

From: [Jim Culyer](#)
To: [publichearingcomments](#)
Subject: Osborn Zoning change
Date: Friday, April 24, 2020 8:05:39 PM

Question: What affect will the zoning request have on the amount of taxes, The Osborn would be paying to the City of Rye and the Rye City School District?

Thank you.

Jim Culyer
40 Palisade Rd



Sent from my iPhone

From: [REDACTED]
To: [publichearingcomments](#)
Subject: Osborn Zoning Change (REVISED)
Date: Sunday, April 26, 2020 2:08:18 PM

We respectfully object to the Osborn Zoning Change for the following reasons:

- 1) Allowing Independent Living Cottages and/or Hybrid Homes to be built with only a 100 foot set back along Theall Road nearly directly across from the Rye Manor will serve to destroy the bucolic nature of the current Osborn property landscape along Theall Road and could further serve to decrease residential property values in the surrounding area.

- 2) Allowing Independent Living Cottages and/or Hybrid Homes to be built to a height of 4 stories on Osborn property nearest to Osborn Road will radically negatively impact the streetscape of Osborn Road and could very possibly negatively impact residential property values along Osborn Road.

Sincerely,

Anne and James Slattery
125 Osborn Road
[REDACTED]

From: [REDACTED]
Cc: [REDACTED]
Subject: Osborn Zoning Change
Date: Monday, May 11, 2020 10:46:07 AM

Dear Mayor Cohn and Council Members,

I noticed the item on the agenda regarding the requested zoning change at the Osborn Home. I strongly encourage you to defer a decision this impactful to the character and infrastructure of Rye until the idea is fully aired when normal business resumes.

The assurances made by Stephen Wrabel on mitigating the impact of 130 new residences were woefully insufficient, and demonstrate an utter disregard for the increased pressure on Rye's already stressed community in this locale. We have not even begun to grapple with the impact that a fully occupied St. Regis will have on this area of Rye.

Our public services, roads and infrastructure, families, environment, and the Osborn elementary school community are already stressed by this construction. In addition, the school will be undertaking major renovations soon and even more construction in this area is most unwelcome to the surrounding neighborhoods.

While Gov. Cuomo's directive allows you to conduct virtual meetings, it is clearly unethical to move important decisions as this forward while such a hindrance to the public's knowledge exists.

Thanks for your time.

Sincerely,
Sue Drouin
57 Morehead Drive, Rye

From: [REDACTED]
To: [publichearingcomments](#); [Cohn, Josh](#)
Cc: [REDACTED]
Subject: Osborn Zoning Change
Date: Tuesday, May 12, 2020 11:18:25 AM

Mayor Cohn and Rye City Council Members,

We are writing to express our concerns regarding the proposed zoning change and subsequent building plan for The Osborn. Please consider our concerns as outlined below:

- 1. Setbacks** – Similar to the concerns raised by the Planning Commission in their October 15, 2019 meeting, we have great concern about the proposed setback of only 100 feet along Theall Road. Currently, this highly trafficked road is offset only by the park like setting currently established on The Osborn site. With only a 100' setback along this thoroughfare, it would appear overbuilt and detract from the overall neighborhood. Although The Osborn has conceded to the Commission's recommendation of a 160' setback along Osborn Road, replacing the current one story cottages with 4-5 story apartment buildings would greatly affect the current visual – even from the street, as was noted by the Commission on October 29, 2019. It was postulated by The Osborn that because there are 'primarily office buildings' along Theall Rd it would be acceptable to have only a 100' setback in this area. It is not. The open, beautifully maintained, park-like setting of The Osborn is one of the reasons we chose to buy our home and makes this neighborhood unique. The proposal stated that the setback could contain storm water management, sidewalks and access drives, none of which improve the aesthetic of the community.
- 2. Traffic** – The current traffic situation in the area is untenable. Despite the Council's willingness previously to recognize the need to change the parking rules in the area, for which we are grateful and safer, traffic remains a huge issue. This is especially true at times of school pick up and drop off at Osborn. Enforcement of the current parking restrictions is less than adequate and leads to many cars stopped/standing/parked in clearly marked areas where none are allowed. At the best of times, traffic can flow in only one direction along the southern end of Theall Rd or along Osborn Rd at 3pm. This situation is made much worse by the current construction on Playland Access Rd (St. Regis Site). For those of us living in the area, coming/going from/to I95 or Playland Parkway is dangerous. Dropping off our children at RMS/RHS routes us past this area every day (in normal times). There have been many near misses and accidents as a result of the construction workers parking on curbs, on hills, in ditches and anywhere they can find a spot. Local residents (Packard Ct, Old Post Road, etc) have taken to having signs/traffic cones erected on their streets to dissuade construction worker parking. If The Osborn project were allowed to proceed, where would these workers park for the next 10-15 years!? Couple the current situation with the added parking, traffic and proximity to the Osborn School, it is a tragedy waiting to happen. What happens when a construction vehicle overturns on the corner of Theall and Osborn as one did when exiting I95 onto Playland Access? What will be the projected traffic patterns should one or more of the bordering streets, such as Theall Rd or Old Post Rd, need to be shut down to accommodate a new sewer or water line? How will that impact local residents and the Osborn School?
- 3. Environmental** – Many of the questions on the environmental assessment form submitted with The Osborn's application to City Council were left blank or answered with 'TBD'. How should one interpret such an application when even a question such as the projected timeframe of the project is indeterminate? Yet, in another place in the application it is listed

as 10-15 years? Living at the southwest corner of The Osborn property, we have witnessed the runoff of rainwater first hand as it rushes down Osborn Road, and onto our street. How will this be managed going forward? How will construction affect current runoff patterns? What assurances can be offered to neighboring home owners that their properties will not be negatively impacted? Where will the proposed 'on-site stormwater management facility' be located and how will it be managed? The Westchester County Planning Board Referral Review has made suggestions with respect to parking allowances onsite so as to minimize runoff and flooding in the area. Have these concerns been adequately addressed by The Osborn? Answers to questions with respect to the noise levels generated by construction – for 10 to 15 years – were apparently indeterminate. Questions about potential light pollution were "TBD". Questions about the storage of petroleum and 'chemical products' both above and below ground were "TBD". We would remind you that this proposed building site borders an elementary school, private homes, a medical facility and apartment complexes for seniors. This is unacceptable.

