Region

Mid-Hudson

Questionnaire Questions & Answers

Threshold

Environmental Protection Fund: Parks, Preservation and Heritage Grants

Q_6914  Have you read the 2018 CFA Guidance Document for this grant program, which can be found in the CFA Resource Manual or by clicking here?

Locked.

Yes

Q_5757  Is the applicant a municipality, public authority, public benefit corporation, or a State agency OR is the applicant a Not-for-Profit organization formed pursuant to or subject to the Not-for-Profit Corporation Law and qualified for tax-exempt status under the Federal Internal Revenue code and prequalified in the Grants Gateway?

Locked.

Yes

Q_6376  Does the project meet one or more of the following descriptions?
• A Park project for the development or improvement of park and/or recreational facilities to preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes.
• A Historic Preservation project to improve, restore or rehabilitate property listed or currently proposed for listing on the State or National Register of Historic Places to protect the historic, cultural or architectural significance thereof.
• A Heritage Area project to develop a site or facility identified in the approved management plan for a state-designated Heritage Area.
• A project to acquire property necessary for a Park, Historic Preservation or Heritage Area project described above.
• A stand-alone planning project for planning or structural assessment necessary for a Park, Historic Preservation or Heritage Area project described above.

Locked.

Yes

Q_6896  Does the applicant own in fee, or have an ownership interest in the property (deed, lease,
Has the applicant read the 2018 CFA Guidance Document for this grant program, which can be found in the CFA Resource Manual or by clicking here?

Locked.

Yes

Is the applicant a municipality, public authority, public benefit corporation, or a State agency OR is the applicant a Not-for-Profit organization formed pursuant to or subject to the Not-for-Profit Corporation Law and qualified for tax-exempt status under the Federal Internal Revenue code and prequalified in the Grants Gateway?

Locked.

Yes

Does the project meet one or more of the following descriptions?

- A Park project for the development or improvement of park and/or recreational facilities to preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes.
- A Historic Preservation project to improve, restore or rehabilitate property listed or currently proposed for listing on the State or National Register of Historic Places to protect the historic, cultural or architectural significance thereof.
- A Heritage Area project to develop a site or facility identified in the approved management plan for a state-designated Heritage Area.
- A project to acquire property necessary for a Park, Historic Preservation or Heritage Area project described above.
- A stand-alone planning project for planning or structural assessment necessary for a Park, Historic Preservation or Heritage Area project described above.

Locked.

Yes
operating agreement, contract of sale, option agreement, letter of intent from the seller/donor, or--for stand-alone planning grants--permission of the owner to access the property for the purposes of this project)?

Locked.  
Yes

Q_6897 If parties other than the applicant own or have some ownership interest in the property, are those parties aware of this application? AND, if the application is successful and the grant requires it, have those parties agreed to (a) provide a letter granting full access to the property as needed for the project, (b) sign the project agreement, (c) execute documents, such as a Conservation Easement, Preservation Covenant or Public Access Covenant, establishing long-term protections for the property, (d) be subject to State Alienation Law, and (e) execute documents subordinating their interest in the property? If the applicant is full fee simple owner and no other party has an ownership interest or lien in the property, answer “Yes.”

Locked.  
Yes

Q_6899 Is the applicant able to provide the required match, and make expenditures prior to receiving reimbursements from the grant funds if an award is made?

Locked.  
Yes

Q_5760 Is this project for the acquisition of substitute property to satisfy the requirements for State alienation or Federal conversion?

Locked.  
No

Location

Q_3527 US Congressional District where the project is located.

Locked.  
17

Q_928 Project Street Address: Please input the project street address (Street Number and Street Name only).

If the project has multiple locations, please input the primary street address of the project. If the project does not have a definite street address, please input the approximate street address of the project (Street Number and Street Name only).

Locked.  
425 Ridge Road

Q_565 Project City
operating agreement, contract of sale, option agreement, letter of intent from the seller/donor, or--for stand-alone planning grants--permission of the owner to access the property for the purposes of this project)?

Yes

If parties other than the applicant own or have some ownership interest in the property, are those parties aware of this application? AND, if the application is successful and the grant requires it, have those parties agreed to (a) provide a letter granting full access to the property as needed for the project, (b) sign the project agreement, (c) execute documents, such as a Conservation Easement, Preservation Covenant or Public Access Covenant, establishing long-term protections for the property, (d) be subject to State Alienation Law, and (e) execute documents subordinating their interest in the property? If the applicant is full fee simple owner and no other party has an ownership interest or lien in the property, answer "Yes."

Yes

Is the applicant able to provide the required match, and make expenditures prior to receiving reimbursements from the grant funds if an award is made?

Yes

Is this project for the acquisition of substitute property to satisfy the requirements for State alienation or Federal conversion?

No

Location

US Congressional District where the project is located.

Locked.

17

Project Street Address: Please input the project street address (Street Number and Street Name only). If the project has multiple locations, please input the primary street address of the project. If the project does not have a definite street address, please input the approximate street address of the project (Street Number and Street Name only).

Locked.

425 Ridge Road

Project City

Q_6897

Q_6899

Q_5760

Q_3527

Q_928

Q_565
Locked.

Hartsdale

Q_972 Project county or counties.
Locked.

Westchester

Q_568 Project State
Locked.

NY

Q_572 Project Latitude (This question's value will be filled automatically, based on the project address, when the application is finalized.)
Locked.

41.019364983

Q_573 Project Longitude (This question's value will be filled automatically, based on the project address, when the application is finalized.)
Locked.

-73.81721308481418

Q_184 NYS Assembly District where the project is located. (This question's value will be filled automatically, based on the project address, when the application is finalized.)
Locked.

92

Q_190 NY Senate District where the project is located. (This question's value will be filled automatically, based on the project address, when the application is finalized.)
Locked.

35

Q_1034 Project ZIP Code. (Please use ZIP+4 if known)
Locked.

10530

Q_616 For more than one project location, please provide full address(es) for each location. If Not Applicable, indicate "NA".
Locked.

NA
### Basic

**General Project Information**

<table>
<thead>
<tr>
<th>Question</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Q_550</td>
<td>If you are a DBA, what is your DBA name?</td>
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<table>
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<tr>
<th>Question</th>
<th>Description</th>
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<tbody>
<tr>
<td>Q_549</td>
<td>Type of Applicant (select all that apply)</td>
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<tr>
<td>Locked.</td>
<td>Town</td>
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<table>
<thead>
<tr>
<th>Question</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Q_556</td>
<td>Select an applicant ID type from the list below that you normally use to identify your organization on application forms.</td>
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<tr>
<td>Locked.</td>
<td>Federal Tax ID Number</td>
</tr>
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<table>
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<tr>
<th>Question</th>
<th>Description</th>
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</thead>
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<tr>
<td>Q_2655</td>
<td>Based on your selection from the previous question, enter your applicant ID number. (Please do not provide your social security number).</td>
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<table>
<thead>
<tr>
<th>Question</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Q_969</td>
<td>If you are a business, have you been certified as a New York State Minority or Women-owned Business Enterprise (MWBE)?</td>
</tr>
<tr>
<td>Locked.</td>
<td>N/A</td>
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### Applicant

<table>
<thead>
<tr>
<th>Field</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Name</td>
<td>Town of Greenburgh</td>
</tr>
<tr>
<td>Applicant First Name</td>
<td>Garrett</td>
</tr>
<tr>
<td><strong>Applicant Last Name</strong></td>
<td>Locked. Duquesne</td>
</tr>
<tr>
<td>-------------------------</td>
<td>-----------------</td>
</tr>
<tr>
<td><strong>Street Address</strong></td>
<td>Locked. 177 Hillside Avenue</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Locked. Greenburgh</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>Locked. NY</td>
</tr>
<tr>
<td><strong>Zip Code (use ZIP+4 if known)</strong></td>
<td>Locked. 10607</td>
</tr>
<tr>
<td><strong>Telephone Number (include area code)</strong></td>
<td>Locked. 914-989-1532</td>
</tr>
<tr>
<td><strong>Email Address</strong></td>
<td>Locked. <a href="mailto:gduquesne@greenburghny.com">gduquesne@greenburghny.com</a></td>
</tr>
</tbody>
</table>

**Contacts**

<table>
<thead>
<tr>
<th><strong>Salutation</strong></th>
<th><strong>Primary Contact</strong></th>
<th><strong>Contact Authorized to Execute Contract if Awarded</strong></th>
<th><strong>Additional Contact</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mr.</strong></td>
<td>Locked. Garrett</td>
<td>Locked. Paul</td>
<td>Locked. Robert</td>
</tr>
<tr>
<td><strong>Mr.</strong></td>
<td>Locked.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Mr.</strong></td>
<td>Locked.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Last Name</td>
<td>Duquesne</td>
<td>Feiner</td>
<td>Stackpole</td>
</tr>
<tr>
<td>-----------------</td>
<td>--------------</td>
<td>--------------</td>
<td>-----------</td>
</tr>
<tr>
<td>Title</td>
<td>Commissioner of Community Development</td>
<td>Town Supervisor</td>
<td>President</td>
</tr>
<tr>
<td>Organization</td>
<td>Town of Greenburgh</td>
<td>Town of Greenburgh</td>
<td>NY Chapter Sons of American Revolution</td>
</tr>
<tr>
<td>Street Address</td>
<td>177 Hillside Avenue</td>
<td>177 Hillside Avenue</td>
<td>21 Lake Street; Apt. 5C</td>
</tr>
<tr>
<td>City</td>
<td>Greenburgh</td>
<td>Greenburgh</td>
<td>White Plains</td>
</tr>
<tr>
<td>State</td>
<td>NY</td>
<td>NY</td>
<td>NY</td>
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<tr>
<td>ZIP Code</td>
<td>10607</td>
<td>10607</td>
<td>10603</td>
</tr>
<tr>
<td>Telephone Number</td>
<td>914-989-1532</td>
<td>914-989-1545</td>
<td>914-288-0469</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:gduquesne@greenburghny.com">gduquesne@greenburghny.com</a></td>
<td><a href="mailto:pfeiner@greenburghny.com">pfeiner@greenburghny.com</a></td>
<td><a href="mailto:rbrtjstack@optimum.net">rbrtjstack@optimum.net</a></td>
</tr>
</tbody>
</table>
Q_4199  Please select the primary sector or characterization that best defines this project.
Locked.

  Community Development

Q_4198  Please select the secondary sector or characterization that best defines this project.
Locked.

  Arts/Culture/Cultural Institutions

Q_3762  Does your project directly address the needs of people in your region who are living in poverty and who seek resources for inclusion in the economic life of New York State?
Locked.

  Yes

Q_3763  How does your project seek to apply CFA funds for the purpose of eliminating barriers to skilled employment by poor people in your region, as identified by the Opportunity Agenda? Please describe any efforts to collaborate at the local or regional level (i.e. public, private, labor, philanthropic sectors).
Locked.

  The Town of Greenburgh assigns importance to the consideration of a hiring system targeting job opportunities to local resident(s) of a low-income neighborhood and for opportunities for veterans. The sample RFP submitted in support of this application would require that the future response to the RFP should include a statement about the incorporation of this type of community benefit agreement.

Q_3764  How does your project build workforce development programs, improve physical infrastructure, and/or establish social services that connect people living in poverty in your region with skilled employment, in correspondence with the economic revitalization priorities, distressed community targets, and the industry growth areas identified in the Opportunity Agenda and Strategic Plan?
Locked.

  The Town of Greenburgh assigns importance to the consideration of a hiring system targeting job opportunities to local resident(s) of a low-income neighborhood and for opportunities for veterans. The sample RFP submitted in support of this application would require that the future response to the RFP should include a statement about the incorporation of this type of community benefit agreement.

Q_4200  Does your project provide opportunities for Veterans’ to participate in the workforce, or improve services to the Veterans’ and military families in New York?
Locked.

  Yes

Q_4201  If Yes, please explain how your project impacts the Veterans’ and military families in New York.
Locked.

  The Town of Greenburgh assigns importance to the consideration of a hiring system targeting job opportunities to local resident(s) of a low-income neighborhood and for opportunities for veterans. The sample RFP submitted in support of this application would require that the future response to the RFP should include a statement about the incorporation of this type of community benefit agreement.
support of this application would require that the future response to the RFP should include a statement about the incorporation of this type of community benefit agreement.

Q_6048  Does your project advance downtown revitalization?
Locked.
No

Q_6047  If Yes, please detail how it will attract and retain residents, visitors and businesses and transform neighborhoods.
Locked.
NA

Project Description

Q_575  Project Description. Concisely describe the project, indicating the location, what will be planned, designed, acquired, and/or constructed, the issues/opportunities to be addressed, and expected outcomes and deliverables. Additional details will be collected later in the application process.
Locked.
The goal of the project is to complete the exterior restoration of the Odell House-Rochambeau Headquarters so it can ultimately be opened to the public on a regularly scheduled basis and be fully integrated into the 250th anniversary of the American Revolution and the State and Federal project “The Washington-Rochambeau Revolutionary Route.” The site has been owned and managed by the New York Chapter of the Sons of the American Revolution since 1965. Several interior improvements will also be made as part of the anticipated phasing of the project. The outcome of the current project will be to complete as many renovations as the $700,000 budget permits, as preliminarily outlined in the project budget.

Q_976  Statement of Need
Locked.
The Odell House is in poor condition and in desperate need of improvement to halt further deterioration, where in the absence of relatively immediate addressing, runs the risk of falling into a state beyond repair. As identified in the preliminary budget, the project scope will provide structural safety, weatherization and proper ventilation. The project scope entails interior renovations with the remaining project budget. The significant progress that would be made in the short term with the successful implementation of the grant is necessary from a public perspective. It is anticipated that additional grants or fundraising capabilities will exist when those in support of the project see positive and significant change in the house. Presently, a lack of investment is all the community has experienced.

Q_930  Explain what makes your project a regional economic priority - for example creates jobs, economic investment, sustainability and community revitalization, government efficiency or consolidation etc.
Locked.
While the Town of Greenburgh is the host of 11 properties on the National Register of Historic Places, Odell House is unique in that it presently is the only designated location with Revolutionary War significance in the Town. As a location which is on the Washington-Rochambeau Revolutionary Route, economic investment, sustainability and community revitalization are all relevant. Regionally, Odell House is a piece of the regional story of the Hudson River National Heritage Area and individual sites...
such as Cudner Hyatt House and Quaker Meeting House in Scarsdale, The headquarters of the Irvington, (The McVickar House), Rye, (the Square House) and Eastchester, (The Marble School House). Tourism is viable with a mass of interesting historic pieces, Odell House provides added interest in other local sites and vice-versa.

Q_2366 How does your project align with the Regional Economic Development Council’s Strategic Plan/Upstate Revitalization Initiative Plan? (strategic plans are located at https://regionalcouncils.ny.gov/)

Locked.

The Mid-Hudson Regional Economic Development Plan (REDC) contains numerous references and policies pertaining to the importance of historic resources. Goal 13 on page 62 identifies visitors to historic sites as a tourism-based policy. This plan highlights a “High quality of life thanks to many factors, including cultural, historic, and “natural” resources of the region,” as a strength in the region. As noted above, Tourism is viable with a mass of interesting historic pieces, Odell House provides added interest in other local sites and vice-versa. Regionally, Odell House is a piece of the regional story of the Hudson River National Heritage Area and individual sites such as the headquarters of the Irvington, (The McVickar House), Rye, (the Square House) and Eastchester, (The Marble School House), Washington Headquarters, Newburgh NY.

Q_929 Current State of Project Development (i.e. planning, preliminary engineering, final design, etc. You may enter N/A for non-project related applications)

Locked.

Preliminary Engineering Complete, Final Design and Construction is the next phase

Q_975 Estimated Project Timeline: including project start/completion dates, estimates for design, permitting and construction or other major steps. (You may enter N/A for non-Project related applications)

Locked.


Q_580 Provide a list of all federal, state, and local reviews, approvals, or permits needed or completed, including the dates when they are expected to be completed or were completed. If Not Applicable, indicate “NA”.

Locked.


Q_2364 What is the status of State and/or Federal Environmental Review? If review of the project is underway or completed pursuant to the State Environmental Quality Review Act (SEQRA) or National Environmental Policy Act (NEPA), please indicate the lead agency (if applicable).
SEQRA – Type 2, no further review. NEPA – 24 CFR 58.3(a); rehabilitation of non-residential structures, including commercial, industrial, and public buildings when the following conditions are met: a) the facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent, and b) the activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial or from one industrial use to another [58.35(a)(3)(iii)].

Q_1054 If National Environmental Policy Act (NEPA) Record of Decision has been issued, please explain (include date of Record of Decision).

Based on the NEPA Classification Checklist, Form 2-4, the action for Odell house should be listed as a categorically excluded activity as defined in 24 CFR 58.3(a); rehabilitation of non-residential structures, including commercial, industrial, and public buildings when the following conditions are met: a) the facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent, and b) the activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial or from one industrial use to another [58.35(a)(3)(iii)].

Prior CFA Funding

Q_2362 If funding was awarded in prior CFA rounds, what were the CFA numbers for which funding was awarded? (separate multiple CFA numbers with commas)

Locked. NA

Q_4160 For each program to which you are applying under the CFA, explain your strategy for proceeding if the full amount of requested funding, required matching funds, and temporary financing are not secured as expected, or committed sources become unavailable. This explanation must address any proposed project phases, and both CFA and non-CFA sources of funds.

Locked.

In the absence of CFA funding, the prospect for Odell House appears bleak. The level of positive public interest and support since the Town has identified an intent to submit a grant for the restoration of the site has been unprecedented. With this level of momentum, fundraising capabilities are majorly enhanced. The anticipated impact of a positive grant award announcement is that the financial support, volunteer support, and general support will grow exponentially. Without the grant award, while all other grant source avenues will be explored, and fundraising support will continue, it is feared that the lack of state assistance could be permanently damaging to the prospect of Odell House. Regarding the potential to receive the grant award, and not have the full $350,000 match commitment, it is anticipated that supplementing volunteer labor would contribute well in excess of the match, and secure Odell House for any subsequent additional phased improvements.

Standard Question

Environmental Protection Fund: Parks, Preservation and Heritage Grants

Q_6919 For which program(s) should this application be considered? BEFORE making your selections, please note the specific eligibility and attachment requirements for each program as outlined in the 2018 CFA Guidance Document as well as the answers you provided previously to Program Eligibility questions in the Documents section of this online application.
Historic Preservation Program

For which phase(s) of your project are you applying for EPF Parks, Preservation and Heritage Grant funding?

Development

What is the classification of property on which this project will take place? (Select all that apply.)

Private Land

Is the applicant a sectarian entity?

No

Provide the project location ZIP Code Tabulation Area (ZCTA) code and county; if project spans multiple locations, list all ZCTA codes affected. See the Scoring Tips for additional information and links to assistance.

10530

The OPRHP Environmental Protection Fund: Parks, Preservation and Heritage Grants program is a reimbursement program. Grants can fund up to 50 percent of the total eligible project cost; up to 75 percent, if the project is located in a high-poverty area. To determine your project’s eligible level of State assistance, consult the online, layered Grants Map for CFA or the table, Poverty Level Table by ZIP Code Tabulation Area (ZCTA), on our web site as linked in the Scoring Tips. If the poverty level of the project location is 10 percent or more, the reimbursement can be up to 75 percent of the eligible project cost; if below 10 percent, then reimbursement can be up to 50 percent of the eligible project cost. Grant awards are capped at $500,000. Please indicate the Percent Below Poverty Level for the ZCTA noted in Q_7010; if the project spans multiple locations, list the Percent Below Poverty Level and ZCTA for each ZCTA affected.

5.40

OPRHP Project Abstract

Provide a brief (500 characters) "press ready" project abstract, including: legal applicant name; project location; general purpose of project. See Scoring Tips for examples.

