:	_____	% of site																				
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☐ Poorly Drained	_____	% of site																				
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 30px;">☐ 0-10%:</td> <td style="width: 20px; text-align: right;">_____</td> <td style="width: 50px; text-align: right;">% of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____</td> <td style="text-align: right;">% of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____</td> <td style="text-align: right;">% of site</td> </tr> </table>	☐ 0-10%:	_____	% of site	☐ 10-15%:	_____	% of site	☐ 15% or greater:	_____	% of site													
☐ 0-10%:	_____	% of site																				
☐ 10-15%:	_____	% of site																				
☐ 15% or greater:	_____	% of site																				
g. Are there any unique geologic features on the project site? ☐ Yes ☐ No If Yes, describe: _____ _____																						
h. Surface water features. <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;">☐ Yes ☐ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☐ Yes ☐ No</td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="width: 20%; text-align: right;">☐ Yes ☐ No</td> </tr> </table> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10px;">•</td> <td style="width: 10px;">Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 10px;">Classification _____</td> </tr> <tr> <td>•</td> <td>Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>•</td> <td>Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>•</td> <td>Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>	i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	☐ Yes ☐ No	ii. Do any wetlands or other waterbodies adjoin the project site?	☐ Yes ☐ No	iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☐ Yes ☐ No	•	Streams:	Name _____	Classification _____	•	Lakes or Ponds:	Name _____	Classification _____	•	Wetlands:	Name _____	Approximate Size _____	•	Wetland No. (if regulated by DEC)	_____	
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ii. Do any wetlands or other waterbodies adjoin the project site?	☐ Yes ☐ No																					
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☐ Yes ☐ No																					
•	Streams:	Name _____	Classification _____																			
•	Lakes or Ponds:	Name _____	Classification _____																			
•	Wetlands:	Name _____	Approximate Size _____																			
•	Wetland No. (if regulated by DEC)	_____																				
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																						
i. Is the project site in a designated Floodway? ☐ Yes ☐ No																						
j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No																						
k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No																						
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No If Yes: <table style="width: 100%; border: none;"> <tr> <td style="width: 10px;">i.</td> <td style="width: 10px;">Name of aquifer:</td> <td>_____</td> </tr> </table>	i.	Name of aquifer:	_____																			
i.	Name of aquifer:	_____																				

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

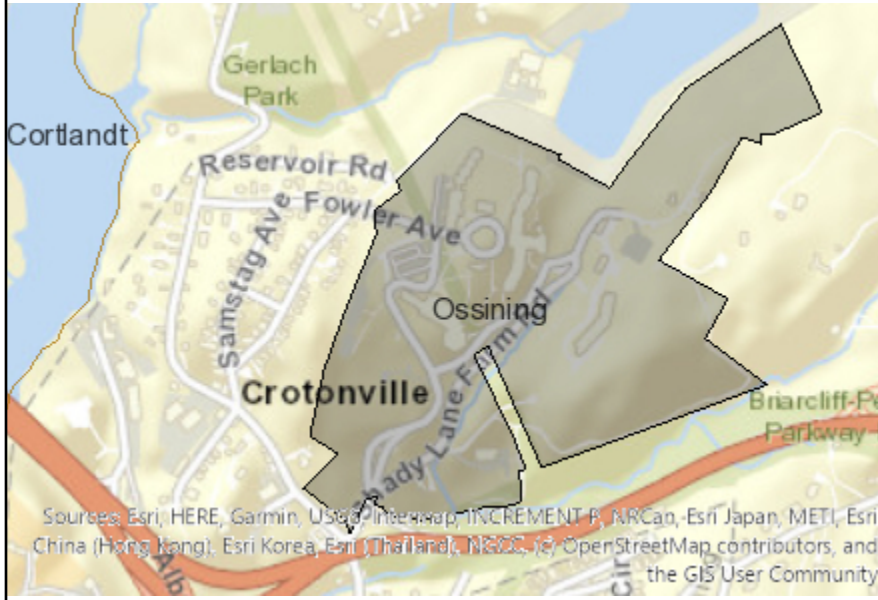
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature Bruno Van Dijk _____ Title _____



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-70
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Brackish Subtidal Aquatic Bed
E.2.n.i [Natural Communities - Acres]	596.57
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle, Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	County & State Park Lands, Indian Brook Reservoir
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Old Croton Aqueduct, Van Cortlandt Manor
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No