4. **Safety** – As previously discussed, current enforcement of parking rules and regulations in the communities surrounding this proposed site is less than adequate. What protections will be in place for residents of the surrounding neighborhoods that they will be safe driving in the area? That their children will be safe walking to and from school? That children at school will not be subjected to unacceptable levels of noise pollution? That cars will not be parked in restricted areas, or even on The Osborn property detracting from the visual appeal that it now holds? That we will not be the unfortunate individuals subjected to a chemical spill and subsequent clean up? There are too many unanswered questions to ensure the safety of Rye residents and children attending the Osborn School.
5. **Appearance** – As mentioned previously, and as was brought forth by both the Planning Commission and the City Council, The Osborn is a beautiful, historic property which the City of Rye hoped to maintain as was evident in the 1993 'Declaration of Covenants and Restrictions'. While it is commendable of The Osborn to accept the Planning Commission's recommendations on setbacks greater than 160' in some areas of the property, the current structures are almost entirely within those limits now. The greatest proposed change to the current site is allowing 4-5 story structures where one story structures now exist and encroaching on Theall Rd. Despite the plan for 'appropriate landscaping' and 'visual screening', one cannot replace one story with four or five and expect a similar visual effect.
6. **Property Value/Quality of Living** – Houses bordering the SW corner of The Osborn property are in the closest proximity to the proposed new builds and have the greatest potential for negative visual impact, decreased property value and effect on quality of life for a prolonged period of time. We would be subjected to continuous construction noise, traffic and disruption to our daily lives and routines. Approximately 2 years ago, the City undertook a project to replace sidewalks on the corner of Theall Rd, Osborn Rd, and Coolidge Ave. For an entire summer, we had construction materials stored on our property, noise related to construction, vehicles parked in no parking areas, destruction of our property, workers using our property as a lunch location and a port-a-potty stationed in front of our home. This greatly decreased our ability to enjoy our home and community. It is not an experience we would choose to repeat, in any capacity, particularly with the scale of the proposed construction compared to a much smaller project. The detrimental effect that a decade of construction would have on the neighborhood, the property values of our homes and quality of our lives is not reflected in the current proposal by The Osborn.

The proposal states that the change in zoning (and resultant building) on The Osborn site "would not have any adverse impact on" ... the "City of Rye". We beg to differ. For the foreseeable future, the

residents of the City of Rye would have to endure the noise of construction, the traffic, potential damage to the environment, a decrease in our quality of living and the resultant decrease in our safety, property values, and aesthetic of the neighborhood.

We respectfully request, Mr. Mayor, that The Osborn at a minimum adequately address our numerous areas of concern, not the least of which is the timing of this application coming before the City Council, or the minimal effort made to alert an entire neighborhood. The proposed changes are more wide-reaching than simply the bordering few properties who received a letter from the Rye City Clerk. It is our understanding that this petition was initially presented to the Planning Commission in the Fall of 2019, and it is coming forward for review at a time when many people have their lives and livelihoods to consider. We believe that it would suit the City of Rye, the Rye City School District and the public to defer any final decisions on this project to such time that it can be properly reviewed and discussed – in person – by all interested parties.

Thank you,

Mary Ann and Craig Haines

2 Coolidge Ave, Rye, NY

From: [REDACTED]
To: [publichearingcomments](#)
Subject: R-2 Senior Living Facilities
Date: Sunday, May 10, 2020 11:56:22 AM

Dear Sir/Madam

Thank you for giving us the opportunity to comment on the proposed zoning changes at the Osborn Memorial Retirement Home.

We live at 330 Theall Road on the corner of Theall Road and Osborn Road and clearly are interested in the idea of further development.

Four main areas of concern spring to mind:-

a) I could not ascertain whether any access from the Retirement Home onto Theall Road or Osborn Road is planned. If so, I think that would be extremely problematic. The stretches of road close to that intersection are already extremely busy at certain times of the day, largely of course because of the drop off zone for Osborn Elementary School, but also because it is a thoroughfare to Harrison railway station, a cut-through to the Westmed Medical center and to the I-95. I think there is already an accident waiting to happen for the many schoolchildren in then area, and any further traffic here would be extremely concerning. Osborn Road is quite narrow and when kids are being dropped off it becomes quite dangerous.

b) Disrupting / overloading the existing sanitary sewerage flows would also be extremely concerning for us i.e. could that effect our situation?

c) Clearly extending the Osborn buildings any closer to Theall Road would be unwelcome for us. It appears that there will still be a strict minimum distance - 160 yards? - so that would help mitigate this but of course construction would be disruptive.

c) Disturbing the fantastic trees in the Osborn Park area would be a real shame if that is what is proposed. These are very mature trees, impossible to replace in short order.

We will attempt to join the meeting on May 13 to learn more.

Kind regards
Neil Middleton

From: [REDACTED]
To: [publichearingcomments](#)
Cc: [REDACTED]
Subject: Osborn Zoning Change
Date: Tuesday, May 12, 2020 5:47:49 PM

Dear Mayor Cohn and Rye City Council Members,

We wanted to provide our comments to the Miriam Osborn Memorial Home Association's petition for a zoning code change.

We are very concerned by their petition and strongly advocate that you defer any decision until some appropriate time in the future when further details and the true ramifications of such an undertaking are clearer to all.

This particular area of Rye is centrally home to the Osborn School and the busy three-way intersection of Theall, Coolidge and Osborn Roads. We are concerned that such a vast project would impact the safety of the students as they make their way to and from school, with many walking/biking. Furthermore, the tight confines of such an intersection are already stressed and heavily traversed by cars and cannot handle further traffic and construction.

Furthermore, we still don't know the full impact of the St. Regis project and the effect of an expected increase in vehicular and foot traffic. This Osborn Home proposal is too vast and large to be supported as designed. We implore you to delay any decision until the City of Rye, the Rye City School District and more of the public have an opportunity to review and comment. Thank you very much for your consideration.

