



Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

George Latimer
County Executive

July 15, 2023

Sandra Anelli, Planning and Zoning Secretary
Town of Ossining
P.O. Box 1166
Ossining, NY 10562

**County Planning Board Referral File OST 24-001 – Crotonville Conference Center
1 Old Albany Post Road
Zoning Text Amendment**

Dear Ms. Anelli:

The Westchester County Planning Board has received a proposed local law to add additional permitted uses to the BE – Business Education zoning district. This zone is only assigned to the property at 1 Old Albany Post Road, which formerly hosted the GE Management-Training Facility. The amendment would permit conference centers, hotels, and restaurants, in addition to the currently permitted business training school use. Event spaces, wellness facilities, pools, personal service establishments, and other associated uses would be permitted as accessory uses. Special use permit would be available for senior living facilities. New special regulations would include a measure to focus on adaptive reuse of existing buildings in new developments, and a limit of 300 hotel rooms and senior living units. Should the zoning amendment be approved, the applicant anticipates pursuing a site plan application for the property.

We have reviewed this zoning application under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. The concept of permitting increased uses on a former business campus site is generally consistent with the County Planning Board's long-range planning policies set forth in Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in Patterns for Westchester: The Land and the People, adopted December 5, 1995.

Please inform us of the Town's decision so that we can make it a part of the record. Should the zoning amendment be approved, we await a future referral of the site plan application.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

Richard Hyman
Chair, Westchester County Planning Board

RH/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning

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