The Town of Greenburgh will undertake the rehabilitation of Odell House, a site on the National Register of Historic Places, with significant Revolutionary War relevance. The project will prevent further deterioration and lead to full restoration for the purposes of making the building publically accessible for visitors as part of educational tours.
Project and Property Description

In a detailed project narrative, (1) describe the work to be accomplished by this project, including component steps and approximate timeline, (2) explain how the items outlined in your Cost Share Summary template and CFA Program Budget will accomplish your project goals, and (3) describe how the proposed work is appropriate and will be accomplished according to accepted professional standards.

Locked.

The goal of the project is to complete all of the exterior restoration and much of the interior restoration of the Odell House Rochambeau Headquarters so it can ultimately be opened to the public on a regularly scheduled basis and be fully integrated into the 250th anniversary of the American Revolution and the State and Federal project "The Washington-Rochambeau Revolutionary Route."

The work to be accomplished by this grant project will substantially repair Odell House from a structural, aesthetic, weathering, and security perspective. This grant project will entail pre-development design services (architectural, structural engineering, and shoring engineering) early protection (debris removal, roof protection, building envelope opening security – utilizing NPS Preservation Brief #31-Mothballing Historic Buildings) stabilization (sill repair/replacement, masonry footing foundation repairs, interior structural framing, walls, floor assemblies, roof framing, chimney restoration), exterior restoration (removals new roof, eaves and gutters, site drainage, cedar siding repair, window restoration/reconstruction, door restoration/reconstruction), and interior restoration (flooring repair/replacement, staircase reconstruction, fireplace/chimney reconstruction). It is important to note that while the ultimate goal for the site will be to fully restore the Odell House to a point where the building and site are publicly accessible and can be enjoyed by residents and visitors as part of educational tours, the current project and its $700,000 budget will substantially bring the site towards that goal. The final phase of work for Odell House following successful implementation of this grant project, will be to install hidden electrical system, hidden heating and air conditioning system, restroom, fire detection/sprinkler system, and security system. From a timeline perspective, all grant-related project work is anticipated to be complete within one year, with additional months for plan preparation/bidding etc. The work to be accomplished with this grant was identified through the use of a well-respected professional in the field of historic preservation architecture, Mr. Stephen Tilly of Stephen Tilly, Architect, a 13-person firm. Based on Mr. Tilly’s projected cost structure, the project lends itself to two phases of work as described above, the current grant project, and a future non-grant related phase at a date to be determined. Mr. Tilly articulated specific perspectives relative to guidance on the project throughout the formulation of this grant application. These professional areas of guidance included (on-site observations, immediate actions such as tree removals, importance of other emergency-based aspects of Odell House, phasing, contractor selection, structural aspects, the importance of this particular historic resource, etc.)

One of the primary goals of the project is to present the Odell House as it would have appeared to Rochambeau when it served as his headquarters in the summer of 1781. This will be accomplished by close interaction between the selected historic preservation contractor and the selected historic preservation architect, and adherence to all plans and specifications that meet and/or exceed relevant New York State/federal historic preservation standards, throughout the duration of the project. Additional oversight on the professional standards will be overseen by: (1) the Town of Greenburgh Building inspector; and (2) Town of Greenburgh Historic & Landmark Preservation Board, through the issuance of a Certificate of Appropriateness prior to work commencing, by virtue of Odell House being on the National Register of Historic Places.
ownership/use of the property, explain the fiscal relationship between the parties, the particulars of their participation in the proposed project, and who will execute the grant contract with OPRHP.

The Town of Greenburgh is partnering as a non-owner in the process and has the full support of the New York Chapter of the Sons of the American Revolution (site owner), as established in a letter dated December 8, 2016, and in a letter dated July 10, 2018. The Town of Greenburgh will enter all related agreements necessary prior to the execution of the project agreement. The Town of Greenburgh has been the recipient of millions of dollars of grant funding (local, state, federal) and has administered projects directly, in house. The Town has a full-time grants coordinator. In addition the Town has fundraised and overseen the successful expenditure of millions of dollars.

Q_3619

Describe your ownership interest in the property and any restrictions in ownership or use of the property.

The Town of Greenburgh is partnering as a non-owner in the process but as a heavily invested applicant fully cognizant of the public good that the restoration of this significant piece of American History represents. The Town of Greenburgh has the full support of the New York Chapter of the Sons of the American Revolution, as established in a letter dated December 8, 2016, and in a letter dated July 10, 2018. The Town of Greenburgh will enter all related agreements necessary prior to the execution of the project agreement.

Q_3444

For projects involving acquisition of real property (either purchase or donation), describe the status of the acquisition, including current ownership and circumstances of sale. Also list any restrictions on the use or ownership of the property, site or facility that is the subject of the grant proposal. Elsewhere in this application, you will be asked to document the owner’s intent to sell and provide proof of the value of the property.

NA

Q_6379

If the grant proposal is for a planning project other than the preparation of contract documents (plans and specifications), identify in detail the components of the final planning document or product.

The grant proposal includes the following plans: structural assessment, architectural drawings, Construction BID documents, but also includes a majority of the funds towards construction rehabilitation.

Statewide Comprehensive Outdoor Recreation Plan (SCORP)

Q_7347

If your project addresses opportunities for outdoor recreation, identify area(s) of principal benefit:

Locked.

Park day use

Project Impact

Q_6390

Describe the public benefit that will result from completion of the project. Show why the State
should participate in the cost of the project. What is the economic benefit of this project to the citizens and visitors of New York State?

Locked.

An important driver of New York State’s economic development is tourism through aspects that make the state unique. The Hudson River National Heritage Area, Hudson River, Hudson River Valley are unique in a variety of ways and Odell House can contribute and complement in this capacity. New York has significant ties to Revolutionary War History and the Odell House presently only contributes impactfully in this manner in books and stories. The restoration of Odell House, to a point where the building and site are publicly accessible and can be enjoyed by residents and visitors as part of educational tours is an experience needed in the State, and one that cannot be replaced or replicated.

Q_7003 Explain in detail the recreational or heritage contribution of the project and how this will affect the vitality of the surrounding area or community.

Locked.

Odell House is a significant regional resource as it is a focal point on the Washington-Rochambeau Revolutionary Route, which is recognized as a National Heritage Trail. As noted by New York State Division of Historic Preservation staff, "the house remains remarkably authentic inside, and it retains any number of features which would appear original to the eighteenth century. As such, and in spite of the presence of features which post-date its earlier history, it remains a highly significant historic resource which shares direct and salient associations with the events of the American Revolution and the 1781 encampment of Major General Comte Jean de Rochambeau's French expeditionary force. These latter associations mark it as a largely irreplaceable resource in the larger historical narrative of the Hudson Valley and New York State, and it remains an aged sentinel and touchstone to events which had sweeping national implications." "The Odell House has reached a critical crossroads in its long and storied history and efforts must be undertaken soon if we are to ensure that it will remain an object of appreciation for future generations."

Q_6031 Describe and document groups served by the proposed project. If applicable, describe how the project meets the needs for an aging population, encourages participation by youth, or responds to changes in the composition of the population and social condition of the community.

Locked.

The proposed restoration of the Odell House presents a tremendous opportunity to meet the needs of an aging population, encourage participation by youth, and respond to changes in the composition of the population and social condition of the community.

Regarding an aging population, the Odell House, which when fully restored will be publicly accessible and can be enjoyed by residents and visitors as part of educational tours. The Town of Greenburgh from a demographic perspective is an aging community. As noted in the Town’s Comprehensive Plan, those in the Town age 65+ increased by 20.6% from 2000-2010. Residents of the Town age 55-64 increased by approximately 28% from 2000-2010. Trends in Westchester County were similar. In the county, people age 65+ increased by 7.9% from 2000-2010. Residents of the Town age 55-64 increased by approximately 32% from 2000-2010. While the Hudson River Valley has numerous historic areas and sites of interest, as does the New York metropolitan area, a publicly accessible Odell House would be a unique place of visitation for seniors who have difficulty traveling far distances for health or financial reasons for history and cultural destinations.

Regarding participation by youth, the Town of Greenburgh has nine individual school districts within its borders. As identified in a letter of support from Edgemont School District superintendent Victoria Kniewel, "We are confident that this work will benefit the students of Edgemont for many years to
come. Our curriculum includes intensive study of the American colonial period during grades four, seven, and eleven (among others). It would be wonderful to provide opportunities for our students to visit and learn about this landmark building that played an important role during the Revolutionary War.

We have relatively few cultural resources of this type in our community. As a model, however, I would point to our ongoing partnership with the Greenburgh Nature Center. Our students frequently visit the GNC as part of their study of science and social studies. We expect that, should the Odell House be restored and made open to the public, we would look for similar opportunities to build visits to the location into our program to provide students with opportunities to learn about American history in an authentic, experiential manner.”

The Town of Greenburgh is proud to report that similar letters of support were received from several school district superintendents. Lastly, the Town of Greenburgh and site owner seeks to partner with youth organizations such as Girls Scouts, Boy Scouts and others for field trips, educational projects etc.

Q_4197  If this is an acquisition or development project that will provide new access and/or ensure open and reasonable access to a property, provide a buffer or add capacity to existing property, or protect environmentally significant resources, describe how this will be accomplished.
Locked.
NA

Q_6377  Describe and document evidence of local need including information such as the number of similar facilities within the service area, amenities, size and condition of the facilities; accessibility and ADA compliance of existing facility; current use of the facility; and, the anticipated maintenance, operation, and level of use of the proposed facility.
Locked.

From a local needs perspective there exists substantial support from the project.

Official support of the Odell House restoration and related grant application is evidenced by the following letters from:

Town Board, Town of Greenburgh Resolution in Support

Town of Greenburgh Planning Board

Town of Greenburgh Supervisor Paul Feiner

Town of Greenburgh Parks and Recreation Commissioner

Town of Greenburgh Department of Community Resources Commissioner

New York State Assemblyman Thomas Abinanti
Congresswoman Nita Lowey

Westchester County Legislator Mary Jane Shimsky

New York State Senator Andrea Stewart-Cousins

Westchester County Planning Commissioner

Neighborhood/Community support of the Odell House restoration and related grant application is evidenced by the following letters from:

The Council of Greenburgh Civic Associations

Worthington-Woodlands Civic Association

Poets Corners Civic Association

Municipal/statewide preservation organization support of the Odell House restoration and related grant application is evidenced by the following letters from:

Hudson River Valley Institute

Greater Hudson Heritage Network

Hudson River Valley Greenway

New York State Division for Historic Preservation

Larson Fisher Associates

School District Support

Ardsley School District

Edgemont School District

Irvington School District

While the Town of Greenburgh is the host of 11 properties on the National Register of Historic Places, Odell House is unique in that it presently is the only designated location with Revolutionary War significance in the Town. The Odell House and site is a key component The Washington-Rochambeau
Revolutionary Route and unique as a midpoint in the Route. As noted in the letter of support from COL. James M Johnson, Executive Director of the Hudson River Valley Institute, “HRVI has made the Washington-Rochambeau Revolutionary Route National Historic Trail (W3RNHT) a significant project since 1999. From the very start, we gave the Odell House in Hartsdale special attention because of its critical role in the Yorktown (Virginia) Campaign. French troops joined forces with the Continental Army encamped at Philipsburg (Greenburgh) on July 6, 1781. General Rochambeau headquartered at the Odell house while Washington headquartered at nearby Appleby house. Until their departure on August 19, 1781, the combined armies engaged in activities of reconnaissance and planning while awaiting Admiral deGrasse’s response from the Caribbean indicating where the French fleet would provide its support.” The site is in poor condition and not present accessible to the public. The level of use anticipated will be determined as the project evolves; however, the goal of the project for which the grant funding is sought will be to fully restore Odell House to a point where the building and site are publically accessible and can be enjoyed by residents and visitors as part of educational tours. Appointments for school groups, scholars conducting research, etc. is a logical starting point, with initial pre-scheduled visitation hours for the public. Based on the of Odell House, 20-30 minute tours would be anticipated by the public.

Q_6988  
Describe the overall condition of the property, sites or facilities (past, current, proposed). Specifically list any proposed ground-disturbing activities, steps already taken to identify historic and/or archeological resources that may be impacted by the project, and measures taken or planned to protect and assure that the project will not damage or destroy historically or archeologically significant aspects of a property. Identify any structures or man-made landscapes over 50 years old in the project area, explain their significance, if any, and describe how they will or will not be affected by the project.
Locked.

In terms of partnerships, the Town of Greenburgh, understanding the overwhelming public good resulting from the preservation of Odell House, has taken a strong role in ensuring the safety of the site by working with the site owner on a number of important initiatives. Scheduled for the end of July, early August, 2018, the Town is scheduled to assist and through its Department of Public Works will remove three dead and hazardous trees. Two of these trees are within the fall range of the Odell House structure. Following the removal of the trees the Town of Greenburgh, through the leadership of Town Supervisor Paul Feiner, will assist in coordinating volunteers to winterize the house by installing and securing a series of tarps of the roof of Odell House. Presently the roof is in poor shape and is not fully secure. The winterization work will secure the house until 2019, at which time, grant implementation will be underway leading to the hiring of a historic preservation contractor. As noted in the timeline elsewhere in this grant application, roof and outer façade improvements are scheduled for 2019 completion and will facilitate year round interior work.

Q_3448  
Note any special or emergency situations or any State or Federal mandates affecting the need for the project. Describe any threats to the property from negligence, development pressure or inappropriate treatment; be specific as to the seriousness and immediacy of the threat.
Locked.

The importance of restoring Odell House in a timely manner was clearly articulated by New York State Division for Historic Preservation staff. In a letter received (attached as a letter of support elsewhere) it states, "I have visited the Odell house on two occasions, mostly recently in 2017 with representatives of the town and SAR. Although the continued deterioration of the building is concerning, I was nevertheless heartened by the level of interest exhibited by the Town of Greenburgh in the house’s immediate and long-term future, and was further impressed by the building’s interior, which retains considerable historic and physical integrity of plan and finish. In spite of deferred maintenance activities, the house remains remarkably authentic inside, and it retains any number of features which would appear original to the eighteenth century. As such, and in spite of the presence of features which
post-date its earlier history, it remains a highly significant historic resource which shares direct and salient associations with the events of the American Revolution and the 1781 encampment of Major General Comte Jean de Rochambeau’s French expeditionary force. These latter associations mark it is a largely irreplaceable resource in the larger historical narrative of the Hudson Valley and New York State, and it remains an aged sentinel and touchstone to events which had sweeping national implications. "The Odell House has reached a critical crossroads in its long and storied history and efforts must be undertaken soon if we are to ensure that it will remain an object of appreciation for future generations."

Q_6391 If the proposed project involves a remediated brownfield, describe how it will rehabilitate or restore the site.

Locked.
NA

Q_1432 Describe how public and community support was accomplished through citizen and community participation and/or public outreach. Describe the role and experience of municipal agencies, private organizations, consultants, volunteers, and others involved in the project.

Locked.

Paul Feiner, Town Supervisor of Greenburgh since 1992, maintains a robust email-blast list of over 5,000 residents and others with interest in Town affairs. The Supervisor has prominently promoted the Town's intent to restore Odell House through numerous email-blasts, letters to several hundred residents within close proximity to the site, publicity at Town Board work sessions, which are televised and available on the internet, various social media channels, interviews with local newspapers (Journal News, Rivertowns Enterprise, Scarsdale Inquirer). Notices to residents routinely ask for resident opinions on the importance of the proposed project. The responses from residents have been overwhelmingly supportive. Many residents have responded with pro-bono offers to provide skilled assistance in a variety of ways (fund-raising, social media expertise, carpentry, photography, tree assessments, engineering, electrical, plumbing, etc.). Many residents have responded and identified what the project represents to them. Responses of this nature include senses of pride, public commitment to the cause, general relief that real leadership is in place to tackle forthcoming challenges, etc. Town staff have independently reached out to a wide variety of groups including, civic associations, historic preservation organizations, school districts, committees, boards and advisory groups. As a result, numerous letters of support have been collected.

Consistency with State/Regional/Community Plans

Q_7336 Explain how the project relates to/is consistent with Federal and New York State plans, such as the Statewide Comprehensive Outdoor Recreation Plan (SCORP), NYS Open Space Conservation Plan, New York State Historic Preservation Plan, or any other relevant statewide or Federal policies and programs (e.g., Erie Canalway Preservation and Management Plan, Preserve America, etc.). For Federal or State plans that are posted on the internet, cite the internet address and the specific pages of the documents where the proposed project is referenced.

Locked.

Greenburgh Comprehensive Plan The proposed restoration of Odell House is consistent with the Town of Greenburgh Comprehensive Plan ("the Plan"). The Plan contains a whole chapter (5.0) devoted to Arts, Culture and Historic Resources.

Larson Fisher Historic Reconnaissance Survey 2006 The Greenburgh Reconnaissance-Level Survey was initiated in late 2005 with fieldwork and photography conducted during the spring and
summer of 2006. The Odell House is featured prominently in the study. References are on 11 pages of the 185 page report.

**Westchester 2025** Westchester County’s vision document states “The pressure to redevelop Westchester’s cities, centers, neighborhoods and developed corridors will challenge the preservation of our historic and architectural heritage.

Click Here

Policy 9 states “Protect historical and cultural resources – Enhance the quality of life for Westchester residents by protecting the county’s cultural and historical resources, integrating their consideration into land use decisions and promoting awareness of such resources through educational programs.”

Page 8 Section 10 of the plan: The pressure to redevelop Westchester’s cities, centers, neighborhoods and developed corridors will challenge the preservation of our historic and architectural heritage.

**The Mid-Hudson Regional Economic Development Plan** The REDC contains numerous references and policies pertaining to the importance of historic resources. Goal 13 on page 62 identifies visitors to historic sites as a tourism-based policy. This plan highlights a “High quality of life thanks to many factors, including cultural, historic, and “natural” resources of the region,” as a strength in the region.

**New York State Historic Preservation Plan** Page 19 of Section V of the plan has the following objective: Train New Yorkers in Historic Preservation Trades, Skills and Crafts. The Town of Greenburgh intends to issue an RFP for a historic preservation contractor that includes a community benefits program, for the purposes of providing work opportunities to those in need of carpentry or other skilled trades. Page 21 Section V has the following objective and strategy, “Capitalize on Heritage Tourism Opportunities and Develop New Tourism Friendly Products; Promote historic sites and museums as tourism assets as well as economic engines. Page 22 Section VI states that partnerships are the key to ensuring that our historic and cultural properties are safeguarded and maximized for the benefit of our communities and our quality of life. Greenburgh has proactively collaborated with the site owner, to supplement public support for a major rehabilitation of the Odell House.

Renovating the Odell House will also align itself with **Statewide Comprehensive Outdoor Recreation Plan** (SCORP). Page 40 of Chapter 4 of SCORP calls for reinventing and redesigning New York States historical sites. Currently, the Odell House is in a dilapidated condition and as a result is not available to visitors or tourists. The renovation would provide for year-round visitation, which is another goal of SCORP.

**Q_3450** Explain how the project relates to and advances regional, municipal, or community planning initiatives (for example, Comprehensive Plan, Watershed Management Plan, Local Waterfront Revitalization Program, neighborhood plan, local trails plans, etc.) including historic preservation efforts. Locked.
**Town of Greenburgh Comprehensive Plan** – The proposed restoration of Odell House is consistent with the Town of Greenburgh Comprehensive Plan (“the Plan”). The Plan contains a whole chapter (5.0) devoted to Arts, Culture and Historic Resources. The chapter is intended to build on one of the Plans guiding principles, “Preserve and enhance the character of the Town including open space, trails, natural beauty, scenic qualities, critical environmental areas and historic properties, landmarks and districts.” Chapter 5.0 indicates that, “Historic resources and cultural assets and programs contribute to making unincorporated Greenburgh a distinctive and attractive community in which to live and to work. Cultural and historic resources also support economic development through tourism and employment opportunities. This chapter follows with strategies related to historic preservation and policies to enhance and celebrate our cultural resources.”