Nez & Sabrije Mustafic
145 Osborn Road

Classification: Public

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From: [REDACTED]
To: [publichearingcomments](#)
Cc: [REDACTED]
Subject: Osborn Zoning Change
Date: Tuesday, May 12, 2020 9:15:08 PM

Mayor Cohn and Rye City Council Members,

It has come to our attention the Osborn Home has requested a re-zone and build. We have many concerns in regards to construction and expansion in the Osborne School community.

As you know, Theall Road, Osborn Road and Coolidge Avenue are heavily congested during school pick up and drop off times. This construction will be a terrible traffic and safety issue for the children and families who are walking and driving.

The St. Regis Residences have not opened, and we have yet to feel the impact of this to our community. Couple this with the impending construction to take place at the Osborn School, and an already stressed locale will face heightened duress.

We moved our family to Coolidge Avenue just two years ago. We fear adding 130 new residences immediately across the street from our home will corrode the aesthetics that drew us to this location. This fear may also be realized in our home value if there is no longer a historic Rye appeal to our neighborhood.

We strongly encourage you to defer a decision that is crucial to our community until the idea is fully aired and can be properly addressed by all interested parties in person. Giving the Osborn a huge increase in FAR alone doesn't seem like a good proposal for the surrounding community. My family hopes to maintain the beauty and green-space in the community and prevent increased traffic and construction over prolonged periods of time.

If you would like to discuss further, please let us know. Thank you for your time.

William & Jodi Childs
14 Coolidge Avenue

From: [REDACTED]
To: [publichearingcomments](#)
Subject: Osborn Zoning Change
Date: Monday, May 11, 2020 8:41:34 PM

Hello,

My name is Karen Nolte. I reside in the Glen Oaks section of Rye, on Florence Avenue. The traffic situation in my neighborhood has become unbearable during the school year. Between the hours of 2pm-4pm on school days, I have difficulty getting home due to all the congestion. With the flow of traffic from Osborn School already presenting a problem, The Osborn's proposed expansion project should not be permitted. Although my children are no longer students at Osborn School, I am concerned for the safety of the students. The flow of traffic on Osborn Rd is already horrendous. If this project is permitted, all of those headed for Harrison will divert their trip toward the residential Glen Oaks Drive. This is a recipe for disaster! I am against this project. Has there been a proposed parking plan for construction vehicles?? Osborn Rd. and Theall Rd. are narrow streets and cannot accommodate a large construction crew. Coolidge, Harding and Florence and narrow residential streets and we certainly do not want construction workers on our streets.

Thank you!

Karen Nolte
31 Florence Avenue
Rye NY 10580

From: [REDACTED]
To: [publichearingcomments](#)
Cc: [REDACTED]
Subject: Osborn Zoning Change
Date: Tuesday, May 12, 2020 11:06:12 AM

Dear Rye City Council,

Thank you for your service to Rye, particularly in these difficult times.

We are aware of the proposed construction at The Osborn and have concerns about parking, traffic and safety should this project commence. Would you let us know where construction vehicles and project employee vehicles would park during the course of the project? We recall driving past the construction at the St. Regis and seeing numerous vehicles parked alongside Playland Access Drive. This is a hazardous situation that should not be replicated.

Thank you and best regards,

Joe and Kim Rotondo
5 Woods Lane, Rye

From: [REDACTED]
Cc: [REDACTED]
Subject: OSBORN ZONING CHANGE
Date: Monday, May 11, 2020 6:24:05 PM

Dear Mayor Cohen and Councilmembers,

I am a concerned neighbor living at 45 Osborn Road with my family including two small children. I have read the proposed Zoning change put forth by The Miriam Osborn Memorial Home and feel strongly that the Council should **reject** this proposal. My concerns are as follow:

1) Safety and Traffic both during construction and in the long run: Traffic on Osborn Road is already a safety concern particularly during school hours and dropoff/pick up times when parents park wait along the side of Osborn Road because there is no other place to park. We live directly across the street from the school, and it is nearly impossible to safely pull in and out of our driveway - let alone ensure that our children safely cross the street. There is no sidewalk on our side of the street and so crossing into this line of parked cars is the only option. Quite a harrowing one at that. In the short run, I shudder to think what this will be like if construction crews are also finishing their days in the middle of the afternoon while school is letting out - not to mention the addition of heavy construction vehicles to the mix. In the longer run after construction, additional structures on this corner will undoubtedly mean increased traffic on Osborn Road between Theall and Boston Post Road.

2) Bucolic residential neighborhood and home values: The open green space and beautiful old trees on this corner are one of the draws to our quiet neighborhood. Our City's Zoning laws are what they are in order to maintain and preserve the beauty of our City for all of our residents. Building a large facility in this corner will destroy this aesthetic and the peacefulness of our neighborhood. The unending construction at the St. Regis site on the Playland Access Road is a terrifying example of what could come should further large scale development be allowed on this site.

This proposal, if permitted, would be devastating to our children and to the peace and safety of our neighborhood.

I implore you to deny the request.

Respectfully,

Rosalie Louw
45 Osborn Road
Rye, NY 10580

From: [REDACTED]
To: [publichearingcomments](#)
Subject: OSBORN ZONING CHANGE
Date: Tuesday, May 12, 2020 4:19:55 PM

I am highly **against** the building/construction of anything, that that would **destroy the natural environment** of nature and animals, extending from the corner of Osborn St and Theall Rd to the school and/or westmed buildings.

From: [REDACTED]
To: [publichearingcomments](#); [publichearingcomments](#)
Subject: OSBORN ZONING CHANGE
Date: Tuesday, May 12, 2020 4:13:30 PM

What are my options as a resident of rye regarding this proposal? What if you are a resident of a neighboring town? Does one have the right to vote yay or nay regarding building on this piece of land? What does this proposal mean? Are they looking to build a 2nd building and where? Would that be covering the land that is at the corner of Osborn and Theall Road? What about the preservation of nature and wildlife in that area?

Thank you

From: [REDACTED]
To: [publichearingcomments](#)
Subject: Osborn Zoning Change
Date: Tuesday, May 12, 2020 11:56:51 AM

Hello Mayor and Committee

I am writing with my concerns over the potential zoning changes at The Miriam Osborn Memorial Home and the additional construction, traffic, noise and congestion that will result.

