



Friends of the Old Croton Aqueduct, Inc.

Keeper's House, 15 Walnut Street, Dobbs Ferry, NY 10522-2109
www.aqueduct.org

March 1, 2019

Susanne Donnelly, Chair
Zoning Board of Appeals,
Village of Ossining
101 Route 9A
Ossining, NY 10562

Dear Ms Donnelly and Zoning Board Members:

We greatly appreciate your consideration of our letter of October 4 about the proposed 49 Spring St. project and oral testimony at your meeting of October 9. We submit here several additional, specific points.

---We ask that the board require of the developer submission of accurate simulations of the building a) as currently proposed when viewed from the Aqueduct and b) as it would look reconfigured to comply with the required 25' setback. These simulations should include the full height of the rear and right-side (south) walls for north- and southbound walkers, in winter as well as when trees are leafed out. Many walkers enjoy the Aqueduct in winter just because the views along it are so much more expansive than summer views.

---If a basement is still included in the building plans, we ask if the potential impact to the Aqueduct from excavations near the Aqueduct has been assessed. Chapter 270, Article VI, Section 270-37(A), of the Zoning Code, specific to the Aqueduct, states in part: "... no construction, grading, excavation or buildings shall be permitted within [the] twenty-five-foot-wide [buffer] areas."

---Completion of the Environmental Assessment form of the State Environmental Quality Review (SEQR) process is usually required for proposed new structures. Question 12a on the form asks if the project site is "substantially contiguous to" a feature listed on the National or State Register of Historic Places. However the applicant for a variance from the Aqueduct buffer requirement may reply to this question, the answer is Yes. The Old Croton Aqueduct is on both registers. In addition it has the far more select designation of National Historic Landmark. The quiet, slightly enigmatic appearance of the green path between Maple and Waller reflects the Aqueduct's historic character as a bucolic walking path traversing the countryside.

We would be most grateful for your attention to these additional points, and would be glad to assist in any way possible. Thank you.

Sincerely yours,

Charlotte Fahn and Sara Kelsey on behalf of
Friends of the Old Croton Aqueduct