

August 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:

We make this submission on behalf of Crotonville Owner LLC in advance of the Board’s August 21 Public Hearing.

Our client appreciated all the Board’s feedback during the July meeting, as well as your follow-up comments to the Town Board regarding SEQRA and the Rezoning Petition. Our team has incorporated the Board’s comments into the following materials, which are submitted in further support of the Site Plan Application:

- Updated Project Narrative and Table – the Table now includes columns for existing and proposed *accessory* uses (the Project Narrative also refers to the accessory uses)
- Updated Site Plan – updated only to reflect the latest Table
- Parking Management Plan – addresses items such as valet parking, land banked parking, and a commitment to submit an Updated Parking Study post-occupancy. Note that while there is a commitment to identify areas for land banked parking, a concept plan showing areas on the site where this can be achieved is still under review and we will update the Board during the Hearing – the concept plan will be attached to the Parking Management Plan as Exhibit 2 when it is ready.

- Comment/Response Memo – addressing the comments in NPV’s July 11th Memorandum

In addition, we are working on a Revised Proposed Zoning Amendment that addresses all the Planning Board’s comments, as well as those of the Town Board. This includes simplifying and clarifying the senior living uses that would be allowed subject to a special permit. We expect to submit a revised Amendment to the Town Board shortly, and we will also submit simultaneously to the Planning Board and present it during the Hearing.

We look forward to continuing the Board’s review on Aug 21.

Respectfully submitted,

ZARIN & STEINMETZ LLP

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Encls.

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