Approving this zoning change at this point without proper review and the chance for the neighborhood to properly address and comment on the proposed changes is irresponsible and feel as if this is being pushed through at a time when people are not completely aware of the changes. I live close by and am only recently hearing about these changes. There was not a concerted effort to alert the surrounding area to the changes. I have a good neighbor who has helped make me aware of the scope and potential issues of these changes.

The proposed changes themselves are also concerning. Adding 4-5 story buildings in that area, especially with a minimal set back will create many issues for the area. First and foremost, the added traffic during and after construction would be untenable. There is already way too much traffic in the area, especially during school drop off and pick up. Adding to this not only impacts the area environmentally, but it affects the safety of the kids in the neighborhood. Osborn Road and Theall Road are already unsafe for kids in the area. Adding to the traffic flow with these changes would make it extremely unsafe.

Also, adding large buildings in the area (on top of the already in progress St. Regis project) will detract from the aesthetic and bucolic feel of Rye, which is one of it's true selling points. Rye would begin to feel more like a city than the beautiful suburban neighborhood that we all love.

Congestion in the area (traffic, parking, etc) is already at a pressure point and adding to this will only make it worse. There are already tons of cars zipping by my home on Coolidge Ave as people think of this as a passthrough. Adding to this volume makes it unsafe for my family and adversely affect property values. I have already have a neighbor leave the block because he feels it is unsafe for his young children. What will added traffic do to that?

Please consider all the residual effects of what is being proposed here and take the time to properly inform the area, review ALL impact and make a decision that is not just based on future tax revenue.

We rely on you to properly represent your constituents - the people of Rye - and not just kowtow to corporations and the chance to increase revenue.

Thank you
Bill Russo
50 Coolidge Ave,
Rye NY

From: [REDACTED]
To: [publichearingcomments: Cohn, Josh](#)
Cc: [REDACTED]
[REDACTED] Change
Date: Wednesday, May 13, 2020 12:31:38 AM
Attachments: [image001.png](#)

Mayor Cohn and Rye City Council Members,

The proposed zoning change and subsequent building plan for The Osborn was just brought to our attention earlier this evening. While we find it alarming and disappointing that this proposal was seemingly handled in a covert manner, we are equally disturbed by its contents. There appear to be a litany of issues, including inadequate setbacks, the replacement of one story cottages with 4-5 story apartments, the inevitable impact on local traffic and the safety of our children, environmental challenges with stormwater and ultimately the negative implications for property values throughout our neighborhood.

We request an opportunity, post-social distancing mandates, to properly discuss this proposal in the context of an in-person meeting. We believe there will be overwhelming support from our neighborhood for a public hearing on this matter.

Thank you,

John and Julia Lovallo

27 Hughes Avenue

Rye, NY 10580

[REDACTED]

BofA SECURITIES 

[REDACTED]

Wed 5/13/2020 4:18 PM

Barbara Beals
300 Theall Road
Rye, NY 10580

Please allow me more time to provide thorough and valid reasons for opposing this development.

Please give residents enough time to OPPOSE development!!!! Environmentally and peacefully

Respectfully,
Barbara Beals

Wed 5/13/2020 4:02 PM

Hello. I am a neighbor of the Osborn community. I reside at 138 Osborn Road. I am devastated to learn of the Osborn's plans to build new multilevel buildings near to my home. I understand their concerns and that they foresee needing more space. However, we already have the county building in our backyard, the Osborn community as it currently is, and the St. Regis is still under construction. All three are designed for adult living communities.

The St. Regis construction has been ongoing for quite some time, and it has caused MANY disruptions to traffic flow. They have made an utter disaster of the green area alongside Playland Access Drive, and countless times vehicles have parked so close to Old Post Road, that one cannot see oncoming traffic from the stop sign. Those buildings are huge and so close to the road. I miss the green space that once was.

Now, it is proposed that the Osborn build closer on our side of the Theall Road/Osborn Road. I have a 6 and an 8 year old that walk to school at Osborn. I do not want them walking through an active construction site. Especially not a construction site that could be active for a decade or more.

Green spaces are being lost and it has been lovely to see deer and other wildlife enjoying the space between the Osborn School and Theall Road. I am unable to see exactly where the buildings are suggested to be built. I would be just gutted to have them right up along Osborn Road. Additionally, there will be an increase in needed parking.
Having cars parked in a former green space is worse yet.

I certainly cannot stand the thought of there being new entrances either. IF it does pass, I beg of you to require only using the current entrances that exist for the Osborn community. Including during the construction process.

One thing that really bothers me is the fact that the Osborn community still pays reduced taxes. If this is important enough to them, perhaps they will agree to paying 100% of taxes. I feel like there needs to be a significant give back to the community if this is considered.

I am so sad to see the Rye I moved to slipping away. While we have only been here 17 years, I cannot imagine how lifelong Rye residents must be feeling.

I am sure that it wasn't intentional, but because of everything being shut down, this feels very sneaky and like something is being slid through without full public knowledge. While I was lucky enough to receive a letter, I know not all my neighbors did.

When walking with my children, they are asking about what the big white sign means. When I explained, my 12 year old was upset. She pointed out that it is the home of feral cats and so much other wildlife.

I strongly suggest that they make improvements to current buildings rather than building large building that are not in keeping with the original plans of their community.

Thank you,
Leslie Ebers

Wed 5/13/2020 3:58 PM

I am writing as a concerned resident regarding the proposed Osborn zoning change. I believe further community discussion is needed to understand the proposal for setbacks, easements, construction, FAR and tax implications.

Thank you.

Max and Maggie Guimond

24 Coolidge Ave

Wed 5/13/2020 3:43 PM

To whom it may concern,

I am a new resident, as of 1 year ago, with a family of 6 - adjacent to the proposed zoning changes. We have been taken quite by surprise on this, having invested in a new home in the area in 2019. We are opposed to the suggested changes for various reasons, and wanted to log this notification.

