

July 1, 2024

By Hand Delivery and Email

Hon. Carolyn Stevens
Chair of the Town of Ossining Planning Board
and Members of the Planning Board
101 Route 9A
Ossining, New York 10562

**Re: Crotonville Owner LLC – Site Plan Application
Crotonville Conference Center
Former General Electric Management-Training Facility
1 Old Albany Post Rd (“Property”)**

Dear Chair Stevens and Members of the Planning 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 make this submission in advance of the Board’s July 17 meeting, and request placement on your agenda that evening for an initial presentation and discussion.

Enclosed is a Site Plan Application that seeks to clarify and confirm the planned uses for each of the 12 existing buildings at the Property. There are no new buildings, or expansion of existing buildings, planned or proposed at this time. Our client would adaptively reuse the existing buildings.

As you are likely aware, our client has submitted a Rezoning Petition to the Town Board to amend the BE District regulations to introduce additional potential uses consistent with the existing development of the former GE facility. Such uses include a conference center, hotel, restaurant, and/or senior-living facilities (senior living is not proposed currently), together with accessory uses. There are no proposed changes to the Zoning Map or the BE District’s bulk/dimensional regulations. The Town Board has commenced the rezoning and SEQRA processes, and a Public Hearing is scheduled for July 9. The Rezoning Petition was referred to the Planning Board for its report and recommendation.

Accordingly, enclosed are the following materials for the Planning Board's review in connection with this Site Plan Application:

- Site Plan Application Form (with fees)
- Site Plan
- Project Narrative and Chart – describing the existing and proposed uses (for which our client seeks approval), together with Existing Conditions Plan
- Traffic Impact Study
- Parking Assessment

For the sake of efficiency, we are not resubmitting the Rezoning Petition or Environmental Assessment Form, which were submitted to the Town Board and referred to the Planning Board. We refer the Planning Board to the Rezoning Petition for additional information about the proposed rezoning and our client's goals for repurposing this important asset in the Town.

Thank you for the Planning Board's attention.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By: David Steinmetz

Brad Schwartz
David Steinmetz

Encls.

cc: Christie Tomm Addona, Esq. / Katherine Zalantis, Esq.
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Crotonville Owner LLC
Kimley-Horn