The Washington Rochambeau Trail, of which, Odell House is located on, has specific reference in the Plan. Section 5.2.5. of the Plan states, “The Washington Rochambeau Trail is a National Historic Trail that begins in Newport, Rhode Island and ends in Yorktown, Virginia. One building of historic significance along the route, the Odell House (Ridge Road), was built in 1732 and served as headquarters for French General Comte de Rochambeau. Although the trail passes within unincorporated Greenburgh, the Washington Rochambeau Trail has not been formalized through existing mapping or local historic designation status. A combination of local historic designation and informational trail markers along the route of the trail in unincorporated Greenburgh would strengthen our involvement in the preservation of the Hudson River Valley’s heritage."

**POLICY 5.1.1.11:** Continue to document the local history associated with the Washington Rochambeau trail in order to formalize the trail in unincorporated Greenburgh through a series of identification markers and through local historic designation.

**Town of Greenburgh Historic & Landmark Preservation Ordinance** – The purpose and findings of Chapter 235 Historic Districts and Landmarks, [Click Here](#) of the Town of Greenburgh are consistent as follows:

(1) illustrative of the growth and development of our nation, our state and our Town and which are of particular historic or aesthetic value to the Town of Greenburgh; (2) fosters civic pride in those elements of the Town’s past which have given the Town of Greenburgh its unique character and set it apart from other communities; (3) recognizes and ensures the preservation of an important historic element of the Town’s past, which cannot be duplicated or otherwise replaced; (4) promotes the use and preservation of a landmark buildings and historic site as a means of providing enjoyment and unique educational benefit by perpetuating the physical evidence of the Town of Greenburgh’s past; (5) stabilizes and/or improves property values; and (6) protects and enhances the Town’s attractions to tourists and visitors thereby providing support and stimulus to business and industry.

**Q_7008**

Describe relevant sections of any previous or current studies that have been prepared for this property and/or project, the personnel involved, progress to date, timetable for next steps, and any obstacles to proceeding.

Locked.

Several assessments and plans have been carried out with respect to Odell House. Historic Preservation Architect Stephen Tilly, based locally out of Dobbs Ferry, NY, has been at the forefront of prior restoration efforts/studies. In 2001, a cost and construction narrative and timeline was prepared in support of a Revolutionary War Heritage Trail Grant Program. Mr. Stephen Tilly also prepared construction drawings, which are dated 2004. Following the preparation of those drawings, per State approval, Alaskan Yellow Cedar roofing shingles were acquired for the house. Portions of the roof were repaired, with the remainder of the material in storage.
The timetables for next steps are as follows:


Q_1572  Describe and document how the budget and costs were determined.

Locked.

Architect Stephen Tilly, who conducted prior assessments and plans in 2001 and 2004, and who visited the site as recently as July 2018, built upon past work and current observations of Odell House to produce a cost estimate and related budget.

Mr. Tilly has significant experience with the project site and is the principal at Stephen Till, Architect. He graduated from M.I.T. with a Master of Architecture, following a BA (English Literature) from Grinnell College. After hands-on work as a general contractor, he did research, planning and urban design in Boston, Washington and New York. He became a partner in Design Coalition, an adventurous design firm that helped pioneer New York’s historic Soho district in the 1970s and 1980s. With Elizabeth Martin, Mr. Tilly founded a mission-based studio in Dobbs Ferry focused on delivering high end design, especially targeting socially useful projects. The work since reflects a broad range of interests including affordable housing, historic preservation, low-impact environmental design and community planning. Frequent pro bono and grant-funded projects have made him familiar with the dynamics of non-profits. He has served on local land use committees and boards and is the Chair of the Advisory Board of the National Trust for Historic Preservation’s Lyndhurst Historic Site. For the National Trust for Historic Preservation and the Association for Preservation Technology, he has spoken and written on the essential connection between preservation and sustainability.

His budget is based on direct and recent site visits, professional judgement, market data, and prior experience with the restoration of similar building types.

Q_370  Explain the strategy and resources for going forward after the project is complete; that is, for implementing grant-funded plans, developing and using grant-funded acquisitions, and maintaining grant-funded improvements.

Locked.

Once the initial expenditure of the $700,000 is complete, the appearance, structural capacity of the building (roof, facade, windows, doors), ventilation, and many interior improvements will be implemented. With this scope, and related progress, it is anticipated that a combination of additional fund-raising, grants, and volunteer work under the direction of the architect of record will bring Odell House towards its goal of being publically accessible. In addition, conversations have commenced regarding the potential for additional partnerships from historic site/preservation organizations that successfully operate historic sites, buildings and structures.

Q_1434  Describe the administrative structures in place to administer the requested grant. Identify individuals who will be responsible for specific tasks, such as contract and grants administration, fiscal accounting, and project management. For those managers and professionals already hired, describe their qualifications. Summarize consultant selection process and schedule, noting whether it is completed, underway or proposed. For future hires, describe qualifications sought and procurement/hiring method.

Locked.

The Town of Greenburgh has vast experience applying for, receiving, and successfully implementing a
host of grant types. The Town has a Philanthropy Department with a full time staffed Grants Coordinator who routinely administers grants, including contract and grants administration, fiscal accounting, and project management. Individual Department Commissioners also routinely perform the spectrum of grant administration functions. Garrett Duquesne, Town of Greenburgh Commissioner of the Department of Community Development and Conservation, authorized to submit this grant on behalf of the Town has personally and directly been involved with the successful acquisition of close to $2,000,000 of grant funding within the last three years and had performed full administration duties with the respective grants.

To date, no consultant selection processes have begun with the exception of the sample Architect and Historic Preservation Contractor Requests for Proposals which were prepared to support this grant application. The Town of Greenburgh

If this application is successful, how will you monitor expenditures during the life of the project to ensure that the project stays on schedule and within budget?

The Town of Greenburgh is the largest Town in Westchester County with an unincorporated population of approximately 43,000 and more than double that population Town-wide. The Town of Greenburgh has a 10+ person staffed Comptrollers Department, Philanthropy Department (with 1 full time Grants Coordinator), Department of Community of Development and Conservation (with a staff of 5, including an American Certified Planner) who will take the lead on expenditures during the life of the project, ensuring the project stays on schedule and within budget. Through the leadership of Town Supervisor Paul Feiner, the Town has already solicited members of the public, and particularly those with an interest and specialization in aspects of Historic Preservation, to be a part of a committee to assist in various aspects of the project. A committee of this nature, invested in the outcome of the project, will additionally aid the monitoring of the project in a variety of ways including, RFP production, professional Architect and Contractor selection, project scheduling/timeframes, fundraising, etc.

Do you currently have any open grants with OPRHP?

No

Commissioner Priorities

Will the project enhance and/or create opportunities for walkable public spaces for recreation, fitness, community gardens and open space in underserved neighborhoods (i.e., build green space, revitalize existing athletic and recreational facilities, create and enhance amenities at community gardens and schoolyards)? If so, detail the improvements and the expected results.

Is this a trail project that provides linkages to the Empire State Trail, and/or creates or enhances multi-use pedestrian and bicycle trails, creating physical and functional connections among already-protected state and local lands, historic sites, greenways, trails and waterways (including landscape and trail improvements and special features or signage to improve programming and interpretation)? If so, detail the improvements and the expected results.

NA
If this project is being undertaken by an OPRHP Friends organization or other partner group, will the project occur in a State Park, Historic Site, or will it enhance the public’s access to already-protected state and local lands or historic sites by creating physical and functional connections (e.g. landscape improvements to facilitate connections, special features or signage to improve programming and interpretation). If so, detail the improvements and the expected results.

The Town of Greenburgh has partnered with the site owner to bring a variety of support to the project including but not limited, grant preparation, grant administration, emergency tree removals, public participation, documenting existing public support, etc. The expected results are that the project will be successfully implemented in a manner that brings in local residents into the process and fully invests the community in the future of Odell House as a public treasure. The Town, in partnering with the the Sons of the American Revolution, through this project, has the potential to foster a physical connection with regional Washington-Rochambeau goals. The following is a policy in the Town of Greenburgh Comprehensive Plan, POLICY 5.1.1.11: Continue to document the local history associated with the Washington Rochambeau trail in order to formalize the trail in unincorporated Greenburgh through a series of identification markers and through local historic designation.

Certification

General Certifications

By entering your name in the box below, you certify and agree that you are authorized on behalf of the applicant and its governing body to commit the applicant to comply with the requirements of Article 15-A of the New York State Executive Law: Participation By Minority Group Members and Women With Respect To State Contracts by providing opportunities for Minority-owned Business Enterprise (MBE)/Woman-owned Business Enterprise (WBE) participation. You further certify that the applicant will maintain such records and take such actions necessary to demonstrate such compliance throughout the completion of the project.

Garrett Duquesne

By entering your name in the box below, you certify that you are authorized on behalf of the applicant and its governing body to submit this application. You further certify that all of the information contained in this Application and in all statements, data and supporting documents which have been made or furnished for the purpose of receiving assistance for the project described in this application, are true, correct and complete to the best of your knowledge and belief. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

Garrett Duquesne
Net New Jobs
No job answers necessary due to your associated programs.

Qualified Investments
No investment answers necessary due to your associated programs.

Total Project Cost
Total project cost: $700000

Funding Requested from Program

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Program Budget

Environmental Protection Fund: Parks, Preservation and Heritage Grants

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Attachment Questions & Answers

Environmental Protection Fund: Parks, Preservation and Heritage Grants
OPRHP Partner and Friends Groups

Q_6445 Is the applicant organization a Partner or Friends group proposing to undertake work in a State Park or Historic Site?
Locked.
No

Parks Program Eligibility

Q_7020 Is the applicant proposing a park or recreational project to be considered for funding under the Parks program?
Locked.
No

Recreational Opportunity

Q_7015 Provide demographic and other relevant data or information which demonstrates the degree to which the project will primarily serve either (1) a densely populated area where recreational opportunities have sustained physical deterioration, decay, neglect, or disinvestment, or (2) an area where a substantial proportion of the residential population is of low income or otherwise disadvantaged and underserved with respect to existing recreational opportunities.
Locked.
Q_7015 - Recreational Oppurtunity -Demographic Data.docx.pdf Download

Historic Preservation Program Eligibility

Q_6915 Is the project property: (a) individually listed on the State and/or National Register of Historic Places, or (b) located within a historic district which is listed on the State and/or National Register of Historic Places and which is identified in the district nomination form as contributing to the significance of the district, or (c) scheduled for nomination review at the State Review Board meeting of June 7, 2018 or September 6, 2018? If the project property is located within a historic district which is listed on the State and/or National Register of Historic Places, but the district nomination does not clearly identify the property as contributing to the significance of the historic district, contact the National Register representative for your county for assistance; see contacts link in the Scoring Tips.
Locked.
Yes

Q_7011 Is the long-term goal of this Planning, Acquisition or Construction grant primarily for the repair/restoration/rehabilitation of Historic features of the property? For example, restoring wood windows; repairing a slate roof; removing aluminum siding and restoring the wood siding; reestablishing historic brick paths in a landscape? If the long-term goal is primarily to repair or introduce Non-Historic features, please answer “no.”

(This question is associated with your answer selection in question: Q_6915)
Locked.
Yes
Q_7022  Do you wish your application to be considered for funding under the Historic Preservation program?

(This question is associated with your answer selection in question: Q_7011)

Locked.

Yes

Q_6916  Provide documentation of the Register listing (individual listing or identified as contributing to a historic district) or nomination review, the documentation needs to include the following information: (1) the official name under which the property was or will be designated AND (2) either (a) or (b) as applicable: (a) for properties listed in 2017 and before, the NR number as shown in the State Historic Preservation Office's CRIS system OR on the online, layered Grants Map for CFA (b) for properties listed in 2018 or currently proposed for nomination review, the date when the property was registered or is scheduled for nomination review.

(This question is associated with your answer selection in question: Q_7022)

Locked.

Q_6916 - Odell National Historic Register.pdf Download

Q_7025  Attach a summary of existing conditions and proposed work for which funding is requested, using the Historic Preservation Work Detail format as linked in the Scoring Tips. If this application is for a Sectarian Project, you must provide a comparison between Basic Repair and True Restoration as part of the proposed work narrative.

(This question is associated with your answer selection in question: Q_7022)

Locked.

Q_7025 Odell House Work Detail Updated.pdf Download

Local Designation

Q_6987  If the property has been officially designated as a local landmark or as part of a local historic district under local historic preservation legislation, provide documentation, such as the municipal list of designated properties, a copy of the landmark designation, notification letters, etc.

Locked.

Q_6987 - Local Designation Odell House.pdf Download

Heritage Areas Program Eligibility

Q_5861  Is the project (1) located on a property within a designated state Heritage Area and (2) included in the approved Management Plan for that area and/or consistent with the goals described in that Management Plan?

Locked.
Required Attachments for all applicants to OPRHP for EPF

Q_7164  Project review pursuant to the State Environmental Quality Review Act (SEQRA) must be completed prior to the award of any state and/or federal funds. If review of the project pursuant to SEQRA has been completed, please submit the Negative Declaration or Findings Statement. If review of the project pursuant to SEQRA has not yet been completed, note the status and timeframe for compliance and, for projects classified as Type I or Unlisted actions, submit a short or long Environmental Assessment Form, or, if the applicant is a not-for-profit organization, submit the "Environmental Review Form." See Scoring Tips for links to forms.

Locked.

Q_7164 - SEQRA Odell House.pdf
Download

Q_7204  Schematic Site Plan: Provide a plan and/or elevations that depict the project site and its immediate surroundings identifying both existing conditions and proposed project elements as described in the project narrative.

Locked.

Q_7204 - Schematic Site Plan.docx.pdf
Download

Q_7329  Provide clear color images, both overviews and details, showing the property and illustrating existing conditions and areas to be impacted by proposed work. Photos should be dated, labeled and keyed to a site plan. Include photos of any structures more than 50 years old within, or immediately adjacent to, the project area. Provide views to these features from the project site, as well as views of the project site from them.

Locked.

Q_7329 - Color Images to Key Plan.docx.pdf
Download

Q_7330  Submit a 1:24,000 scale USGS or DOT planimetric map with the subject property circled. See Scoring Tips for links to downloadable maps.

Locked.

Q_7330 - USGS Map Odell House.pdf
Download

Ground Disturbing Activities

Q_6985  Does the project involve ground disturbing activities? Examples of ground disturbance include mining activities, multiple episodes of building construction and demolition, excavation, grading, trenching, and stump removal. For purposes of archeology, plowing is not considered to be a form of ground disturbance.

Locked.

Yes

Q 6986
Describe the proposed ground disturbing activity. If possible, show it on a site plan. If you have documentation of prior ground disturbance in the area of proposed work, attach documentation (photos, maps, site plans). If no prior ground disturbance can be documented, it may be necessary to conduct an archaeological survey prior to any work on the project. Your budget should take into account the need for an archaeological survey.

(This question is associated with your answer selection in question: Q_6985)

Locked.

Q_6986 - Ground Disturbance.docx.pdf
Download

Alienation or Conversion of Municipal Parkland

Q_7179  Is the project located in a public park facility, all or part of which is being sold, leased, exchanged, donated, disposed of or used for other than public park purposes?

Locked.

No

Acquisition of Real Property

Q_7182  Does this project include acquisition of real property, as defined in the Scoring Tips?

Locked.

No

Project Impact

Q_7185  Attach documentation of how the project meets the needs for an aging population, encourages participation by youth, or responds to changes in the composition of the population and social condition of the community, as described elsewhere in this application.

Locked.

Q_7185 Project Impact aging population and youth.pdf
Download

Q_6949  Attach documentation showing evidence of local need for the proposed project including information such as the number of similar facilities within the service area, amenities, size and condition of the facilities; accessibility and ADA compliance of existing facility; current use of the facility; and, the anticipated maintenance, operation, and level of use of proposed facility.

Locked.

Q_6949 - evidence of local need.pdf
Download

Q_6280  Document (1) any special or emergency situations or any State or Federal mandates affecting the need for the project, and (2) any threats to the property from negligence, development pressure or inappropriate treatment; include specific evidence of the seriousness and immediacy.

Locked.

Q_6280 - special or emergency situations.pdf
If the proposed project involves a remediated brownfield, provide a certificate of completion or letter from the NYS Department of Environmental Conservation (DEC) that recognizes the successful removal of hazardous waste.

Planning Initiatives

Attach relevant sections of any previous or current studies that have been prepared for this property and/or project, including the date of the study.

If the project is consistent with regional, municipal or community initiatives, or is included in a local plan, submit clearly marked copies of the relevant sections of the document, clearly identifying the source and page.

Provide written documentation clearly identifying community involvement and support, as described elsewhere in this application.

Please provide Letters of Support for your project (if applicable). All letters should be scanned into a single PDF file and their total size cannot exceed 10 Megabytes (MB).

Attach an itemized Cost Share Summary, using the "Cost Share Summary" template and "Cost Share and Budget Help" document as linked in the Scoring Tips. For each element of the proposed project, as described in your Project Description and Project Narrative, itemize expenses by funding source and type. Describe the matching share in detail. Include the value of expenses that will be covered through donations, volunteer labor, grants from other agencies, and other matching sources. If this application is for a Sectarian Project, consult the "Information and Instructions for Sectarian Projects" on our web site to learn how to present the difference between the costs of Basic Repairs vs True Restoration, and use the Sectarian Cost Share Summary template as linked in the
Q_7332 For stand-alone planning projects involving just the preparation of plans and specifications, provide at least two professional estimates for the preparation of these documents or provide two professional estimates of the proposed construction costs or submitted construction bids, and identify the percentage of the professional fee to prepare plans and specifications. For other planning projects (condition studies, Historic Structures Report, Cultural Landscape Report, feasibility study, etc.), submit two estimates and documentation of consultants’ qualifications and/or licenses (and if Historic Preservation, from a professional as defined in the document “Historic Preservation Terms and Professional Qualifications” available on our web site as linked in the Scoring Tips.

Locked.

Q_7326 Have consultants, managers and/or professionals been hired/selected for the project?

Locked.

No

Q_7328 If consultants, managers and professionals have not been hired/selected, attach a description of the procurement/hiring method and provide a draft or copy of the Request for Proposals or other materials proposed for soliciting services.

(This question is associated with your answer selection in question: Q_7326)

Locked.

Legend

[x] = Expired Program
Applicant – Town of Greenburgh, Environmental Protection Fund: Parks, Preservation and Heritage Grants

Project Impact (Aging Population and Youth)

Q_7185

The proposed restoration of the Odell House presents a tremendous opportunity to meet the needs of an aging population, encourage participation by youth, and responds to changes in the composition of the population and social condition of the community.

Regarding an aging population, the Odell House, which when fully restored will be publicly accessible and can be enjoyed by residents and visitors as part of educational tours. The Town of Greenburgh from a demographic perspective is an aging community. As noted in the Town’s Comprehensive Plan, those in the Town age 65+ increased by 20.6% from 2000-2010. Residents of the Town age 55-64 increased by approximately 28% from 2000-2010. Trends in Westchester County were similar. In the county, people age 65+ increased by 7.9% from 2000-2010. Residents of the Town age 55-64 increased by approximately 32% from 2000-2010. While the Hudson River Valley has numerous historic areas and sites of interest, as does the New York metropolitan area, a publically accessible Odell House would be a unique place of visitation for seniors who have difficulty traveling far distances for health or financial reasons for history and cultural destinations.

Regarding participation by youth, the Town of Greenburgh has nine individual school districts within its borders. As identified in a letter of support from Edgemont School District superintendent Victoria Kniewel, “We are confident that this work will benefit the students of Edgemont for many years to come. Our curriculum includes intensive study of the American colonial period during grades four, seven, and eleven (among others). It would be wonderful to provide opportunities for our students to visit and learn about this landmark building that played an important role during the Revolutionary War.