Regards,

Fraser van Rensburg

115 Osborn Road
Rye, NY 10022

Wed 5/13/2020 3:37 PM

Good afternoon,

I'm a concerned citizen with children at Osborn school and I'm only just learning about the Osborn zone change request. I would like the time to understand the future development plans before city council votes.

Under normal circumstances I would have heard about this on the school playground before or after school.

The parking at 2.30-3.15pm on school days is terrible and adding construction to that area would cause huge congestion as well as danger to the young children on foot.

I appreciate I am only catching up on this now so I will read more before the 5.30pm zoom

Meeting.

Best,

Caroline Houghton
41 Claremont Avenue,
Rye

Wed 5/13/2020 3:35 PM

To the committee:

I wanted to express my deep concern about rezoning near Osborn Elementary School. There are so many adverse outcomes for our children and our school. First the construction over a 10 to 15 year next to an elementary school with young lungs inhaling dust and fumes everyday. Five story buildings reduce the natural light into our school. Five story buildings looking right over our children playing. Noise from construction while our children are trying to concentrate and learn. Traffic is already a mess and dangerous for our community. Where would the construction workers park?? I am shocked Rye has allowed this to continue to happen with no regard for the tax payers. Who will be vetting the workers on the project to ensure no registered offenders are within the proximity to our children. The list goes on and on. This needs to be vetted by the community, not rushed through during a time when many in our community are worried about bigger issues. We have dragged our feet on the turf field that would benefit our community this benefits no one but the bottom line of the Osborn. I am appalled that such a major decision is being made at this time, and that this information has not been made public to Osborn school parents. I cannot believe I just learned about this on a Facebook page. I'm beyond disappointed.

Jennifer Leahy
192 Central Ave
Rye NY

Wed 5/13/2020 3:31 PM

Hello,

My husband and I live near the Osborn and our children attend Osborn School. We are very concerned about the proposed zoning changes that would allow the footprint and height of Osborn buildings to increase significantly.

Thank you,

Margaux and Paul Lisiak
439 Park Ave
Rye, NY 10580

Wed 5/13/2020 3:28 PM

To whom this may concern at the Rye City Council,

I am an owner at 45 Walker Avenue in Rye, NY and the proposed zoning change for the Osborne and the construction that it will create are not acceptable and I am against it. We want to maintain the beauty and integrity of the green space in the community and prevent increased traffic and construction over many years in an area where there is a school and traffic is already a major issue.

I appreciate your attention to this matter.

Gabriela Hricko Angelich

Wed 5/13/2020 3:22 PM

May 13, 2020

Re: Osborn Zoning Change

Mayor Cohn and Council Members,

We are Rye residents on Coolidge Avenue with three children in the Osborn Schools. We encourage our elected officials to reject the proposed zoning changes for The Osborn. We are unconvinced that the relationship between The Osborn and the City of Rye, which has been memorialized in prior contractual agreements, deserves such a substantial change at the expense of The Osborn's immediate neighbors and all citizens of Rye.

The Osborn can continue to thrive with the 0.30 FAR restriction that was put in place in 1993. There is no need to open-up this beautiful campus to a 50% increase in developed square footage to make way for 10 to 15 years of construction of five story buildings. Furthermore, the citizens of Rye are not being adequately compensated for the proposed alteration to previously negotiated agreements, which were designed to allow The Osborn to control its land use within several thoughtful restrictions. If the Osborn needs to change its operations, those changes should be self-funding and within the confines of the 1993 agreement. While I understand that the market for certain senior living services may have changed, and that certain Osborn buildings may be dated, the solution is for The Osborn to face its challenges within the current land use agreements. Solving the key problem put forward by The Osborn, that the marketplace has materially changed, can be addressed without a 50% increase in developed square footage. The Osborn does not need to sell off its campus beauty to solve an operating problem that is potentially overstated.

Furthermore, any proposal that so materially benefits The Osborn should include the following, at a minimum:

- Significant increase in tax revenue paid to Rye aligned with a conventional commercial tax payor
- Substantially increased setbacks for anything over 2 stories
- Agreement to restrict the construction impact on Rye roads
- Easement or other solutions to address the Osborn School parking and drop-off problems

The 1993 agreement between The Osborn and Rye has worked well for the citizens of Rye and we are not persuaded that it would be beneficial to significantly increase development on The Osborn property at this time. The Osborn has thrived under the existing agreements and our neighborhoods, schools, and roads are in delicate balance with this large commercial neighbor.

We strongly encourage our elected officials to prevent the dramatic increase in commercial development at the center of our very beautiful community without adequately considering the one-sided nature of this proposal.

Sincerely,

John & Emily Powers
23 Coolidge Avenue

Wed 5/13/2020 3:20 PM

As a resident on Osborn Rd I am very concerned how the Osborn's proposed building plan will affect the neighborhood, traffic, and elementary school.

The existing cottages that are to be replaced were built with the intention of blending into the residential look and feel of the neighborhood. Multiple 4-5 story residential buildings certainly would not and would be looming over the elementary school's playgrounds.

The traffic on Osborn and Theall roads is already a nightmare. With on-street parking, there is not even enough width for two way traffic. It is a daily problem trying to get down these streets during school hours, not to mention dangerous for the children walking to and from school.

Construction over multiple years in such close proximity to an elementary school where children are outside playing throughout the day will not only have health effects, but also will be a consistent source of noise.

For all these reasons I'm strongly opposed to this plan.

Thank you,
Helen Keller
81 Osborn Rd.
Rye

Wed 5/13/2020 3:18 PM

I wanted to express my deep concern about rezoning near Osborn Elementary School. I believe the rezoning is to allow them to get rid of the height restriction for 5 story buildings. There are so many adverse outcomes for our children and our school. First the construction over a 10 to 15 year next to an elementary school with young lungs inhaling dust and fumes everyday. Five story building reducing the natural light into our school. Five story buildings looking right over our children playing. Noise from construction while our children are trying to concentrate and learn. Traffic is already a mess and dangerous for our community. Where would the construction workers park, the St Regis parking has been a mess they have parked everywhere along the street and have ripped up the grass and it looks absolutely horrible. I am shocked Rye has allowed that to continue to happen with no regard for the tax payers. Who will be vetting the workers on the project to ensure no registered offenders are within the proximity to our children. The list goes on and on. This needs to be vetted by the community Not rushed through during a time when many in our community are worried about bigger issues. We have dragged our feet on the turf field that would benefit our community this benefits no one but the bottom line of the Osborn who only pays 50% tax rate.

Christine Sasse
81 Bradford Ave
Mother of Osborn Children

Wed 5/13/2020 3:14 PM

Dear Mayor and Rye City Council Members,

As a homeowner and a parent of Osborn school children, I am strongly opposed to The Osborn increasing building structures, as per the petition to be discussed today 5/13 at 5:30.

I am concerned for the following reasons:

- 1) The vast increase in construction creating downward pressure on homeowner property values due to the substantial build-up of one story to five story buildings. Both the long-term construction and the finished structures will damage property values.
- 2) The multi-year surge in construction related traffic, similar to what is seen around the corner at the St. Regis construction site on Playland Access road. This construction alone is already extremely dangerous during school drop-off and pick-up times. Elementary aged kids are forced to walk across streets barreling with massive construction vehicles indifferently racing to get to and from the job site. Anyone whose driven by there is aware of the danger as are the Rye Police, who clearly feel the need to monitor it constantly.

3) The loss of green space and trees for Osborn school.

4) Inadequate setbacks and school land necessary off of Boston Post Road for an adequate parking lot for safe pick-up/drop-off zone.

5) Environmental challenges and increased storm water issues.

Finally, I believe this issue should be discussed post-social distancing mandates through in-person meetings. While this issue may have been on the calendar for some time, it does not reflect well to debate such a significant issue while the public is reasonably focused elsewhere and cannot adequately respond.

While I am sure unintended, it will likely be viewed by many in the community as being decided “in the dark of night” to the advantage of the large corporation over local homeowners.

I believe when fully discussed, you will have a ground swell of opposition and demands for offsets on behalf of our school children and homeowners.

Thank you,
Hope Vaughn
2 Florence Ave

Wed 5/13/2020 3:08 PM

Totally against the construction of new buildings. It's too much congestion, traffic and dust, pollution surrounding Osborn school. The time period of construction is over way too long a period and piggy backed right into the St Regis project. It will paralyze traffic for years. Does the a Osborn Home even pay property taxes to Rye?

Nina Draddy

Wed 5/13/2020 2:54 PM

I am writing in regards to The Miriam Osborn Memorial Home's proposal that is being discussed at tonight's City Council meeting.

We live at 57 Osborn Road and have been residents of Rye for 13 years. Throughout our time here, we have witnessed the busy and congested traffic patterns of Osborn Road and Boston Post Road during school and post-school hours. We recognize that Osborn Road, Theall Road and Boston Post Road serve as access points for many children and families traveling to/from Osborn School and Rye High School and Middle School. With this said, our largest concern as it relates to the proposed project, would be for the safety of our local residents during and following the construction process. We are concerned that the increased traffic of service vehicles, construction vehicles and new Osborn residents would impact the flow and safety of the area. Having witnessed the new construction around the St. Regis complex and the construction vehicles littered along the street there, we feel that this is a valid concern and would like to hear more about how the Miriam Osborn Memorial Home proposes to keep our children and families safe during construction and beyond.

In addition, we would appreciate the opportunity to learn more detail about the set-back and aesthetic plans as they relate to Osborn Road. It would be helpful if The Miriam Osborn Memorial Home could provide visuals showing the elevations of the buildings and landscaping they are proposing along Osborn Road. A poor design and too tight of an encroachment along Osborn Road could dramatically impact the property values of our homes.

Thanks for your consideration,

Aileen & Rob Brown
57 Osborn Road
Rye, NY 10580

Wed 5/13/2020 2:51 PM

Dear City Council Members,

Hope you're all safe and well. We are residents of Osborn Rd (Anupam and Meera Agarwal - 1 Osborn Road) and are shocked and concerned about the upcoming construction plans that The Osborn has proposed. We strongly oppose this proposal. The Osborn's proposal of building units (5 story buildings) close Osborn/Theall Roads will exacerbate the already bad traffic and the parking situation, making it even more unsafe for our children and community in general.

We already have a huge problem with traffic (and illegal parking) on Osborn Rd during school days for the past 10 years that we've been living at this address -- people parking indiscriminately, making sharp and speedy turns unsafely and parking in our cul-de-sac driveways (cul-de-sac for 1-9 Osborn), blocking residents and so on.

As a cul-de-sac, we have raised this issue of unsafe conditions for our children (and us) for many years, we had even requested a crosswalk as many of us residents have come really close to getting hit by rash drivers on Osborn Rd during school rush-hour. All that is still pending and so we in our cul-de-sac put up signs marked "private driveway" last year and unfortunately & not surprisingly, no one abides by these and continue to break rules and make the place very unsafe for all.

I urge you to deny this proposal and do the right thing for the residents. Please let us know if you have any questions.

Thanks & regards,

Meera & Anupam Agarwal
1 Osborn Rd
Rye NY

Wed 5/13/2020 2:36 PM

Hello,

I'm writing to voice my concern of the intended construction from the Osborn. Adding senior living near the Osborn School area near Theall Road and Osborn Road would be extremely disruptive to the community. This area is already congested with school children walking everyday to school, parents parking to pick kids up, and community members walking to the train or to work at the Osborn Senior Living Center.

I would hate to see more cars, trucks, construction in this area. It is just too much.

Thank you,
Kendall Truman
Rye resident

Wed 5/13/2020 8:18 AM

I am writing to strongly oppose the change in the zoning to allow for a building at Theall Road near Osborn Elementary School. The traffic and safety of the children is already a major concern and changing the zoning to allow for a large development nearby will make the issue worse.

I strongly oppose this request.

Thanks
Heather Rich
Rye Resident

Wed 5/13/2020 1:53 PM

May 13, 2020

Members of Planning Commission
City of Rye
1051 Boston Post Road
Rye, NY 10580

Re: Osborn Zoning Change

Dear Members of the Planning Commission:

It has come to our attention that The Osborn is requesting a re-zoning that would allow them to expand their footprint and develop closer to the corner of Osborn Road and Theall Road. They are also proposing to build taller structures. My wife and I would like to express our opposition to this.