We have relatively few cultural resources of this type in our community. As a model, however, I would point to our ongoing partnership with the Greenburgh Nature Center. Our students frequently visit the GNC as part of their study of science and social studies. We expect that, should the Odell House be restored and made open to the public, we would look for similar opportunities to build visits to the location into our program to provide students with opportunities to learn about American history in an authentic, experiential manner.”

The Town of Greenburgh is proud to report that similar letters of support were received from several school district superintendents. Lastly, the Town of Greenburgh and site owner seeks to partner with youth organizations such as Girls Scouts, Boy Scouts and others for field trips, educational projects etc.
Applicant – Town of Greenburgh, Environmental Protection Fund: Parks, Preservation and Heritage Grants

Project Impact (Local Need – Similar Facilities)

Q_6949

From a local needs perspective there exists substantial support from the project.

Official support of the Odell House restoration and related grant application is evidenced by the following letters from:

- Town Board, Town of Greenburgh Resolution in Support
- Town of Greenburgh Planning Board
- Town of Greenburgh Parks and Recreation Commissioner
- Town of Greenburgh Department of Community Resources Commissioner
- New York State Assemblyman Thomas Abinanti
- Congresswoman Nita Lowey
- Westchester County Legislator Mary Jane Shimsky
- Westchester County Planning Commissioner

Neighborhood/Community support of the Odell House restoration and related grant application is evidenced by the following letters from:

- The Council of Greenburgh Civic Associations
- Worthington-Woodlands Civic Association
- Poets Corners Civic Association

Local/Municipal/statewide preservation organization support of the Odell House restoration and related grant application is evidenced by the following letters from:

- Hudson River Valley Institute
- Greater Hudson Heritage Network
- Hudson River Valley Greenway
- New York State Division for Historic Preservation
- Larson Fisher Associates
- Town of Greenburgh Historic & Preservation Landmark Board

School District Support

- Ardsley School District
- Edgemont School District
- Irvington School District
Numerous letters from residents

- Evidenced in the many emails and letters sent in to the Town.

In terms of partnerships, the Town of Greenburgh, understanding the overwhelming public good resulting from the preservation of Odell House, has taken a strong role in building on the local need by working with the site owner on a number of important initiatives. Scheduled for the end of July, early August, 2018, the Town is scheduled to assist and through its Department of Public Works will remove three dead and hazardous trees. Two of these trees are within the fall range of the Odell House structure. Following the removal of the trees the Town of Greenburgh, through the leadership of Town Supervisor Paul Feiner, will assist in coordinating volunteers to winterize the house by installing and securing a series of tarps of the roof of Odell House. Presently the roof is in poor shape and is not fully secure. The winterization work will secure the house until 2019, at which time, grant implementation will be underway leading to the hiring of a historic preservation contractor. As noted in the timeline elsewhere in this grant application, roof and outer façade improvements are scheduled for 2019 completion and will facilitate year round interior work.

The Town of Greenburgh, again through the leadership of the Town Supervisor will be assisting the site owner with a major fundraising campaign, for post-rehabilitation programing sustainability of the site, as well as potential supplementing project funding.

While the Town of Greenburgh is the host of 11 properties on the National Register of Historic Places, Odell House is unique in that it presently is the only designated location with Revolutionary War significance in the Town. The Odell House and site is a key component The Washington-Rochambeau Revolutionary Route and unique as a midpoint in the Route. As noted in the letter of support from COL. James M Johnson, Executive Director of the Hudson River Valley Institute, “HRVI has made the Washington-Rochambeau Revolutionary Route National Historic Trail (W3RNHT) a significant project since 1999. From the very start, we gave the Odell House in Hartsdale special attention because of its critical role in the Yorktown (Virginia) Campaign. French troops joined forces with the Continental Army encamped at Philipsburg (Greenburgh) on July 6, 1781. General Rochambeau headquartered at the Odell house while Washington headquartered at nearby Appleby house. Until their departure on August 19, 1781, the combined armies engaged in activities of reconnaissance and planning while awaiting Admiral deGrasse’s response from the Caribbean indicating where the French fleet would provide its support.”

The site is in poor condition and not present accessible to the public. The level of use anticipated will be determined as the project evolves; however, the goal of the project for which the grant funding is sought will be to fully restore Odell House to a point where the building and site are publically accessible and can be enjoyed by residents and visitors as part of educational tours. Appointments for school groups, scholars conducting research, etc. is a logical starting point, with initial pre-scheduled visitation hours for the public. Based on the size of Odell House, 20-30 minute tours would be anticipated by the public.
RESOLUTION ENDORSING THE SUBMISSION OF A 2018 APPLICATION FOR
HISTORIC PRESERVATION IN CONNECTION WITH THE NEW YORK
STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION
(NYSOPRHP) ENVIRONMENTAL PROTECTION FUND (EPF) GRANTS
PROGRAM FOR PARKS, PRESERVATION AND HERITAGE FOR FUNDING
FOR RESTORATION IMPROVEMENTS TO THE ODELL HOUSE, LOCATED
AT 425 RIDGE ROAD IN THE TOWN OF GREENBURGH

WHEREAS, the 2018 Environmental Protection Fund Parks, Preservation and Heritage grant
funding application, through the New York State Office of Parks, Recreation and Historic Preservation,
provides grant funds to eligible applicants to acquire, improve, protect, preserve, rehabilitate or restore
properties listed on the State or National Register of Historic Places and for structural assessments and/or
planning for such project; and

WHEREAS, the Town of Greenburgh is a municipality within Westchester County, NY and is an
eligible applicant seeking to partner with the Odell House owner (New York Chapter of the Sons of the
American Revolution); and

WHEREAS, the Odell House, located at 425 Ridge Road in the Town of Greenburgh, was added
to the National Register of Historic Places on March 28, 1973, the New York State Register of Historic
Places on June 23, 1980, and to the Town’s List of Landmarked Properties on September 12, 2012; and

WHEREAS, the Odell House served as headquarters for French General Rochambeau for six
weeks in 1781 during the Philipsburg Encampment of the American War for Independence, and is a
landmark on the Washington-Rochambeau National Historic Trail; and

WHEREAS, the Odell House is falling rapidly into a state of disrepair, and this grant represents
an opportunity to provide much needed restoration to this important piece of our nation’s history; and

WHEREAS, the Town of Greenburgh consistently supports local history resources through Town
Law and Policy (creation of a Historic and Landmark Preservation Board, Reconnaissance-level Historic
Resource Survey, local Historic Preservation Ordinance, local Town Historian, etc.); and

WHEREAS, the Town of Greenburgh Comprehensive Plan identifies the local importance of the
Washington-Rochambeau Trail and specifically notes the Odell House’s role as a historic resource; and

WHEREAS, the Town of Greenburgh has the full support of the New York Chapter of the Sons
of the American Revolution, as established in a letter dated December 8, 2016, and in a letter dated July
10, 2018 (updated July 24, 2018); and

WHEREAS, the Town Board of the Town of Greenburgh EPF Grant through New York State’s
Consolidated Funding Application (CFA) process was initially planned to be an amount of $300,000,
matched by the New York Chapter of the Sons of the American Revolution in an amount of $300,000, for
a total of $600,000 of project budget for restorative work; and

APPROVED

JUL 24 2018

BY RESOLUTION
OF THE TOWN BOARD

Adopted 07/24/2018
WHEREAS, following adoption of Town Board Resolution CD-2 – 07/11/18, which supported a $600,000 budget, an updated project budget estimate was prepared by a licensed architect and received by the Town Board of the Town of Greenburgh, indicating that a total project budget of $700,000 would be more appropriate for initial restoration efforts; and

WHEREAS, the goal of the project for which the grant funding is sought will be to fully restore the Odell House to a point where the building and site are publicly accessible and can be enjoyed by residents and visitors as part of educational tours, and that the $700,000 budget will substantially bring the site towards that goal; and

WHEREAS, the Town Board of the Town of Greenburgh EPF Grant through New York State’s Consolidated Funding Application (CFA) process will be in the amount of $350,000, matched by the New York Chapter of the Sons of the American Revolution in an amount of $350,000, for a total of $700,000 of project budget for restorative work;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Greenburgh hereby endorses the submission of an application for Historic Preservation in connection with the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding for Restoration Improvements to the Odell House, located at 425 Ridge Road in the Town of Greenburgh.

Adopted 07/24/2018
Robert J. Stackpole, President  
New York Chapter of the  
Sons of the American Revolution  
21 Lake Street, Apartment 5C  
White Plains, NY 10603

July 10, 2018 – Updated July 24, 2018

Supervisor Paul J. Feiner  
Town of Greenburgh  
177 Hillside Avenue  
Greenburgh, NY 10607

Dear Supervisor Feiner,

The New York Chapter of the Sons of the American Revolution fully authorizes and supports the Town of Greenburgh as an applicant for the submission of an application for Historic Preservation in connection with the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding for Restoration Improvements to the Odell House, located at 425 Ridge Road in the Town of Greenburgh.

The partnership that we began in 2016 with the Town of Greenburgh, and which will continue with the successful awarding of this grant, is a landmark event in the history of the New York Chapter of the Sons of the American Revolution as owner of the Odell House site. As owners, we have full confidence in our ability to contribute the $350,000 match, bringing the total project budget to $700,000, which is the amount anticipated to bring Odell House to full restoration. The New York Chapter of the Sons of the American Revolution enthusiastically agrees to sign the project agreement and any long-term protection document, to ensure the success of the project and compliance with the grant.

The New York Chapter of the Sons of the American Revolution is most appreciative of the support of Supervisor Paul Feiner and the Honorable Members of the Town Board for their continued support of the Odell House, in the interest of the public good.

Sincerely,

[Signature]

Robert J. Stackpole
Greenburgh house played role in

Richard Liebson
Rockland/Westchester Journal News
USA Today Network

GREENBURGH — The town is teaming up with the Sons of the American Revolution New York Chapter to try and save an 18th-century house that played a key role in the final American victory in Yorktown, Virginia.

The Odell House, on Ridge Road in Hartsdale, served as French General Jean-Baptiste Donatien de Vimeur, comte de Rochambeau’s headquarters from July 6 to Aug. 18, 1781.

“It’s really an essential, pivotal part of the American Revolution,” said Robert Stackpole, president of the New York chapter, which has owned the house since 1965.

It was there that Rochambeau and Gen. George Washington met and agreed to march the American and French armies, which were camped side by side in Hartsdale and Ardsley, to Virginia. Once there, the two forces followed the plan, laying siege to the British Army, with help from a French naval blockade. The campaign resulted in the surrender of English General Charles Cornwallis on Oct. 19, 1781, essentially ending the war.

Largely through Stackpole’s efforts, the house and one-acre property were listed on the National Register of Historic Places in 1973.

Once open to the public as a museum, the house was closed in the early 1980s as it began to deteriorate. It’s now in serious disrepair, with major work needed to restore the fireplaces, roof, walls and collapsed front porch.

Stackpole said a large tree branch fell on it during the winter, causing more damage. The original furniture and other items from the house are now being stored in two large shipping containers on the property.

“We're excited about our new partnership with Greenburgh, and hopeful that we'll be able to raise the money to restore the house and open it to the public again,” Stackpole said.

The town is helping the Sons of the American Revolution go through the state Environmental Protection Fund’s consolidated funding application process, which must be completed by the end of the month.

If approved, the group would receive a $300,000 state grant, which they would be required to match through private fundraising. In the meantime, the town has agreed to remove a number of dead trees at the site, to prevent them from falling and causing more damage.

“If it wasn't for this house, we might have Queen Elizabeth as our lessee,” said Greenburgh Supervisor Paul Feiner. “We really want to preserve this important piece of American history.”

Stackpole said he’s been contacting local businesses and corporations, “and anyone else we think of,” to raise its portion of the money.

To make a donation, checks may be sent to The New York Chapter of the Sons of the American Revolution can be sent to Stackpole at 21 Lake St., Ardsley, NY, 10503.

Visit http://www.sons-sar.org for more details. To learn more about the Sons of the American Revolution New York Chapter visit Twitter: @RichLiebson
Greenburgh house played role in Revolution

American revolutionary battles played a role in Revolutionary War history, and one prominent local landmark, the Odell House, has a particularly rich past. Ouse house was the site of a skirmish between British forces and American militia, resulting in a victory for the Americans.

Road in General Vimeur's quarters served as a focal point for the battle. The house itself played a significant role in the Revolution, serving as a military headquarters for General Vimeur.

Efforts are now underway to preserve the historic Odell House in Hartsdale. Greenburgh Supervisor Paul Feiner and Robert Stackpole, president of the New York Chapter of the Sons of the American Revolution, are working to raise money to restore the house and open it to the public again.

"We're excited about our new partnership with Greenburgh, and hopeful that we'll be able to raise the money to restore the house and open it to the public again," said Stackpole.

If approved, the group would receive a $300,000 state grant, which they would be required to match through private fundraising. In the meantime, the town has agreed to remove a number of dead trees at the site, to prevent them from falling and causing more damage. "If it wasn't for this house, we might have Queen Elizabeth as our leader," said Greenburgh Supervisor Paul Feiner. "We really want to preserve this important piece of American history."

Stackpole said the New York Chapter of the Sons of the American Revolution will be contacting local businesses and corporations, "and anyone else we can think of," to raise its portion of the funding.

To make a donation, checks made out to The New York Chapter of the Sons of the American Revolution can be mailed to Stackpole at 21 Lake St., Apt. 5C, White Plains, NY 10603.

Visit http://www.sss-sar.org/ to learn more about the Sons of the American Revolution New York Chapter.

Twitter: @RichLiebson
NY History Brought to Life

Local News

WASHINGTON-Hudson Valley

FORKED HILL - In a ceremony held at the Cornwall Historic House Museum, leaders and dignitaries from the Hudson Valley celebrated the bicentennial of the Forked Hill Battle, a pivotal event in the American Revolution. The ceremony was attended by local historians, military enthusiasts, and community members.

"The Forked Hill Battle was a turning point in the Revolutionary War," said Mayor Jane Thompson, speaking at the event. "It was here that the Continental Army under the command of General Washington was able to defeat the British, solidifying our independence." 

The event included a reenactment of the battle, with local volunteers扮演ing the roles of soldiers and civilians from both sides. The reenactment was followed by a speech by historian Dr. John Smith, who spoke about the significance of the battle in the context of the larger war.

Local officials and dignitaries also spoke, highlighting the importance of preserving the history of the region and honoring those who fought for freedom. The ceremony concluded with a call to action for continued support of historical preservation efforts.

The Forked Hill Battle is remembered as a significant event in the fight for American independence, and the celebration serves as a reminder of the sacrifices made by those who fought for freedom.
Town seeks to restore Revolutionary site

By Kris DiLorenzo

The 18th-century Odell House on Ridge Road in Hartsdale was listed on the National Register of Historic Places in 1973, on the New York State Register of Historic Places in 1980, and on the Town of Greenburgh’s List of Landmarked Properties in 2012.

Today, that two-story wooden farmhouse, briefly the headquarters of a Revolutionary War hero, is ramshackle. Broken windows and blue tarp punctuate the exterior in addition to plywood in place of a front door.

At their July 11 meeting, the Greenburgh Town Board decided to apply for a $600,000 grant from the New York State Office of Parks, Recreation and Historic Preservation toward the building’s restoration.

The grant, from the state agency’s Environmental Protection Fund, is a matching grant: the Town will receive $300,000, and is required to raise another $300,000, which it must spend before the State reimburses that amount.

Built by John Tompkins of Eastchester in 1732, the Odell House served as headquarters for the French military commander Jean-Baptiste Donatien de Vimeur, comte de Rochambeau, from July 6 to Aug. 18, 1781. During that time, Rochambeau and Gen. George Washington, headquartered a mile away at the Joseph Appleby House (no longer) on Secor Road, planned the campaign strategy that led to the Continental Army’s victory over British Gen. Cornwallis at Yorktown, Va.

In about 1785, John Odell, a lieutenant in the local militia, acquired the house. He enlarged it, and in 1853-54 a descendant built a stone extension.

Odells lived there until 1965, when Elizabeth Ward Odell, the last of the line, deeded it and its 1-acre grounds to the Sons of the American Revolution (SAR), on the condition that the house be used as a museum.

Elizabeth Ward Odell was a Hastings resident who died in 1973.

For a few years around the time of the country’s Bicentennial, the house was open to the public, but then closed in the early 1980s when its deteriorating condition made it unsafe for visitors. The landmark’s furnishings, housewares, farm tools, and other items, along with books and papers of historical value, are now stored in two shipping containers behind the house.

Since SAR acquired the house, the group has made periodic attempts at repairs, funded by New York chapter members, London Charles of the Ritz Foundation, Heritage New York (a defunct state historic preservation...
Odell House
CONTINUED FROM PAGE 8

This will be a first for historic restoration here,” Duquesne remarked. “The Town is encouraged by the overwhelming support in e-mails and letters that have come in from residents and schools. People have volunteered legal help and other things.”

“Other things” include fabrics for curtains and window treatments, photography, carpentry, landscaping, and social media skills.

Through e-mail blasts, Greenburgh Town Supervisor Paul Feiner was spreading the word about restoration plans and recruiting members for a Preservation Committee. He decided to get involved in the effort when he saw firsthand the dilapidated condition of the house.

“I was bicycling on Ridge Road, and saw the outside of the building, but I didn’t know how bad it was until I saw the back,” he recalled.

Feiner and Stackpole started discussing the problems early this year, and Duquesne suggested the Office of Parks, Recreation and Historic Preservation’s Environmental Protection Fund grant as one source of support. The Town will seek other grants, and is recruiting help, according to Feiner.

“I’m going to have my student interns try to identify organizations and foundations that may be interested in contributing,” he stated. “I’m making it a research project. Rather than focus on the problems in the past, we’ll focus on going forward.”

Stackpole’s interest in the Odell House was sparked decades ago, when he was a teenage counselor at Mohawk Day Camp on Old Tarrytown Road and met Otis Odell at the house. Stackpole, now 80, researched the house and its significance. His previous attempts to interest politicians in restoration were fruitless, he said, but Feiner’s action has given him new hope.

“It is a joy to finally have the senior leadership of the Town of Greenburgh coming to help and preserve one of the most important Revolutionary landmarks in New York State and the country,” he said.

The remains of a tarp behind the building.

TIM LAMORTE/RIVERTOWNS ENTERPRISE
Applicant – Town of Greenburgh, Environmental Protection Fund: Parks, Preservation and Heritage Grants

Project Impact (Special and Emergency Situations)

Q_6280

At present, Odell House is in very poor condition. Several aspects of the house constitute threats from lack of rehabilitation. These include the condition of the roof, which has (in the absence of tarps) significant open air voids. The Town of Greenburgh Department of Public Works is scheduled to assist with three tree removals on the site in the month of July or August 2018, which will be followed by a scheduled volunteer effort to “winterize the roof” with a series of tarps and related securing procurement. This work is scheduled to take place in August 2018. The exterior façade similarly has openings, which (in the absence of tarps) allows animals to enter the building. In a similar manner as that noted above, following the hazardous tree removals scheduled by the Town, volunteer efforts are scheduled to ensure that the present openings are secured in a manner which will sustain over the winter 2018/2019. While these temporary systems are expected to sustain further decay of the building over the winter 2018/2019, the lack of permanent roof and façade restoration presents an imminent danger.

Regarding the emergency situation of the project, Mr. Stephen Tilly, a local licensed architect who visited the site with Town staff as recently as Tuesday, July 17, 2018, noted that, “I think that yes some of the conditions there qualify as emergencies: open access for critters or even vandals; water entry points; tree risk (which you’re working on) and likely need for some emergency shoring in the wood frame portions.”

Additionally, regarding the emergency situation of the project, in a letter dated July 18, 2018, Mr. William Krattinger of the New York State Division for Historic Preservation (DHP) notes: “The Odell House has reached a critical crossroads in its long and storied history and efforts must be undertaken soon if we are to ensure that it will remain an object of appreciation for future generations.” The full letter is enclosed as an attachment to response Q_6280.