We live at 111 Osborn Road, where we raise our three boys (7 y.o., 5 y.o. and 3y.o.). Two of the three will be at Osborn School next year, and we will walk them to school up Osborn Road. We bought our home to be close to school and to be part of a neighborhood in Rye, filled with many young families. This Rye neighborhood will be dramatically changed by The Osborn's proposal.

The majority of local families with elementary school aged children walk their kids to school, and due to the deep lots off Osborn Road, the majority come from the Glen Oaks neighborhood through Coolidge Avenue and up Osborn Road. As we walk our children up Osborn Road, the green area at the back end of The Osborn's property is a peaceful background to the local elementary school, as well as one of the few green areas left in the neighborhood.

Osborn Road is a very busy road during the school day, filled with cars as parents drop off and pick up their children; any increased traffic would be untenable. The increased traffic from construction crews, staff and visitors would also put our children at risk. As proposed, the two playgrounds at Osborn School would back up to construction areas and multi-story buildings. This would significantly affect the school experience for these very young children.

Those of us who live on Osborn Road look out fondly at the green areas, at the many old oak trees and green grassy hills. To put a 4-5 story building at the top of these hills would tower over our quiet neighborhood. Furthermore, these new buildings would lack mature growth to provide 50+ feet of screening. Our views of trees and green would be replaced by increased traffic and multi-story buildings. The Osborn is also bordered by Theall Road and Boston Post Road, two very large, busy and non-residential roads that would accept a taller building without struggle.

We are further concerned that we are pushing the Osborn section of Rye, our home, our school, our neighborhood and community to nothing more than a mixed used development. With The Osborn, the industrial buildings that back up to Theall Road, WestMed and the new St Regis, the area is already struggling to remain a neighborhood. Rye is a town where generations are raised and community pride is strong. The Osborn section of Rye should not be treated differently than the rest of Rye. This area

cannot be doomed to be full of multi-story buildings and parking lots devoid of grass, trees and the character and soul that Rye holds so dear.

We implore you to not allow for the expansion of The Osborn's footprint. We understand they have a demand to grow, we simply ask that be done within their existing footprint and in keeping the buildings that back up to Osborn Road at two levels maximum. This development as proposed would be in direct conflict of what makes Rye a great place to live and raise a family.

Thank you for your consideration.

Sincerely,

Sean and Catherine Plummer
111 Osborn Road
Rye, NY 10580

Wed 5/13/2020 9:05 AM

To whom it may concern –

I recently learned that The Osborn is contemplating or planning building a number of additional buildings and as a longtime resident of the town, I wanted to express my concern and displeasure with the proposal. I am not only concerned about the safety of the kids at Osborn but also the increased traffic and over population of our town. I strongly oppose this proposal as I know so many others do.

Thank you,

Chris Burke

Wed 5/13/2020 10:07 AM

To Whom it may Concern,

We are writing to oppose the Osborn zoning plan.

We feel that this is a terrible proposal- one that is giving The Osborn a huge increase in the FAR in exchange for a small give to the community.

As residents of the adjacent neighborhood, we are focused on maintaining the beauty and green-space in the community, as well as preventing increased traffic and construction over prolonged periods of time. The increased traffic burden is something that will directly affect us- not only increased traffic during construction, but of course, after the new buildings are occupied as well.

In addition to those points, we have environmental concerns as well - chemical storage, water run off, noise and light pollution, etc.

Finally, we believe that the 60-foot limit that is proposed is too high, and should be reduced.

Sincerely,
Emily and Jon Borell
5 LaSalle Ave.

Wed 5/13/2020 4:20 PM

Mayor Cohn and Rye City Council Members,

We are writing to express our concerns regarding the proposed zoning change and subsequent building plan for The Osborn. Let us start by saying we think The Osborn is a valuable part of our community and we purchased our home in the neighborhood based largely on the feel of the area. We thought having such a wonderful senior community was a benefit to our children. Our middle schooler is very active at The Osborn and we have seen those benefits firsthand. This is not an affront to the senior community at all. Actually, the history behind The Osborn is a beautiful one and one that should be remembered here as one might question the need/motives for expansion. Please take the time to read our opposition and thank you for your time:

1. **Setbacks** – We have great concern about the proposed setback of only 100 feet along Theall Road. Currently, this highly trafficked road is offset only by the park like setting currently established on The Osborn site. With only a 100' setback along this thoroughfare, it would appear overbuilt and detract from the overall neighborhood. Although The Osborn has conceded to the Commission's recommendation of a 160' setback along Osborn Road, replacing the current one story

cottages with 4-5 story apartment buildings would greatly affect the current visual – even from the street, as was noted by the Commission on October 29, 2019. It was postulated by The Osborn that because there are ‘primarily office buildings’ along Theall Rd it would be acceptable to have only a 100’ setback in this area. It is not. The open, beautifully maintained, park-like setting of The Osborn is one of the reasons we chose to buy our home and makes this neighborhood unique. The proposal stated that the setback could contain storm water management, sidewalks and access drives, none of which improve the aesthetic of the community.

2. Traffic – The current traffic situation in the area is untenable. Despite the Council’s willingness previously to recognize the need to change the parking rules in the area, for which we are grateful and safer, traffic remains a huge issue. This is especially true at times of school pick up and drop off at Osborn. Enforcement of the current parking restrictions is less than adequate and leads to many cars stopped/standing/parked in clearly marked areas where none are allowed. At the best of times, traffic can flow in only one direction along the southern end of Theall Rd or along Osborn Rd at 3pm. This situation is made much worse by the current construction on Playland Access Rd (St. Regis Site). For those of us living in the area, coming/going from/to I95 or Playland Parkway is dangerous. Dropping off our children at RMS/RHS routes us past this area every day (in normal times). There have been many near misses and accidents as a result of the construction workers parking on curbs, on hills, in ditches and anywhere they can find a spot. Local residents (Packard Ct, Old Post Road, etc) have taken to having signs/traffic cones erected on their streets to dissuade construction worker parking. If The Osborn project were allowed to proceed, where would these workers park for the next 10-15 years!? Couple the current situation with the added parking, traffic and proximity to the Osborn School, it is a tragedy waiting to happen. What happens when a construction vehicle overturns on the corner of Theall and Osborn as one did when exiting I95 onto Playland Access? What will be the projected traffic patterns should one or more of the bordering streets, such as Theall Rd or Old Post Rd, need to be shut down to accommodate a new sewer or water line? How will that impact local residents and the Osborn School?