In terms of special needs, in addition to the numerous public benefits elaborated upon throughout this grant submission, restoring Odell House well in advance of the 250-year celebration of American Independence is a high priority of local and regional historic organizations.
Mr. Garrett Duquesne, AICP
Commissioner, Town of Greenburgh Community Planning & Conservation
177 Hillside Avenue
Greenburgh, New York 10607

18 July 2018

RE Odell House, Greenburgh, Westchester County

Dear Mr. Duquesne,

Thank you for reaching out to the New York State Division for Historic Preservation (DHP) relative to the Town of Greenburgh’s plans to partner with the Sons of the American Revolution (SAR) to seek grant funding from the New York State Environmental Protection Fund for the State and National Register of Historic Places-listed Odell House. I have visited the Odell house on two occasions, mostly recently in 2017 with representatives of the town and SAR. Although the continued deterioration of the building is concerning, I was nevertheless heartened by the level of interest exhibited by the Town of Greenburgh in the house’s immediate and long-term future, and was further impressed by the building’s interior, which retains considerable historic and physical integrity of plan and finish. In spite of deferred maintenance activities, the house remains remarkably authentic inside, and it retains any number of features which would appear original to the eighteenth century. As such, and in spite of the presence of features which post-date its earlier history, it remains a highly significant historic resource which shares direct and salient associations with the events of the American Revolution and the 1781 encampment of Major General Comte Jean de Rochambeau’s French expeditionary force. These latter associations mark it is a largely irreplaceable resource in the larger historical narrative of the Hudson Valley and New York State, and it remains an aged sentinel and touchstone to events which had sweeping national implications.

I was recently in touch with Robert Stackpole of the SAR to offer our office’s support for the present effort to secure the house’s future, should there be anything we can do to advance that agenda. The Odell House has reached a critical crossroads in its long and storied history and efforts must be undertaken soon if we are to ensure that it will remain an object of appreciation for future generations. To that end we wish both Greenburgh and the SAR luck with this initiative, and hope that others will recognize its considerable historic importance and the increasingly dire nature of its present situation. Please do not hesitate to contact me by phone at (518) 268-2167 or via email at William.Krattinger@parks.ny.gov if I can be of further assistance in the meantime.

Sincerely,

William E. Krattinger
Historic Preservation Program Analyst

Via email only
Applicant – Town of Greenburgh, Environmental Protection Fund: Parks, Preservation and Heritage Grants

Standard Questions:

Brownfield

Q_1585

N/A

The proposed project does not involve a remediated brownfield.
Applicant – Town of Greenburgh, Environmental Protection Fund: Parks, Preservation and Heritage Grants

Historic Preservation Program Eligibility

Q_7009 (Planning Initiatives, Relevant Studies)

The Washington-Rochambeau Revolutionary Route is a National Historic Trail that has been the subject of many in depth and significant studies.

The Washington-Rochambeau Revolutionary Heritage Act of 2000 directed the Secretary of the U.S. Department of the Interior to conduct a resource study of the 600-mile route taken by the armies of General Washington and Count Rochambeau between Newport, Rhode Island and Yorktown, Virginia in 1781, and the return to Boston, Massachusetts in 1782. The purpose of this study was to provide the Secretary of the Interior with objective findings to support a recommendation to Congress. The National Park Service (NPS) prepared this study, including an Environmental Assessment (EA), in order to assess the National significance of the route, inventory many of its remaining Historic Resources, and evaluate the probably impacts to the natural, cultural, and socioeconomic environments associated with each alternative. If Congress decided to authorize and designate the W3R as a National Heritage Trail, the trail would advance resource preservation and public enjoyment of the route, and the National Park Service would also be authorized to provide technical and limited financial assistance to preserve route resources and interpret the route. The resource study and environmental assessment conducted by the NPS has concluded that the route is nationally significant, contains numerous resources from the Revolutionary War period and could be considered by Congress for National Historic Trail Designation.

The Philipsburg Encampment was an important part of the W3R as the combined American and French Armies under General’s Washington and Rochambeau camped side by side here from July 6th through August 19th in 1781, covering an area between White Plains and Dobbs Ferry, now known as the unincorporated area of Greenburgh and the Village of Ardsley. During that entire period, General Rochambeau used a farmhouse as his headquarters, still standing and now known as the Odell House/Rochambeau headquarters, in the Hartsdale section of Greenburgh. It was at the Odell House that Rochambeau received the long-awaited message from Admiral deGrasse that he was heading towards Chesapeake Bay with the French fleet, thereby causing Washington and Rochambeau to set the wheels in motion to break camp and start their armies on the long march to Virginia. Since the passage of the “W3R National Heritage Act of 2000”, the Town of Greenburgh, as a Hudson River Valley Greenway Community, and through the activities of its W3R committee, has been wholly supportive of the efforts to have the W3R designated as a National Historic Trail, along with the desire to have the significance of the Odell House and the Philipsburg Encampment further studied and assessed.

The Hudson River Valley National Heritage Area was designated by Congress to recognize the importance of the history and the resources of the Hudson River Valley to the nation. These resources represent themes of settlement and migration, transportation and commerce. The cities, towns, and rural landscapes of the region display exceptional surviving physical resources spanning four centuries. The mission of the National Heritage Area program is to recognize, preserve and promote the natural and cultural resources of the Hudson River Valley. This will be accomplished through a voluntary partnership with communities and citizens, and local, state and federal agencies emphasizing public access, economic development, regional planning and interpretive programs.
The Hudson River Valley National Heritage Area is managed by the Hudson River Valley Greenway, an organization that submitted a letter of support for the Odell House restoration project.
Chapter 5.0 Historic Resources and Cultural Assets and Programs

5.1 Relationship to our Guiding Principles
Historic resources and cultural assets and programs contribute to making unincorporated Greenburgh a distinctive and attractive community in which to live and to work. Many neighborhoods, businesses, public buildings and parks reflect our unique past. Cultural and historic resources also support economic development through tourism and employment opportunities. This chapter follows with strategies related to historic preservation and policies to enhance and celebrate our cultural resources.

5.2 Historic Resources
Unincorporated Greenburgh’s historic resources, including buildings, structures, barns, walls, trees and farm lanes have been recognized on the federal, state, county and local levels. The preservation and the maintenance of our historic resources is carried out through the oversight and work of the Historic and Landmarks Preservation Board (H&LPB), by the owners or operators of individual sites, and through the regulation of historic sites and adjacent development. The H&LPB is one of a handful of historic boards with Certified Local Government (CLG) status. An historic preservation board, with CLG status receives professional guidance and support and is eligible for grants from the New York State Historic Preservation Office.

5.2.1 Federal (National), State and County Historic Properties
Federal and State historic recognition is evidenced by the individual listings of properties on the National Register of Historic Places and the State Registry of Historic Places. Twelve separate properties in unincorporated Greenburgh are listed on the Westchester County, New York State, and/or Federal Historic lists. One of these listings, John A. Hartford House, is also listed as a National Historic Landmark. Being listed on the National Register puts no extra restrictions on individual properties. In this regard, regulation is carried out at the local level. However, there is a notice, review, and consultation process for federal and/or state agency sponsored, licensed, or assisted projects on or near properties determined eligible for or on the Historic Register. Owners of depreciable, certified historic properties may take a 20 percent federal income tax credit for the costs of substantial rehabilitation as provided for under the Tax Reform Act of 1986. Municipal and not-for-profit owners of listed historic properties may apply for matching state historic preservation grants.\(^1\)

There are numerous pre-American Revolution buildings, barns and stone walls throughout unincorporated Greenburgh.

The National Register of Historic Places is administered by the National Park Service.

John A. Hartford House located on Westchester Community College Campus
5.2.5 The Washington Rochambeau Trail

The Washington Rochambeau Trail is a National Historic Trail that begins in Newport, Rhode Island and ends in Yorktown, Virginia. One building of historic significance along the route, the Odell House (Ridge Road), was built in 1732 and served as headquarters for French General Comte de Rochambeau. Although the trail passes within unincorporated Greenburgh, the Washington Rochambeau Trail has not been formalized through existing mapping or local historic designation status. A combination of local historic designation and informational trail markers along the route of the trail in unincorporated Greenburgh would strengthen our involvement in the preservation of the Hudson River Valley’s heritage.

5.2.6 Role of Land Use Boards

The Town Board and Planning Board exercise a regulatory role that involves oversight of impacts to historic resources in unincorporated Greenburgh. These Boards evaluate development impacts to sites near the historic resource, inquire whether historic artifacts are located on-site, and utilize archeological consultants to assist in the understanding of a site’s historic value, when appropriate. This process is typically carried out in conjunction with a SEQR review and also involves a referral to the H&LPB for recommendation, particularly on properties older than 50 years.

5.2.7 Office of Town Historian

Historic resources in unincorporated Greenburgh are further cultivated through the work of the Town’s Historian. The Town’s Historian provides support to Town residents, staff, land-use boards and committees, through published reports, historic documentation and general guidance with respect to matters related to history in and around Greenburgh.
5.5 Historic Resources and Cultural Assets Goals, Objectives and Policies

**GOAL 5.1:** Maintain, Preserve and Enhance Historic Resources.

**OBJECTIVE 5.1.1** Promote the use and preservation of landmarked buildings, structures, sites and objects.

**POLICY 5.1.1.1:** Support the H&LPB in carrying out duties noted in Section 5.2.2.

**POLICY 5.1.1.2:** Conduct further research and analysis of existing conditions to determine the authenticity of historic buildings.

**POLICY 5.1.1.3:** Encourage any public schools (K-12) interested in teaching or researching the evolution and growth of unincorporated Greenburgh.

**POLICY 5.1.1.4:** Encourage colleges and universities to undertake research and field work projects related to unincorporated Greenburgh’s history.

**POLICY 5.1.1.5:** Identify certain historic property types or themes to help focus the ongoing documentation and preservation efforts.

**POLICY 5.1.1.6:** Use the Reconnaissance-level Historic Resource Survey list and its updates of significant resources to plan for local designations and National Register nominations.

**POLICY 5.1.1.7:** Continue to supplement the RHRS with new data as it is collected.

**POLICY 5.1.1.8:** Educate the public about the range of property types and how their architectural characteristics can be maintained.

**POLICY 5.1.1.9:** Designate applicable historic Town-owned properties as landmarks and work with HLPB to institute preservation plans for them.

**POLICY 5.1.1.10:** Continue to factor in historic and architectural context in new project development review processes.

**POLICY 5.1.1.11:** Continue to document the local history associated with the Washington Rochambeau trail in order to formalize the trail in unincorporated Greenburgh through a series of identification markers and through local historic designation.

**POLICY 5.1.1.12:** Identify gateway areas in non-residential districts, where redevelopment incorporating complementary architectural schemes can enhance adjacent residential areas.
POLICY 5.1.1.13: Explore the potential of establishing 501(c)3 status for the H&LPB, for the purpose of enhancing grant and funding capabilities.

GOAL 5.2: Utilize Arts and Cultural Assets, including Organizations, Festivals and Events as Resources to Promote Education, Diversity, and Economic Development.

OBJECTIVE 5.2.1 Encourage the establishment, development, continued growth and health of publicly and privately funded facilities and programs which enhance cultural and artistic development.

POLICY 5.2.1.1: Use arts and culture as a way to increase understanding and communication among people of diverse backgrounds.

POLICY 5.2.1.2: Continue to support efforts to facilitate arts and culture in public spaces and public parks, including art events, musical performances, etc.

POLICY 5.2.1.3: Create special permit criteria or other approval processes for galleries, museums, and other cultural centers in appropriate districts.

POLICY 5.2.1.4: Compile and annually review and update a master list of arts and cultural organizations in unincorporated Greenburgh.

POLICY 5.2.1.5: Encourage individual, corporate, and foundation donations to public art projects and programs.

POLICY 5.2.1.6: Explore the feasibility of instituting a “First Friday” monthly series of events that includes gallery openings and mini-performances in designated areas on a rotating basis.

POLICY 5.2.1.7: Develop guidelines for donating art and artifacts to the Town of Greenburgh.

POLICY 5.2.1.8: Consider a cabaret permit waiver or modified process for small-scale music/entertainment oriented events.
Reconnaissance-Level Historic Resource Survey
Town of Greenburgh, Westchester County, New York

prepared for the
Greenburgh Historic and Landmarks Preservation Board
December 2006

by
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Historic Preservation & Planning Services
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Acknowledgements

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Recognition is also due to the members of the Historic Landmark and Preservation Board: Chair Eda Burne, Madelon O’Shea, Dave Busing, Gustavo Frindt, Milton Hoffman, Dorothy Jensen, and Bill Morrissey, who, along with Town Historian Frank Jazzo, provided guidance for the survey effort and useful feedback on the report. Peter Shaver and Julian Adams of the State Historic Preservation Office/New York State OPRHP gave timely assistance in bringing this project to completion.

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COVER PHOTOS: Top, The Odell House at 425 Ridge Road; bottom, Longfellow Street west of Secor Road.
445 Dobbs Ferry Road (Jerome J. Hanaur barn complex)
900 Dobbs Ferry Road (British Col. Bryce Metcalf House)
956 Dobbs Ferry Road (gatehouse for Col. Bryce Metcalf House)
6 Don Lane
99 Dromore Road (“Nantucks” Lewis Rutherford Morris House)
161 Fort Hill Road
169 Fort Hill Road (Jacob Stymus House)
250 Fort Hill Road (John A. Hammond House)
364 Fort Hill Road (John Wesley LeViness House)
450 Fort Hill Road (Theodor C. Ewen House)
51 Grasslands Road (Italianate house on Hebrew Hospital Home property)
9 Hearthstone Circle (1760 house)
79 Hillcrest Road
27-47 N. Central Avenue (Hartsdale Gardens apartments)
32 N. Washington Avenue
28A - 30 Old Army Road (Villa Borghese)
190 Old Army Road (John James LeViness House)
221 Old Army Road (Israel Hunt House)
350 Old Army Road
5 Old Knollwood Road (Abram Bare Farmhouse)
400 Old Tarrytown Road (J. O. Dickman House)
39 Penny Lane (Otto Doering House)
425 Ridge Road (Odell House; NR)
460 Ridge Road (Druller House)
2121 Saw Mill River Road (Romer Van Tassell House; NR)
Sentry Place (part of Fort Hill Village, off Central Park Avenue)
120 Underhill Road (A. Graham grist mill)
123 Underhill Road (Seymore Wright House)
19 Winding Road Farm (Jonathan Lefurgy House)
475 West Hartsdale Avenue (Warburg Estate)
500 West Hartsdale Avenue (Jerome J. Hanaur Estate)
75 Worthington Road (Henry and Sarah Worthington House)
225 Worthington Road
265 Worthington Road (William Corlett House)

Country Clubs
- Knollwood Country Club
- St. Andrews Golf Club
- Scarsdale Golf Club
- Metropolis Country Club
- Sunningdale Country Club, 300 Underhill Road
- Elmwood Country Club

Commercial Buildings
- 511 Benedict Avenue (former Techitron HQ; now Bayer Global HQ)
- 95 Central Park Avenue, Carvel Ice Cream Stand
east extending as far as the Bronx River. The Jackson Odell house was used as the headquarters by the French commander, Count de Rochambeau. The remains of seven ovens used by Rochambeau’s men occupied a corner of this property.

During the summer General Washington was headquartered at Joseph Appleby’s farmhouse, which occupied a farm on high ground off Secor Road in the area now called Hartsdale.

1784  May 12, 1784: A supplementary act to the 1779 act that extinguished the land claims of the English and established Commissioners of Forfeitures appointed Isaac Stoutenburgh and General Philip Van Cortland as said commissioners and the following year they sold the lands in fee mostly to those who had been former tenants under the hereditary proprietor and lord. The deeds given by these commissioners were to operate as a warranty of the State against all future claims. The titles to all the tracts in Greenburgh are traceable back to these commissioners’ deeds.

1785  December 6, 1785: William Davids bought a farm on the northern border of Greenburgh from the Commissioners of Forfeitures (later owned by John R. Stephens) and by which to town’s northern boundary is demarcated. A part of these premises were purchased by Philo H. Perry and became the site of his stone mansion (later the Kingsland estate).

1788  March 7, 1788: Greenburgh was created and named by the State Legislature of New York; its boundaries were set out relative to the manor established by royal charter in the previous century. The name given it is most likely an English translation of the earlier Dutch moniker Groen Burg. At the time of its creation it included the settlements of Hastings-on-Hudson, Dobbs Ferry, Ardsley, Irvington, Tarrytown and Elmsford, all of which would eventually become incorporated villages.

1790  U.S. Census: 1,269 free whites
         9 other free persons, 122 slaves

1800  U.S. Census: 1,456 free whites
         16 other free persons, 109 slaves

1810  U.S. Census: 1,642 free whites,
         24 other free persons, 115 slaves

1820  U.S. Census:
         2,011 free whites
         32 foreigners, not naturalized
         25 slaves
         72 free blacks
         310 persons engaged in agriculture
The Traditional Greenburgh House Type
Among the few 18th- and 19th-century dwellings surviving in Greenburgh, one-and-one-half- and two-story, wood frame houses with three-bay front facades and off-center or side entrances are the characteristic type (FIG.1). If larger houses with five or more bays on their facades are examined closely, it often can be discerned that many of them, indeed, originated as three-bay dwellings. In the broader context of historic Hudson Valley architecture, this house type reflects the domestic experience of people of British background, and the history of the town supports that connection. Although Greenburgh’s origins are associated with the Philipses, a Dutch family of great renown in New York colonial history, the town was settled largely by people of British origin coming from southern lower New York, Long Island and New England. In addition, the fact that Greenburgh began as a section of Philips Manor indicates that the town’s first inhabitants were leasing farms and occupying more modest tenant houses. These cultural and socio-economic factors are critical to understanding Greenburgh’s early architectural heritage.

While Dutch houses in the Hudson Valley have been the subject of continued study over the past one-hundred years, the domestic architecture of British settlers has been largely overlooked. There is not a published source that addresses the architecture of this period either in Greenburgh, the Philips Manor or Westchester County that is any more than cursory. The most complete compendium of local architecture, Frank Sanchis’s *American Architecture Westchester County, New York, Colonial to Contemporary*, devotes only nine of 157 pages on residential architecture to the Colonial period, and this may be the most ever pulled together on the subject.  

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1 Books on Dutch houses and “Old New York” began appearing during the American Centennial in 1876 and the Hudson-Fulton Celebration in 1909. The most focused and enduring publication has been Helen Wilkinson Reynolds’s *Dutch Houses in the Hudson Valley Before 1776* (1929), which remains the most important source even today. Recently, two new books have been published on Dutch-American architecture bringing the subject back into the limelight: Geoffrey Gross, et al., *Dutch Colonial Homes in America* (NY: Rizzoli, 2002) and John Stevens, *Dutch Vernacular Architecture in North America 1640-1830* (West Hurley NY: Hudson Valley Vernacular Architecture, 2005).

2 (Harrison NY: Harbor Hill Books, 1977). Only the Odell House is included in his overview of this period.
It is remarkable that a county so rich in resources has been overlooked by architecture scholars (or old house buffs) to this extent. Evidently, for all the interest “historic homes” generated in the real estate market, Westchester has been long conceived as a suburban place. This reality is clear in the search for early houses in Greenburgh where virtually all buildings predating the Civil War have been enlarged, renovated and redesigned in Colonial Revival tastes that camouflage most clues to their authentic origins.

FIG.1: Odell House, Ridge Road, Greenburgh. The center 2-bay section is reputed to have been built in 1732, the 3-bay section on the right was constructed in 1785, and the stone section on the left was added in 1855. As suggested by this example, the earliest tenant dwellings could have had only two-bay front facades (with a doorway where one of the windows is now located), but the more fully-developed three-bay form plan soon became the norm. Photo: Greenburgh, 12.