3. Environmental – Many of the questions on the environmental assessment form submitted with The Osborn’s application to City Council were left blank or answered with ‘TBD’. How should one interpret such an application when even a question

such as the projected timeframe of the project is indeterminate? Yet, in another place in the application it is listed as 10-15 years? Living at the southwest corner of The Osborn property, we have witnessed the runoff of rainwater first hand as it rushes down Osborn Road, and onto our street. How will this be managed going forward? How will construction affect current runoff patterns? What assurances can be offered to neighboring home owners that their properties will not be negatively impacted? Where will the proposed 'on-site stormwater management facility' be located and how will it be managed? The Westchester County Planning Board Referral Review has made suggestions with respect to parking allowances onsite so as to minimize runoff and flooding in the area. Have these concerns been adequately addressed by The Osborn? Answers to questions with respect to the noise levels generated by construction – for 10 to 15 years – were apparently indeterminate. Questions about potential light pollution were "TBD". Questions about the storage of petroleum and 'chemical products' both above and below ground were "TBD". We would remind you that this proposed building site borders an elementary school, private homes, a medical facility and apartment complexes for seniors. This is unacceptable.

4. **Safety** – As previously discussed, current enforcement of parking rules and regulations in the communities surrounding this proposed site is less than adequate. What protections will be in place for residents of the surrounding neighborhoods that they will be safe driving in the area? That their children will be safe walking to and from school? That children at school will not be subjected to unacceptable levels of noise pollution? That cars will not be parked in restricted areas, or even on The Osborn property detracting from the visual appeal that it now holds? That we will not be the unfortunate individuals subjected to a chemical spill and subsequent clean up? There are too many unanswered questions to ensure the safety of Rye residents and children attending the Osborn School.

5. **Appearance** – As mentioned previously, and as was brought forth by both the Planning Commission and the City Council, The Osborn is a beautiful, historic property which the City of Rye hoped to maintain as was evident in the 1993 'Declaration of Covenants and Restrictions'. While it is commendable of The Osborn to accept the Planning Commission's

recommendations on setbacks greater than 160' in some areas of the property, the current structures are almost entirely within those limits now. The greatest proposed change to the current site is allowing 4-5 story structures where one story structures now exist and encroaching on Theall Rd. Despite the plan for 'appropriate landscaping' and 'visual screening', one cannot replace one story with four or five and expect a similar visual effect.

6. **Property Value/Quality of Living** – Houses bordering the SW corner of The Osborn property are in the closest proximity to the proposed new builds and have the greatest potential for negative visual impact, decreased property value and effect on quality of life for a prolonged period of time. We would be subjected to continuous construction noise, traffic and disruption to our daily lives and routines. The detrimental effect that a decade of construction would have on the neighborhood, the property values of our homes and quality of our lives is not reflected in the current proposal by The Osborn. The proposal states that the change in zoning (and resultant building) on The Osborn site “would not have any adverse impact on” ... the “City of Rye”. We beg to differ. For the foreseeable future, the residents of the City of Rye would have to endure the noise of construction, the traffic, potential damage to the environment, a decrease in our quality of living and the resultant decrease in our safety, property values, and aesthetic of the neighborhood.

7. TREES: The trees that would be removed are historic specimens and are irreplaceable. The Osborn just announced and touts itself as an 'arboretum.' They had proposed replacing any tree with 2 new trees, and the reality is that even planting 10 for every one removed would destroy the character of the grounds, visible on 3 sides by its neighbors. What example does this set for our children? “It’s okay to tear down the environment as long as it makes us money.” This is interesting as a great portion of the education in Rye is dedicated to respecting the environment and being a voice for change. Tearing down these trees is hypocritical at best.

8. TAXES:

It seems the Osborn's business model has evolved from taking in 'destitute' widows, to targeting only very wealthy, healthy seniors, and because of that the City of Rye has already challenged their tax exempt status. If their tax exempt status were to be

revoked would they still be contemplating this unneeded, seemingly profit-driven decision to expand?

9. EASEMENT:

The community is not in agreement that an easement to build a road behind Osborn school close to classrooms and the outdoor classroom is a gift.

10. DEVELOPMENT PLANS:

Regarding the 4- vs 5- story proposal, The St. Regis which is only 3 stories on a hill and towers over Old Post Road is already being built and we have not begun to grapple with traffic problems of a fully-occupied St. Regis! Plans to increase development and occupancy in the immediate vicinity should be slowed. Our public services, roads and infrastructure, families, environment, and the Osborn elementary school community are already stressed by this construction. In addition, the school will be undertaking major renovations soon and even more construction in this area is most unwelcome to the surrounding neighborhoods.

11. ANY PLANS DURING A PANDEMIC:

It is unethical to move important decisions as this forward while there is a hindrance to the public's knowledge, free meetings between neighbors, stakeholders and our regulatory and review committees. The council should be doing only the most critical things during this time. Until then we can't allow for truly robust public discussion. It is truly shocking that anything of this magnitude should be considered at such a volatile time. You can be assured that lawsuits will arise if anything is passed during this time that affects so many people adversely.

Respectfully yours,
Jonathan and Jennifer Wismer
15 Franklin Rd.

Wed 5/13/2020 4:21 PM

To Whom It May Concern:

My family are residents in the Glen Oaks neighborhood and are dismayed to hear of the Osborn zoning consideration, especially during this difficult time in which public conversations and presentations cannot be held. We are very concerned about the traffic and school safety impact of this zoning change and would request that any approval considerations be postponed until public hearings are permitted.

Thank you,
Katelin Berkowitz
18 Harding Drive