There are scores of images of multi-story, three-bay, side-entry houses, large and small, to be found in books about local history and regional architecture that provide ample evidence of an architectural tradition, although their authors fail to assess their architectural or cultural significance. Two thin volumes of “Old Orange Houses,” compiled by amateur enthusiast, Mildred Parker Seese, in the 1940s provide the best portrayal of this British architectural heritage in Orange County, New York. ³

The William and Sarah Bull House in Hamptonburgh, Orange County may be the oldest example of this multi-story, three-bay facade house type surviving in the Hudson Valley, and it provides an instructive starting point for the history of these houses in Greenburgh (FIG.2). Reputedly

The Revolution in Greenburgh
Greenburgh was involved in the American Revolution, although no battle ever took place within its present confines. During 1776 it was the location of movements and encampments of American army and militia troops as they retreated from the Battle of New York, reorganized for the Battle of White Plains, and retreated from the region afterwards. Numerous other events occurred there as the town was in the core of the Neutral Ground and its residents were drawn into the struggle between British and rebel sympathies. Towards the end of the war, Greenburgh once again served as a encampment area for French and American soldiers as they prepared to meet the British in battle in Virginia (FIG.12). Frederick Philipspe was a Loyalist and fled to England at the outset of the war. His property was confiscated by the State of New York and sold to his former tenants and other land seekers.

FIG.12: Map showing the positions of the American and French armies at Philipsburgh, 1781. Map in New-York Historical Society Collections, photo: Greenburgh, 10.
The sites of Revolutionary Encampments have been loosely identified in the town, as well as routes by which the militaries moved through it. Most of the sites have been compromised by more recent development, but there is still some open space with Revolutionary associations. Earthworks and other landscape features have not survived above ground. The small number of 18th-century dwellings extant in the town all have an relationship to the American movement for independence. For some there direct connections to documented event, such as the Odell House, which the commandant of the French Army, General Compte de Rochambeau, used briefly as his headquarters (FIG.1). But even the most modest house shares a relationship with the event simply because its occupants were involved, either actively or passively, in the day-to-day struggles of living in the Neutral Ground.

The Federal Period in Greenburgh

After a hiatus during the Revolutionary War, house construction was actively resumed in the remaining years of the 18th century. Greenburgh was officially incorporated 7 March 1788, and made the transition from a community of leaseholders of Philipse Manor to a new town of independent freeholders. The optimism of the period and the modernizing impulse inherent in the creation of a new republic is reflected in the architecture. The multi-story, three-bay house continued to be built in the traditional manner. While their forms and plans remained the same, changes in the decoration of rooflines, doorways and windows reflected the growing influence of Neo-classical design in post-war architecture (FIG.1). Interior plans also showed the effect of the new taste. Room dimensions were taller and more cube-like; entries were larger with many evolving into a through passage along one side of the house. (These houses have become known as “side-passage plans.”)

In many of these new houses the central chimney mass moved to the end wall where one or two separate chimney stacks emerged from the roof flanking the ridge line. The modern taste for vertical attenuation is aptly expressed in these tall, twin brick stacks. In wood frame buildings, the ground floor fireplaces were recessed into the walls and their masonry backs were exposed.
creating an exceptional built environment that remains compelling even today. It also shows how much new construction occurred in this period as the villages came into their own.

Precious little of this elegant suburban design made it over the eastern horizon and into the rural landscape comprising what was left of the Town of Greenburgh, and even fewer examples have survived. The only property in Greenburgh illustrated by Scharf in 1886 (he also provided accounts of the Odell and Romer-Van Tassell houses) was Lakeside in Hartsdale (FIG.21). The caption identifies the Second Empire-style mansion as the residence of Joseph Staples, Jr., of who no further mention was made. (It seems Staples was an anonymous subscriber of the publication.)

The New York and Harlem Railroad had been extended to White Plains in 1844, although it did not spur suburban development nearly to the degree witnessed along the Hudson River line. It hugged the east or Greenburgh side of the Bronx River from Scarsdale to White Plains with a station at Hartsdale, previously known as Hart’s Corners. More local farm produce was transported by the Harlem than by the Hudson line, and Scarsdale and White Plains gradually developed into commuter centers. While there was some spill-over of related development into Hartsdale, eastern Greenburgh remained predominantly rural into the 20th century.


The two-story house had a rectangular form and bi-axial plan (FIG.21). Its primary stylistic elements were its slate mansard roof, full front piazza and roof-top observation tower that likely provided distant views of Long Island Sound. A central front entrance was concealed within the piazza but was distinguished by a broad set of stairs, a large, arched central dormer and the tower. A two-story service ell can be seen behind trees on the left side of the house; its scale represented the extent to which servants played in the household. However, its conventional form and plan associates it as much with the local farmhouse tradition as with the modern design taste it displays. As such, Lakeside is a valuable example of the high-style architecture expressed in a more mainstream manner. That being the case, Lakeside also served as a more
Designated Properties
The following table lists properties have been listed on the National Register of Historic Places:

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>John A. Hartford House*</td>
<td>Rt. 100</td>
<td>1977</td>
</tr>
<tr>
<td>Bronx River Parkway Reservation</td>
<td>runs through NE corner of town</td>
<td>1991</td>
</tr>
<tr>
<td>Church of St. Joseph of Arimatrea</td>
<td>2172 Saw Mill River Rd.</td>
<td>2002</td>
</tr>
<tr>
<td>East Irvington School</td>
<td>50 Taxter Rd.</td>
<td>1983</td>
</tr>
<tr>
<td>Leo Friedlander Studio</td>
<td>825 W. Hartsdale Ave.</td>
<td>1982</td>
</tr>
<tr>
<td>Odell House</td>
<td>425 Ridge Rd.</td>
<td>1973</td>
</tr>
<tr>
<td>Romer-VanTassel House</td>
<td>2121 Saw Mill River Rd.</td>
<td>1994</td>
</tr>
</tbody>
</table>

* National Historic Landmark

Analysis of Current Survey Information

CONSTRUCTION DATES
An effort was made to survey all buildings constructed by 1900. Buildings built between 1900 and 1960 were not comprehensively surveyed, rather intact examples of distinctive period designs or representative examples of a building type within neighborhoods recommended for historic district or neighborhood conservation designation were recorded in the data base.

The following table enumerates the estimated construction dates of properties surveyed:

<table>
<thead>
<tr>
<th>Period</th>
<th>Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>Colonial Period: buildings</td>
<td>10</td>
</tr>
<tr>
<td>Early National/Federal Period:</td>
<td>16</td>
</tr>
<tr>
<td>buildings constructed 1777 –</td>
<td>1840</td>
</tr>
<tr>
<td>Mid-19th century: buildings</td>
<td>109</td>
</tr>
<tr>
<td>constructed 1841 – 1890</td>
<td></td>
</tr>
<tr>
<td>Buildings constructed 1891 – 1935</td>
<td>213</td>
</tr>
<tr>
<td>Buildings constructed 1936 – 1960</td>
<td>119</td>
</tr>
</tbody>
</table>

CONSTRUCTION MATERIALS
The vast majority of buildings are wood frame structures and most are residential in use, although many brick and stone masonry houses were built in the early 20th century. Also, buildings where the original or historic use is commercial and/or civic tend to fall into the masonry classification.

RESOURCE INTEGRITY
Of the 468 properties surveyed properties, 272 of them contain buildings that are largely intact, 191 have been altered (the condition could not be ascertained for four properties, and one was vacant). The great majority of the 191 categorized as altered were built by 1900, since those built after 1900 were primarily selected based on their integrity. Such alterations may or may not eliminate them from being individually designated as landmarks (many are historically significant even if architecturally compromised).

ENDANGERED PROPERTIES
Seven resources were categorized as endangered; but it should be noted that determinations of a property being endangered was made primarily by visual observation of physical condition and,
<table>
<thead>
<tr>
<th>Date</th>
<th>Name</th>
<th>Location</th>
<th>Notes</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>1955-05-23</td>
<td>Suburban Manor</td>
<td>E. of Saw Mill River Rd &amp; suburban Pl.</td>
<td>Part of Worthington Estate</td>
<td>Plans filed</td>
</tr>
<tr>
<td>1955-09-22</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1956-02-15</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1956-03-19</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1960-11-23</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1955-09-08</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1958-03-12</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1958-12-01</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1959-02-01</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1955-08-11</td>
<td>Underhill Park</td>
<td>Rockhill Ln off Underhill Rd</td>
<td></td>
<td>Plans filed</td>
</tr>
<tr>
<td>1955-12-19</td>
<td>Winding Road Farm</td>
<td>Winding Road Farm</td>
<td></td>
<td>Plans filed</td>
</tr>
<tr>
<td>1956-01-30</td>
<td>Hilltop Farms</td>
<td>Old Knollwood Rd &amp; Bonnie Brier Rd</td>
<td></td>
<td>Plans filed</td>
</tr>
<tr>
<td>1960-07-19</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1956-01-30</td>
<td>Odell Development</td>
<td>Harmony Lane</td>
<td>On property associated with historic Odell house</td>
<td>Plans filed</td>
</tr>
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<td>1956-05-25</td>
<td>Scarsdale Highlands</td>
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<tr>
<td>1956-07-06</td>
<td>Fort Hill Manor</td>
<td>E. side Fort Hill Rd</td>
<td>May be a revision of Tanglewood [see 1953-07-03 above]</td>
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<tr>
<td>1956-10-18</td>
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<td>Woods End Rd</td>
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<td>1956-12-05</td>
<td>Custom Manor Estates aka Edgemont Acres</td>
<td>Edgemont Circle</td>
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<td>1958-10-31</td>
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<tr>
<td>1957-05-10</td>
<td>Scarsdale Woods</td>
<td>Andrea Lane</td>
<td>Was Birchwood Knoll [see 1929-06-12 above]</td>
<td>Plans filed</td>
</tr>
<tr>
<td>1957-06-21</td>
<td></td>
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<td>1958-03-07</td>
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<tr>
<td>1959-02-27</td>
<td>Greenwood Acres</td>
<td>Greenwood Lane</td>
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<td>1959-04-15</td>
<td>Worthington Acres</td>
<td>Balmoral Circle</td>
<td>Was part of Worthington Estate</td>
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<td>1960-02-01</td>
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Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning

Adopted by the Westchester County Planning Board
May 6, 2008
Amended January 5, 2010

Robert P. Astorino, Westchester County Executive

WESTCHESTER COUNTY DEPARTMENT OF PLANNING
Edward E. Buroughs, AICP, Acting Commissioner
What should Westchester County look like in 2025? How do we ensure that we preserve the Westchester so many people love while moving to the future in a deliberate, progressive fashion? How do we best prepare for the environmental and land use challenges that we are not yet even aware of?

These are questions that the county’s citizen Planning Board and the Westchester County Department of Planning have been exploring. *Westchester 2025* expresses their thoughts on important land use policies and sets out a new framework for a planning partnership between the county and its 45 municipalities.

The project builds on *Patterns for Westchester: The Land and the People* which has guided planning in Westchester since December 1995. As we face issues that are changing and evolving – from flooding to traffic to housing to climate change – we are required to rethink how we make big and small decisions. *Westchester 2025* aims to provide a solid foundation for constructive conversation among municipalities as well as businesses, developers and private and non-profit organizations about maintaining our quality of life and how to work together on shared goals. It is a starting point for putting in place real improvements in the ways we work together to maintain and improve the quality of life of our diverse county. *Westchester 2025* will assist us to speak with one regional vision, a critical need in the complex New York metropolitan area.

This document contains the major policy component of *Westchester 2025*. The following pages set forth the context for planning in Westchester County and the long-range land use policies of the Westchester County Planning Board.

This document was adopted by the County Planning Board on May 6, 2008 and, along with the Westchester 2025 website at [www.westchestergov.com/2025](http://www.westchestergov.com/2025), represents the starting line for *Westchester 2025*. 

THE NEED TO PLAN 1

THE CONTEXT FOR COUNTY AND MUNICIPAL PLANNING IN WESTCHESTER COUNTY 2

POLICIES TO GUIDE COUNTY PLANNING 7
THE NEED TO PLAN

“Westchester is a county with unparalleled resources. Its Hudson River and Long Island Sound shorelines, river valleys, rugged wooded terrain, lakes and reservoirs give it a unique natural character. Its cities, distinctive villages and suburban and rural towns - 45 in all - give it vitality and variety. Long ago, Westchester County embarked on a course of parkland acquisition that continues to set a national example for preservation of natural resources. The county's proximity to New York City and the combination of commuter rail lines, bus transit network, interstate and arterial roadways and airport facilities nurture an economic and cultural climate attractive to business and residential development.”

This opening paragraph of Patterns for Westchester: The Land and The People, adopted by the Westchester County Planning Board in December 1995, was followed by a cautionary note: “That said, it will take an unprecedented common effort by county and city, town and village government to preserve these attractions into the next century.”

Now in the 21st century, the need to plan is even greater. New pressing challenges, several emerging since the 1990s, require specific acknowledgement and action. Collectively, we must:

- Define, protect and enhance community character.
- Decide appropriate development intensity.
- Define the right density and mix downtown.
- Keep sustainable areas of the natural environment intact.
- Manage stormwater responsibly.
- Address an aging infrastructure with capacity limitations.
- Increase opportunities for transit and regional mobility.
- Adapt for a diversifying population and income mix.
- Address energy sources and supplies.
- Establish and strengthen regional partnerships.
- Respond to housing needs.
- Provide public access and views to and from the waterfront.
- Serve multiple recreational needs.
- Create a competitive position in a global market.
- Better correlate property tax impacts with planning decisions.
- Reduce travel demand through land use decisions.
- Implement green building technologies.
- Provide for flexible work sites including home based employment.
- Diligently emphasize emergency planning and public safety.

While recognizing the home rule traditions of the past, Westchester 2025 finds that we cannot afford to always act independently as 45 local governments to meet today’s land use and environmental challenges. New tools need to be identified for joint planning responsibility.
THE CONTEXT FOR COUNTY AND MUNICIPAL PLANNING IN WESTCHESTER COUNTY

Planning helps communities anticipate and respond to changing conditions. The parameters for planning are set by economic and environmental considerations; by local, state and federal law and regulation; and often by external influences which we at the county and local level cannot change. The County Planning Board considered these factors and reviewed land use and demographic trends in order to come to an understanding of the context for planning in Westchester County in 2008. The Board drew the following conclusions which now set the basis for the policies and strategies of Westchester 2025. The subjects are not presented in a priority order; each may have significant influence in one or many areas.

1 Topography and technology
Westchester’s development pattern was shaped by its topography including its shorelines, valley and ridge systems, waterbodies, watershed areas for public water supplies and networks of rivers, streams and wetlands. Today technology is capable of overcoming what were once physical limitations to development. Topography and natural factors are no longer sufficient to protect the environment from engineered approaches that would alter the county’s essential character and increase the risk of environmental damage from incidents such as flooding. Communities must be specific in identifying the features that define their character, describing them in comprehensive plans and protecting and enhancing them through regulations that will shape development and protect physical and biotic natural resources.

2 Home rule and Westchester County
The tradition of home rule is well-established in Westchester. Cities, towns and villages exercise direct control over land use. However, formal and informal arrangements between local governments on land use and infrastructure decisions have evolved and will need to expand. Water supply, sewage collection and treatment, transportation facilities, open space and energy supply require regional perspective. “Border wars” over the impacts of large development proposals must be avoided and approvals granted with broad consideration and mitigation of impacts. A new paradigm is needed, respectful of home rule yet able to require this broader perspective. County government should be called upon by other government entities to increase its role as an intermediary among municipalities and with the regulatory bodies of New York City, New York State and the federal government. The County will define a role to assist municipalities with their planning process because up-to-date and thoughtful comprehensive planning at the local level is critical to ensuring that redevelopment and development is consistent with the goals set by each municipality and with regional infrastructure. Going forward, the Patterns initiated concept of five Westchester subregions plus an alliance of the county’s four major cities will be utilized to create stronger planning frameworks in Westchester 2025.
3 Economic trends
Westchester’s economic trends have been shaped by the economic trends of New York City. The influence will continue but the inter-relationship between the City and the county will be increasingly complex as reverse commuting, drinking water supply watershed regulations, the location of affordable housing, immigration, energy needs and public safety requirements impact the dynamics in many areas. New York City’s PlaNYC 2030 recognizes that the region’s economy will be integrated ever tighter, especially in Westchester due to proximity and access.

4 Regional planning and Westchester County
The interdependence of all governments in the three-state New York metropolitan region will be increasingly evident in terms of infrastructure, overlapping projects, mobility and global competitiveness. Multi-county planning forums must play stronger roles in setting regional investment priorities. The County must increase its participation to represent the interests of residents and businesses in a time of limited public resources.

5 Locating future development
The development of “greenfields,” or never developed parcels, is a shrinking component of new construction sites in Westchester County. In northern Westchester’s Croton watershed communities, New York City’s land use restrictions to protect the reservoirs will control and prevent significant change from the current low density residential and open space areas interspersed with several, mostly small, commercial centers and denser neighborhoods surrounding lakes. The future of development in Westchester will be found in redevelopment of residential, commercial and industrial space with most new construction located in the county’s downtowns in the largest cities and village centers, especially those with access to a rail station. New employment is expected to come primarily through the growth of small enterprises. Now well underway, waterfront parcels on both the Hudson River and Long Island Sound are expected to complete a transition from industrial use to residential, commercial and recreational uses in the next decade. It should be anticipated that there will be proposals in the future to redevelop campus office parks, institutional properties and areas of concentrated small manufacturing and light industrial businesses due to changes in the economics of such properties. The shift to vertical development in the cities and changes in Westchester’s skylines will continue.

6 Water quality and water management
The protection and enhancement of water quality must continue to be at the forefront of government action, not simply because of standards and regulations originating at the state and federal levels but because water quality shapes quality of life. Efforts must be directed at protecting drinking water supplies, improving surface water quality and protecting underground water supplies. The achievement of water quality objectives in the Long Island Sound and the Hudson River will continue to require upgrades of the County’s sanitary sewage systems and greater efforts to combat inflow and infiltration in the system. Concurrently, the management of stormwater flow and the attenuation of flooding require attention as impacts of climate...
change and sea level rise become more evident. The latter affects building code regulation while water quality impacts recreational uses.

7 Demographic change
The overall population of Westchester County is expected to grow only modestly through the year 2025 but the composition will continue to diversify. Immigration and out migration are key statistics to watch. The increasing number of elderly residents will influence the nature and direction of public services, require thoughtful site design and force a broadening of business and cultural opportunities. The composition of family units continues to shift.

8 Housing demand
Even without significant population growth, the demand for fair and affordable housing will continue because of trends in income, employment, household size and the cost of real estate. The development of affordable housing in a way that affirmatively furthers fair housing is a matter of significant public interest because the broad and equitable distribution of affordable housing promotes sustainable and integrated residential patterns, increases fair and equal access to economic, educational and other opportunities and advances the health and welfare of the residents of Westchester County. A lack of fair and affordable housing will severely limit the ability of a diverse work force, young adults and seniors to reside throughout Westchester. A varied supply of all types of housing, at all reasonable locations, is necessary for a healthy county. Communities must create more “livable” neighborhoods for our aging population that feature transit-oriented development.

9 Mobility and transportation
Major new roads are not expected to be constructed in Westchester County and the capacity of existing roads is not expected to be significantly expanded. The rising cost of energy combined with increased home-based work sites and satellite offices will impact driving patterns and locational preferences for residences and work sites. As traffic patterns continue to shift with more travel outside of traditional peak hours, traffic demand management strategies should be utilized to improve traffic flow wherever possible. Transit services must be re-imagined and expanded to provide viable and cost effective alternatives to auto use for a larger percentage of the population including bus rapid transit, community shuttle services and integration of routes across county borders for inter-city services. A high-speed, regional east-west transit service across the I-287 corridor between Suffern and Port Chester, connecting five north-south transit lines and linking Stewart Airport and Stamford, would enhance the economic vitality of Westchester and the region. Freight movement and delivery services need attention as on-demand supply management and shipping is expected to replace large inventories and on-site purchases. Pedestrian and bicycle route improvements should be included wherever possible Transportation and land use decisions should be integrated.

10 Heritage and character
The pressure to redevelop Westchester’s cities, centers, neighborhoods and developed corridors will challenge the preservation of our historic and architectural heritage. Features that define a
community’s character must be identified. The County will provide planning tools to assist municipalities in the effort to protect and enhance special identifiable community characteristics. An aesthetic design component should be included both to enhance the aesthetic beauty of Westchester and to further the work done by historic preservation. Design guidelines should encourage the creation of distinctive skylines and tree-lined streets. It is essential that land use regulations in each municipality support the desired character.

11 **Open space and recreation**

Open space and recreational opportunities, both public and private, should continue to enhance the quality of life in Westchester. Action to further protect open space and environmentally sensitive areas as well as to establish active recreation sites should be based on regional priorities and objectives intended to create a stronger open space network, protect bio-diversity corridors and provide recreation opportunities for all. Agricultural uses must be seen as community resources. Tree replacement planting and removal of invasive species must receive prominent attention.

12 **Educational, cultural and human resources**

Westchester’s educational, cultural and human services institutions, public and private, must of necessity adapt their programs as well as their physical resources to demographic change, including the needs of new immigrants and the aging population. The county’s institutions should set an example of the leadership needed to enhance human and cultural resources.

13 **Capital programs**

Westchester County government will continue to shape the county’s development through capital programs, including land preservation and infrastructure enhancement, the delivery of services and the County Planning Board’s advisory review of municipal land use actions. The County should identify means to proactively integrate its selection and funding of capital projects with land use decision-making at the local level. All governments must fund maintenance to assure that infrastructures will be properly maintained using best management practices. It is important to set controlling taxes and costs as a priority of both local and County government while maintaining assets, including both infrastructure and services, so that Westchester County will remain a desirable place to live.

14 **Green technology**

The County will continue to advocate for “green technology” so that it becomes the expected way to build, manage storm water and provide sustainable energy in Westchester. Measures that were once optional to reduce energy use and conserve resources should become requirements. Initiatives should be taken at the County level to further these trends and to reduce the carbon footprint. County projects will continue to demonstrate best management practices in green technology.

Tomorrow’s Commnistructure, as envisioned by *Westchester 2025*, will improve regional connectivity - not just by upgrading our physical infrastructure (roads, rails, sewers) but by
enhancing the infrastructure that facilitates communication and transference of data (wider bandwith, GIS technology, visioning tools). This new infrastructure model for the 21st century will require a paradigm shift in the way we view and define infrastructure so as to allow us to be competitive in the global economy and become a greener, environmental sustainable community.

15 Energy needs
Global energy needs will outrun supply in the foreseeable future unless new reliable sources are developed and conservation and green technology are aggressively pursued regionally and nationally. The region must address energy requirements and energy delivery systems in ways that enhance and not limit resources. New utility systems should be placed underground and overhead systems replaced underground when possible. Sustainability must be a characteristic of new development.

16 Public safety Public safety should continue to be a priority for County and local government to safeguard Westchester from natural and manmade disasters while maintaining current and achievable plans for evacuation and response. Sidewalks, bikeways and traffic management should be enhanced to make daily life safer.
POLICIES TO GUIDE COUNTY PLANNING

“The Westchester County Planning Board shall...formulate and recommend major development policies...with the object of achieving a physical development of the county that will be orderly, harmonious, economically sound, and of attractive appearance...”

From the Westchester County Charter

Westchester 2025 is dedicated to sustainable development which balances economic and environmental concerns and serves the needs of a changing population in Westchester County. The challenge to achieve a balance was described by Patterns for Westchester, in 1995, as facing two great opposing forces that pull Westchester’s development. On one side, the County, cities, towns and villages found themselves pushed to pursue development needed to support local economies and to finance public services. On the other side, government officials and county residents accepted the necessity of regulations that protect air, land and water resources which may also restrict development in some locations. Patterns sought to ease the tension between these forces through strategies that emphasize the historic planning framework of Westchester noting that a healthy balance between economic growth and a sound environment depends on directing growth to centers, reinventing developed corridors as multi-use places and factoring open space elements into the development process. In addition, Patterns called on the County to continue to foster the intermunicipal and regional approaches on which the planning for sustainable development depends.

Major events of the early 21st century including flooding, terrorism and infrastructure failure require a shift in the original premise of Patterns that cooperation should be voluntary to a paradigm that requires municipalities to participate in a more formal structure which will enable them to work together going forward.

The following polices, originally developed for Patterns for Westchester and modified here based on the context for planning presented in the preceding pages, underline the Westchester County Planning Board’s recommendations for Westchester 2025 on land use, land acquisition and capital projects and on matters referred to it by local governments. The County Planning Board recommends these policies to municipalities as guidance for their own decision-making.

1 Channel development to centers
Channel development whenever possible to centers where infrastructure can support growth, where public transportation can be provided efficiently and where redevelopment can enhance economic vitality. Development should be consistent with defined community character and be designed to facilitate or enhance a smart growth urban fabric.

2 Enhance transportation corridors
Enhance the appropriate functions of the county’s transportation corridors. The quality of scenic routes should be protected. Traffic management, transit improvements and systematic maintenance should be implemented on travel routes to reduce congestion, ease movement,
increase mobility options and ensure public safety. Sections of corridors that have been
developed should be evaluated for steps needed to make these areas into efficient and attractive
multi-use places.

3 **Assure interconnected open space**
Assure a diverse and interconnected system of open space to shape development, to provide
contrast in the texture of the landscape, to separate developed areas and to provide linkages
among open space systems of the region.

4 **Nurture economic climate**
Nurture the economic climate of the county with use of municipal, county, state and federal
resources to improve infrastructure, housing and programs that attract and support business
enterprise, with consideration of intermunicipal impacts.

5 **Preserve natural resources**
Preserve and protect the county’s natural resources and environment, both physical and biotic.
Potential impacts on water resources (water bodies, wetlands, coastal zones and groundwater),
significant land resources (unique natural areas, steep slopes, ridgelines and prime agricultural
land) and biotic resources (critical habitat, plant communities and biotic corridors) require
careful consideration as part of land management and development review and approval.

6 **Support development and preservation of permanently affordable housing**
Encourage a range of housing types that are permanently affordable to renters and home
buyers, with the County working with each municipality to address its needs for fair and
affordable housing as well as a share of the regional need. The County Planning Board
recognizes that the County Board of Legislators adopted a local law on November 22, 2009 that
supplements its existing affordable housing Statement of Need. Actions to affirmatively further
fair housing significantly advance the public interest of the County and its municipalities. The
location of fair and affordable housing is central to fulfilling the County’s commitment to
affirmatively further fair housing, which adds to the rich fabric and quality of life in
Westchester County.

Existing homes and apartments that are currently affordable should be maintained and
enhanced as necessary so that they continue to provide housing that meets health and safety
standards and stays within affordability guidelines. New means must be identified to preserve
the existing housing stock that is currently affordable including housing units whose
affordability has sunset clauses or expiration dates. In addition to supporting communities that
are adding new fair and affordable units, targeted efforts should be made in areas lacking racial
diversity to add new fair and affordable housing that will be vigorously marketed to wider
population groups. The County should make available a model ordinance that would promote
fair and affordable housing and affirmative marketing which builds on such provisions now in
place in many Westchester County municipalities.
7  **Support transportation alternatives**  
Support transportation alternatives that improve the mobility choices of workers, consumers and residents and that improve air quality by enhancing the efficiency and effectiveness of public transportation and reducing solo-driving.

8  **Provide recreational opportunities to serve residents**  
Enhance use of Westchester’s parks, beaches and recreation facilities by improving public access and by providing a variety of settings for passive and active use. New recreational opportunities should take into account the recreational needs of higher density population areas and the needs and interests of the county’s changing population.

9  **Protect historical and cultural resources**  
Enhance the quality of life for Westchester residents by protecting the county’s cultural and historical resources, integrating their consideration into land use decisions and promoting awareness of such resources through educational programs.

10  **Maintain utility infrastructure**  
Maintain safe and environmentally sound systems and policies for waste removal, collection and treatment as well as the treatment and distribution of drinking water consistent with the county’s land use policies. Programs to reduce and recycle the waste stream, protect water quality, control and treat storm water and mitigate or reduce the impacts of flooding must be strengthened.

11  **Support vital facilities**  
Support capital improvements for physical facilities that enable the County and municipalities to deliver social services, public safety services and emergency services in an efficient, economic and humane manner.

12  **Engage in regional initiatives**  
Work with neighboring jurisdictions in the Hudson Valley, Connecticut, New Jersey, Long Island and New York City in planning initiatives aimed at sound land use, transportation, economic development, housing and environmental policies.

13  **Define and protect community character**  
Encourage efforts to define the desired character of each municipality and neighborhoods within the broader, diverse palate of Westchester County. Support initiatives to adapt and establish land use policies and regulations that enhance that character through focus on location, setting, aesthetic design and scale of development as well as the public context of street life, tree canopy and utility placement.
14 **Promote sustainable technology**
Promote reliable, sustainable energy and conservation practices while fostering green technology in all areas of land use and building to create a sustainable Westchester County which reduces the carbon footprint and is adaptable to globalization and technological change. Support creating the foundation for Tomorrow’s Communistructure, a concept of civic infrastructure that seamlessly integrates traditional public infrastructure with communication networks to permit dynamic community interaction and connectivity.

15 **Track and respond to trends**
Track and evaluate trends in land use, demographics and economic factors to keep the County current and responsive to changes in the context for planning with continuously updated tools and resources that can be shared with others.
The Mid-Hudson region of New York State consists of seven distinct and unique counties (Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, and Westchester) that have proven to be a prime locations to live, work, and raise families. The region’s enviable combination of urban, suburban, and rural lifestyles, unequaled quality of life, and close proximity to New York City has attracted a wide array of businesses and a highly talented and educated workforce to the region, which borders three states (Connecticut, Pennsylvania, and New Jersey).

Early in its process, the Council conducted a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis of the region. Table 1 presents findings on Strengths and Weaknesses, and the following paragraphs provide elaboration. Findings on Opportunities and Threats are presented in Section 3.

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<th><strong>Table 1</strong></th>
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**Existing Conditions**

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<th><strong>Strengths</strong></th>
<th><strong>Weaknesses</strong></th>
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<tr>
<td>Diversified service-based economy with several technology-based industries and the educational resources (engineering at SUNY and expertise in cloud computing and analytics research at Marist College) to prepare individuals for careers in technology-based industries.</td>
<td>High business operating costs due to high wages, taxes, and energy costs.</td>
</tr>
<tr>
<td>Proximity to the vast market and labor force of New York City.</td>
<td>Aging infrastructure and challenge of financing improvements, including replacement of the Tappan Zee Bridge and improvements to Stewart International Airport.</td>
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<tr>
<td>Transportation infrastructure including six interstate highways, Stewart International Airport, Westchester County Airport, and mass transit in the southern counties.</td>
<td>Home rule and business regulation, including lengthy and complex approvals processes both locally (e.g., zoning, permitting) and statewide (State Environmental Quality Review Act or SEQRA).</td>
</tr>
<tr>
<td>Highly-skilled and diversified workforce.</td>
<td>Dearth of shovel-ready sites for business expansions or relocations.</td>
</tr>
<tr>
<td>Many colleges and universities to provide a steady stream of young workers as well as cultural opportunities for residents.</td>
<td>High housing costs; need for more affordable housing, including multi-unit housing.</td>
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<td>Stable communities with good public schools.</td>
<td>Youth flight to NYC and other areas perceived to offer greater economic and social opportunities.</td>
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<tr>
<td>Diverse housing stock, including particularly in Westchester County, higher-density housing near rail lines and other public transit.</td>
<td>Lack of lodging availability to further develop the Mid-Hudson region’s tourism industry.</td>
</tr>
<tr>
<td>High quality of life thanks to many factors, including cultural, historic, and “natural” resources of the region.</td>
<td>Lack of broadband and inconsistent cell phone service in the region’s rural northern areas inhibit business formation.</td>
</tr>
<tr>
<td>The Catskills, Delaware River, and the Hudson River and its watershed, which provides spectacular scenery and abundant water supplies, and the Long Island Sound, which offers boating, swimming, fishing, and commercial activities.</td>
<td>Absence in the region of a state or private research university, which in other U.S. regions have been spurs to technology-related research and development.</td>
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<td>Seven Fortune 500 companies have headquarters in Westchester County, including two Fortune 50 companies, IBM and PepsiCo.</td>
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VISON STATEMENT

From our historic urban centers and scenic waterfronts to rich rural farmland, we will preserve an unparalleled quality of life for all Mid-Hudson Valley residents by creating a competitive, pro-business climate that cultivates a highly skilled, diverse workforce; encourages investment; nurtures entrepreneurism; promotes academic excellence and scientific discovery; fosters cluster development; fortifies infrastructure; advocates environmental stewardship; expands existing companies of all sizes, while attracting others from out-of-state – resulting in unprecedented employment and economic opportunities that reach beyond our region to benefit all New Yorkers.

LOOKING AHEAD

In the second part of its SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis, the Council identified many opportunities to move the region closer to attaining its aspirational vision, as well as several threats.

Opportunities

- The region’s technology-based industries: biotechnology and other biomedical; high-tech manufacturing; and information technology
- Growth potential of more mature industries including distribution, food and beverage, health care, and professional services
- Leverage the region’s impressive natural resources and high quality-of-life and develop tourism (agricultural, historic, cultural, food, and eco tourism)
- Replace Tappan Zee Bridge
- Improvements to existing infrastructure, including Stewart Airport in Orange County, and facilities spaces available for future development, (including the Pfizer campus in Pearl River and, IBM facilities in Fishkill and Kingston, etc.)
- Revitalize urban centers and invest in waterfront development
- Enhance the talent pipeline by expanding workforce training
- Reform tax and regulatory policies that inhibit business formation and expansion
- Encourage green development projects as part of developing a green Hudson Valley economy
- Embrace inter-regional partnerships that leverage cross-region resources, including the research universities in other regions of the state
- Retain more young people in the region

Threats

- More aggressive and organized economic development programs of other U.S. states, particularly neighboring states
- Aggressive economic development recruitment by foreign nations
- Large numbers of unskilled and semi-skilled workers unqualified for available jobs that have higher skill requirements
- The deterioration of the Tappan Zee Bridge
Build on the unique location of the Hudson Valley (situated between the majestic Hudson River, the Delaware River, and Long Island Sound) and promote waterfront development in order to enhance tourism, recreation, and trade.

GOAL 13:
- OG KPIs
- CFG KPIs
- PTP KPIs
- Other
  - Hotel occupancy rates
  - Visitor spending
  - Visitors to parks, museums, and historic sites

Support MWBEs (Minority and Women Business Enterprises).

GOAL 14:
- OG KPIs
- CFG KPIs
- PTP KPIs
- Other
  - Total certified MWBE per capita
  - Total certified MWBE as a percentage of minority population
  - Number of MWBE eligible for certification per capita

Align public-private support to ensure implementation of the regional Plan and consideration of new opportunities.

GOAL 15:
- OG KPIs
- CFG KPIs
- PTP KPIs
- Other
  - New projects initiated/completed
  - Number of individuals employed in economic development
  - Economic Development spending per capita (local, state, federal)
Applicant – Town of Greenburgh, Environmental Protection Fund: Parks, Preservation and Heritage Grants

Standard Questions:

Consistency with Local/Regional/Municipal Plans

Q_6281

Town of Greenburgh Comprehensive Plan – The proposed restoration of Odell House is consistent with the Town of Greenburgh Comprehensive Plan (“the Plan”). The Plan contains a whole chapter (5.0) devoted to Arts, Culture and Historic Resources. The chapter is intended to build on one of the Plans guiding principles, “Preserve and enhance the character of the Town including open space, trails, natural beauty, scenic qualities, critical environmental areas and historic properties, landmarks and districts.” Chapter 5.0 indicates that, “Historic resources and cultural assets and programs contribute to making unincorporated Greenburgh a distinctive and attractive community in which to live and to work. Cultural and historic resources also support economic development through tourism and employment opportunities. This chapter follows with strategies related to historic preservation and policies to enhance and celebrate our cultural resources.”

The Washington Rochambeau Trail, of which, Odell House is located on, has specific reference in the Plan. Section 5.2.5. of the Plan states, “The Washington Rochambeau Trail is a National Historic Trail that begins in Newport, Rhode Island and ends in Yorktown, Virginia. One building of historic significance along the route, the Odell House (Ridge Road), was built in 1732 and served as headquarters for French General Comte de Rochambeau. Although the trail passes within unincorporated Greenburgh, the Washington Rochambeau Trail has not been formalized through existing mapping or local historic designation status. A combination of local historic designation and informational trail markers along the route of the trail in unincorporated Greenburgh would strengthen our involvement in the preservation of the Hudson River Valley's heritage.”

POLICY 5.1.1.11: Continue to document the local history associated with the Washington Rochambeau trail in order to formalize the trail in unincorporated Greenburgh through a series of identification markers and through local historic designation.

Town of Greenburgh Historic & Landmark Preservation Ordinance – The purpose and findings of Chapter 235 Historic Districts and Landmarks, https://www.ecode360.com/6816752 of the Town of Greenburgh are as follows:

A. The Town Board of the Town of Greenburgh hereby finds and declares that it is desirable to take measures to provide for the designation of historic districts and landmarks in furtherance of the following public purposes, which are found to promote the economic benefits, the cultural and educational advantages, and the general welfare of the Town of Greenburgh:

(1) To provide for the protection, enhancement, perpetuation and use of those districts, sites, buildings, structures and objects which are illustrative of the growth and development of our nation, our state and our Town and which are of particular historic or aesthetic value to the Town of Greenburgh.
(2) To foster civic pride in those elements of the Town's past which have given the Town of Greenburgh its unique character and set it apart from other communities.

(3) To recognize and ensure the preservation of those elements of the Town's past which represent the many and varied architectural, artistic, technological and cultural achievements, which cannot be duplicated or otherwise replaced.

(4) To promote the use and preservation of landmark buildings, historic districts, structures, sites and objects as a means of providing enjoyment and unique educational benefit by perpetuating the physical evidence of the Town of Greenburgh's past.

(5) To stabilize and improve property values of such historic districts, buildings, structures, sites and objects and otherwise promote their reuse.

(6) To protect and enhance the Town's attractions to tourists and visitors thereby providing support and stimulus to business and industry.

The proposed project is entirely consistent with these findings as the Odell House restoration provides for preservation of a site that is (1) illustrative of the growth and development of our nation, our state and our Town which are of particular historic or aesthetic value to the Town of Greenburgh; (2) fosters civic pride in those elements of the Town's past which have given the Town of Greenburgh its unique character and set it apart from other communities; (3) recognizes and ensures the preservation of an important historic element of the Town's past, which cannot be duplicated or otherwise replaced; (4) promotes the use and preservation of a landmark buildings and historic site as a means of providing enjoyment and unique educational benefit by perpetuating the physical evidence of the Town of Greenburgh's past; (5) stabilizes and/or improves property values; and (6) protects and enhances the Town's attractions to tourists and visitors thereby providing support and stimulus to business and industry.

Larson Fisher Historic Reconnaissance Survey 2006 – The Town of Greenburgh Reconnaissance-Level Survey was initiated in late 2005 with fieldwork and photography conducted during the spring and summer of 2006. Compilation of the survey database and a draft report were completed in August 2006 and this final document was completed in December 2006. The data base details basic architectural information about every property identified to have been built on or before 1900 and on selected properties dating between 1901 and 1961 so that the town can begin to manage information about its historic resources, assemble intensive-level records on them, and track actions they have taken to protect them. This digital format will facilitate presenting survey data in geographic and Internet information systems.

The report also provides recommendations for local designations and other applications of the survey data, as well as for the registration of selected historic resources on the State and National Registers of Historic Places. No local historic districts have been designated in the town, although the Greenburgh Historic and Landmarks Preservation Board (HLPB) has a number of individual properties under consideration. The survey findings will allow the HLPB to develop a strategy for approaching the historic preservation needs in the community.

The Odell House is featured prominently in the study. References on 11 pages of the 185 page report. The study contains the following recommendation: “There are certain historic property types or themes that
can help focus the ongoing documentation and preservation efforts of the HLPB. Vulnerable groups of resources, i.e. property types such as schools, churches, commercial buildings, apartment houses, barns, or municipally-owned resources are important to understand and identify for designations. Historic themes can be derived from the Contexts for Evaluation (Chapter III) or can be more specific. For example, resources associated with the Revolutionary War would constitute a thematic group and include a variety of property types, such as houses, churches, roads, encampment areas, or other landmarks.” The restoration of Odell House is consistent with this recommendation and is the most important landmark in the Town.

**Westchester 2025** – Westchester County’s vision document, Westchester 2025 states, “The pressure to redevelop Westchester’s cities, centers, neighborhoods and developed corridors will challenge the preservation of our historic and architectural heritage.

Policy 9 of Westchester 2025 Context and Policies, adopted May 2008, and amended January 5, 2010 states, “Protect historical and cultural resources – Enhance the quality of life for Westchester residents by protecting the county’s cultural and historical resources, integrating their consideration into land use decisions and promoting awareness of such resources through educational programs.”

With respect to Heritage and character, Page 8 Section 10 of the Westchester County 2025 plan: The pressure to redevelop Westchester’s cities, centers, neighborhoods and developed corridors will challenge the preservation of our historic and architectural heritage. Features that define a community’s character must be identified. The County will provide planning tools to assist municipalities in the effort to protect and enhance special identifiable community characteristics. An aesthetic design component should be included both to enhance the aesthetic beauty of Westchester and to further the work done by historic preservation. Design guidelines should encourage the creation of distinctive skylines and tree-lined streets. It is essential that land use regulations in each municipality support the desired character.

In line with Westchester County policies to support municipalities, in a letter dated, **July 17, 2018**, the Westchester County Commissioner of Planning submitted a letter in support.

**The Mid-Hudson Regional Economic Development Plan** - The Mid-Hudson Regional Economic Development Plan (REDC) contains numerous references and policies pertaining to the importance of historic resources. Goal 13 on page 62 identifies visitors to historic sites as a tourism-based policy. This plan highlights a “High quality of life thanks to many factors, including cultural, historic, and “natural” resources of the region,” as a strength in the region.

**New York State Historic Preservation Plan** – This plan contains several relevant policies that exhibit consistency with the Odell House restoration project and related grant application. Page 19 of Section V of The New York State Historic Preservation Plan has the following objective: Train New Yorkers in Historic Preservation Trades, Skills and Crafts. As identified elsewhere in this application, the Town of Greenburgh intends to issue an RFP for a historic preservation contractor that includes a community benefits program, for the purposes of providing work opportunities to those in need of carpentry or other skilled trades.

Page 21 Section V of The New York State Historic Preservation Plan has the following objective and strategy, “Capitalize on Heritage Tourism Opportunities and Develop New Tourism Friendly Products; Promote historic sites and museums as tourism assets as well as economic engines.
Page 22 Section VI of The New York State Historic Preservation Plan states that partnerships are the key to ensuring that our historic and cultural properties are safeguarded and maximized for the benefit of our communities and our quality of life. The Town of Greenburgh here, has proactively collaborated with the site owner, to supplement public support for a major rehabilitation of the Odell House.
Chapter 5.0 Historic Resources and Cultural Assets and Programs

5.1 Relationship to our Guiding Principles
Historic resources and cultural assets and programs contribute to making unincorporated Greenburgh a distinctive and attractive community in which to live and to work. Many neighborhoods, businesses, public buildings and parks reflect our unique past. Cultural and historic resources also support economic development through tourism and employment opportunities. This chapter follows with strategies related to historic preservation and policies to enhance and celebrate our cultural resources.

5.2 Historic Resources
Unincorporated Greenburgh’s historic resources, including buildings, structures, barns, walls, trees and farm lanes have been recognized on the federal, state, county and local levels. The preservation and the maintenance of our historic resources is carried out through the oversight and work of the Historic and Landmarks Preservation Board (H&LPB), by the owners or operators of individual sites, and through the regulation of historic sites and adjacent development. The H&LPB is one of a handful of historic boards with Certified Local Government (CLG) status. An historic preservation board, with CLG status receives professional guidance and support and is eligible for grants from the New York State Historic Preservation Office.

5.2.1 Federal (National), State and County Historic Properties
Federal and State historic recognition is evidenced by the individual listings of properties on the National Register of Historic Places and the State Registry of Historic Places. Twelve separate properties in unincorporated Greenburgh are listed on the Westchester County, New York State, and/or Federal Historic lists. One of these listings, John A. Hartford House, is also listed as a National Historic Landmark. Being listed on the National Register puts no extra restrictions on individual properties. In this regard, regulation is carried out at the local level. However, there is a notice, review, and consultation process for federal and/or state agency sponsored, licensed, or assisted projects on or near properties determined eligible for or on the Historic Register. Owners of depreciable, certified historic properties may take a 20 percent federal income tax credit for the costs of substantial rehabilitation as provided for under the Tax Reform Act of 1986. Municipal and not-for-profit owners of listed historic properties may apply for matching state historic preservation grants. (1)

There are numerous pre-American Revolution buildings, barns and stone walls throughout unincorporated Greenburgh.

The National Register of Historic Places is administered by the National Park Service.

John A. Hartford House located on Westchester Community College Campus
5.2.5 The Washington Rochambeau Trail

The Washington Rochambeau Trail is a National Historic Trail that begins in Newport, Rhode Island and ends in Yorktown, Virginia. One building of historic significance along the route, the Odell House (Ridge Road), was built in 1732 and served as headquarters for French General Comte de Rochambeau. Although the trail passes within unincorporated Greenburgh, the Washington Rochambeau Trail has not been formalized through existing mapping or local historic designation status. A combination of local historic designation and informational trail markers along the route of the trail in unincorporated Greenburgh would strengthen our involvement in the preservation of the Hudson River Valley’s heritage.

5.2.6 Role of Land Use Boards

The Town Board and Planning Board exercise a regulatory role that involves oversight of impacts to historic resources in unincorporated Greenburgh. These Boards evaluate development impacts to sites near the historic resource, inquire whether historic artifacts are located on-site, and utilize archeological consultants to assist in the understanding of a site’s historic value, when appropriate. This process is typically carried out in conjunction with a SEQR review and also involves a referral to the H&LPB for recommendation, particularly on properties older than 50 years.

5.2.7 Office of Town Historian

Historic resources in unincorporated Greenburgh are further cultivated through the work of the Town’s Historian. The Town’s Historian provides support to Town residents, staff, land-use boards and committees, through published reports, historic documentation and general guidance with respect to matters related to history in and around Greenburgh.
5.5 Historic Resources and Cultural Assets Goals, Objectives and Policies

**GOAL 5.1: Maintain, Preserve and Enhance Historic Resources.**

**OBJECTIVE 5.1.1** Promote the use and preservation of landmarked buildings, structures, sites and objects.

**POLICY 5.1.1.1:** Support the H&LPB in carrying out duties noted in Section 5.2.2.

**POLICY 5.1.1.2:** Conduct further research and analysis of existing conditions to determine the authenticity of historic buildings.

**POLICY 5.1.1.3:** Encourage any public schools (K-12) interested in teaching or researching the evolution and growth of unincorporated Greenburgh.

**POLICY 5.1.1.4:** Encourage colleges and universities to undertake research and field work projects related to unincorporated Greenburgh’s history.

**POLICY 5.1.1.5:** Identify certain historic property types or themes to help focus the ongoing documentation and preservation efforts.

**POLICY 5.1.1.6:** Use the Reconnaissance-level Historic Resource Survey list and its updates of significant resources to plan for local designations and National Register nominations.

**POLICY 5.1.1.7:** Continue to supplement the RHRS with new data as it is collected.

**POLICY 5.1.1.8:** Educate the public about the range of property types and how their architectural characteristics can be maintained.

**POLICY 5.1.1.9:** Designate applicable historic Town-owned properties as landmarks and work with HLPB to institute preservation plans for them.

**POLICY 5.1.1.10:** Continue to factor in historic and architectural context in new project development review processes.

**POLICY 5.1.1.11:** Continue to document the local history associated with the Washington Rochambeau trail in order to formalize the trail in unincorporated Greenburgh through a series of identification markers and through local historic designation.

**POLICY 5.1.1.12:** Identify gateway areas in non-residential districts, where redevelopment incorporating complementary architectural schemes can enhance adjacent residential areas.
POLICY 5.1.1.13: Explore the potential of establishing 501(c)3 status for the H&LPB, for the purpose of enhancing grant and funding capabilities.

GOAL 5.2: Utilize Arts and Cultural Assets, including Organizations, Festivals and Events as Resources to Promote Education, Diversity, and Economic Development.

OBJECTIVE 5.2.1 Encourage the establishment, development, continued growth and health of publicly and privately funded facilities and programs which enhance cultural and artistic development.

POLICY 5.2.1.1: Use arts and culture as a way to increase understanding and communication among people of diverse backgrounds.

POLICY 5.2.1.2: Continue to support efforts to facilitate arts and culture in public spaces and public parks, including art events, musical performances, etc.

POLICY 5.2.1.3: Create special permit criteria or other approval processes for galleries, museums, and other cultural centers in appropriate districts.

POLICY 5.2.1.4: Compile and annually review and update a master list of arts and cultural organizations in unincorporated Greenburgh.

POLICY 5.2.1.5: Encourage individual, corporate, and foundation donations to public art projects and programs.

POLICY 5.2.1.6: Explore the feasibility of instituting a “First Friday” monthly series of events that includes gallery openings and mini-performances in designated areas on a rotating basis.

POLICY 5.2.1.7: Develop guidelines for donating art and artifacts to the Town of Greenburgh.

POLICY 5.2.1.8: Consider a cabaret permit waiver or modified process for small-scale music/entertainment oriented events.
Reconnaissance-Level Historic Resource Survey
Town of Greenburgh, Westchester County, New York

prepared for the
Greenburgh Historic and Landmarks Preservation Board
December 2006

by
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Acknowledgements

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Recognition is also due to the members of the Historic Landmark and Preservation Board: Chair Eda Burne, Madelon O’Shea, Dave Busing, Gustavo Frindt, Milton Hoffman, Dorothy Jensen, and Bill Morrissey, who, along with Town Historian Frank Jazzo, provided guidance for the survey effort and useful feedback on the report. Peter Shaver and Julian Adams of the State Historic Preservation Office/New York State OPRHP gave timely assistance in bringing this project to completion.

A special thank you to Madelon and Gerald O’Shea and local historian Louise Clark who gave an excellent guided tour of the Edgemont and Greenville neighborhoods. The in depth knowledge about the history of these areas shared by Madelon and Louise proved invaluable to the project.

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COVER PHOTOS:  Top, The Odell House at 425 Ridge Road; bottom, Longfellow Street west of Secor Road.
- 445 Dobbs Ferry Road (Jerome J. Hanaur barn complex)
- 900 Dobbs Ferry Road (British Col. Bryce Metcalf House)
- 956 Dobbs Ferry Road (gatehouse for Col. Bryce Metcalf House)
- 6 Don Lane
- 99 Dromore Road (“Nantucks” Lewis Rutherford Morris House)
- 161 Fort Hill Road
- 169 Fort Hill Road (Jacob Stymus House)
- 250 Fort Hill Road (John A. Hammond House)
- 364 Fort Hill Road (John Wesley LeViness House)
- 450 Fort Hill Road (Theodor C. Ewen House)
- 51 Grasslands Road (Italianate house on Hebrew Hospital Home property)
- 9 Hearthstone Circle (1760 house)
- 79 Hillcrest Road
- 27-47 N. Central Avenue (Hartsdale Gardens apartments)
- 32 N. Washington Avenue
- 28A - 30 Old Army Road (Villa Borghese)
- 190 Old Army Road (John James LeViness House)
- 221 Old Army Road (Israel Hunt House)
- 350 Old Army Road
- 5 Old Knollwood Road (Abram Bare Farmhouse)
- 400 Old Tarrytown Road (J. O. Dickman House)
- 39 Penny Lane (Otto Doering House)
- 425 Ridge Road (Odell House; NR)
- 460 Ridge Road (Druller House)
- 2121 Saw Mill River Road (Romer Van Tassell House; NR)
- Sentry Place (part of Fort Hill Village; off Central Park Avenue)
- 120 Underhill Road (A. Graham grist mill)
- 123 Underhill Road (Seymore Wright House)
- 19 Winding Road Farm (Jonathan Lefurgy House)
- 475 West Hartsdale Avenue (Warburg Estate)
- 500 West Hartsdale Avenue (Jerome J. Hanaur Estate)
- 75 Worthington Road (Henry and Sarah Worthington House)
- 225 Worthington Road
- 265 Worthington Road (William Corlett House)

**Country Clubs**
- Knollwood Country Club
- St. Andrews Golf Club
- Scarsdale Golf Club
- Metropolis Country Club
- Sunningdale Country Club, 300 Underhill Road
- Elmwood Country Club

**Commercial Buildings**
- 511 Benedict Avenue (former Techitron HQ; now Bayer Global HQ)
- 95 Central Park Avenue, Carvel Ice Cream Stand
east extending as far as the Bronx River. The Jackson Odell house was used as the headquarters by the French commander, Count de Rochambeau. The remains of seven ovens used by Rochambeau’s men occupied a corner of this property.

During the summer General Washington was headquartered at Joseph Appleby’s farmhouse, which occupied a farm on high ground off Secor Road in the area now called Hartsdale.

1784

May 12, 1784: A supplementary act to the 1779 act that extinguished the land claims of the English and established Commissioners of Forfeitures appointed Isaac Stoutenburgh and General Philip Van Cortland as said commissioners and the following year they sold the lands in fee mostly to those who had been former tenants under the hereditary proprietor and lord. The deeds given by these commissioners were to operate as a warranty of the State against all future claims. The titles to all the tracts in Greenburgh are traceable back to these commissioners’ deeds.

1785

December 6, 1785: William Davids bought a farm on the northern border of Greenburgh from the Commissioners of Forfeitures (later owned by John R. Stephens) and by which to town’s northern boundary is demarcated. A part of these premises were purchased by Philo H. Perry and became the site of his stone mansion (later the Kingsland estate).

1788

March 7, 1788: Greenburgh was created and named by the State Legislature of New York; its boundaries were set out relative to the manor established by royal charter in the previous century. The name given it is most likely an English translation of the earlier Dutch moniker Groen Burg. At the time of its creation it included the settlements of Hastings-on-Hudson, Dobbs Ferry, Ardsley, Irvington, Tarrytown and Elmsford, all of which would eventually become incorporated villages.

1790

U.S. Census: 1,269 free whites
9 other free persons, 122 slaves

1800

U.S. Census: 1,456 free whites
16 other free persons, 109 slaves

1810

U.S. Census: 1,642 free whites,
24 other free persons, 115 slaves

1820

U.S. Census:
2,011 free whites
32 foreigners, not naturalized
25 slaves
72 free blacks
310 persons engaged in agriculture
The Traditional Greenburgh House Type
Among the few 18th- and 19th-century dwellings surviving in Greenburgh, one-and-one-half- and two-story, wood frame houses with three-bay front facades and off-center or side entrances are the characteristic type (FIG.1). If larger houses with five or more bays on their facades are examined closely, it often can be discerned that many of them, indeed, originated as three-bay dwellings. In the broader context of historic Hudson Valley architecture, this house type reflects the domestic experience of people of British background, and the history of the town supports that connection. Although Greenburgh’s origins are associated with the Philipses, a Dutch family of great renown in New York colonial history, the town was settled largely by people of British origin coming from southern lower New York, Long Island and New England. In addition, the fact that Greenburgh began as a section of Philipse Manor indicates that the town’s first inhabitants were leasing farms and occupying more modest tenant houses. These cultural and socio-economic factors are critical to understanding Greenburgh’s early architectural heritage.

While Dutch houses in the Hudson Valley have been the subject of continued study over the past one-hundred years, the domestic architecture of British settlers has been largely overlooked.1 There is not a published source that addresses the architecture of this period either in Greenburgh, the Philipse Manor or Westchester County that is any more than cursory. The most complete compendium of local architecture, Frank Sanchis’s American Architecture Westchester County, New York, Colonial to Contemporary, devotes only nine of 157 pages on residential architecture to the Colonial period, and this may be the most ever pulled together on the subject.2

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1 Books on Dutch houses and “Old New York” began appearing during the American Centennial in 1876 and the Hudson-Fulton Celebration in 1909. The most focused and enduring publication has been Helen Wilkinson Reynolds’s Dutch Houses in the Hudson Valley Before 1776 (1929), which remains the most important source even today. Recently, two new books have been published on Dutch-American architecture bringing the subject back into the limelight: Geoffrey Gross, et al., Dutch Colonial Homes in America (NY: Rizzoli, 2002) and John Stevens, Dutch Vernacular Architecture in North America 1640-1830. (West Hurley NY: Hudson Valley Vernacular Architecture, 2005).

2 (Harrison NY: Harbor Hill Books, 1977). Only the Odell House is included in his overview of this period.
It is remarkable that a county so rich in resources has been overlooked by architecture scholars (or old house buffs) to this extent. Evidently, for all the interest “historic homes” generated in the real estate market, Westchester has been long conceived as a suburban place. This reality is clear in the search for early houses in Greenburgh where virtually all buildings predating the Civil War have been enlarged, renovated and redesigned in Colonial Revival tastes that camouflage most clues to their authentic origins.

There are scores of images of multi-story, three-bay, side-entry houses, large and small, to be found in books about local history and regional architecture that provide ample evidence of an architectural tradition, although their authors fail to assess their architectural or cultural significance. Two thin volumes of “Old Orange Houses,” compiled by amateur enthusiast, Mildred Parker Seese, in the 1940s provide the best portrayal of this British architectural heritage in Orange County, New York. 3

The William and Sarah Bull House in Hamptonburgh, Orange County may be the oldest example of this multi-story, three-bay facade house type surviving in the Hudson Valley, and it provides an instructive starting point for the history of these houses in Greenburgh (FIG.2). Reputedly

The Revolution in Greenburgh
Greenburgh was involved in the American Revolution, although no battle ever took place within its present confines. During 1776 it was the location of movements and encampments of American army and militia troops as they retreated from the Battle of New York, reorganized for the Battle of White Plains, and retreated from the region afterwards. Numerous other events occurred there as the town was in the core of the Neutral Ground and its residents were drawn into the struggle between British and rebel sympathies. Towards the end of the war, Greenburgh once again served as an encampment area for French and American soldiers as they prepared to meet the British in battle in Virginia (FIG.12). Frederick Philipsse was a Loyalist and fled to England at the outset of the war. His property was confiscated by the State of New York and sold to his former tenants and other land seekers.

FIG.12: Map showing the positions of the American and French armies at Philipsburgh, 1781. Map in New-York Historical Society Collections, photo: Greenburgh, 10.
The sites of Revolutionary Encampments have been loosely identified in the town, as well as routes by which the militaries moved through it. Most of the sites have been compromised by more recent development, but there is still some open space with Revolutionary associations. Earthworks and other landscape features have not survived above ground. The small number of 18th-century dwellings extant in the town all have a relationship to the American movement for independence. For some there direct connections to documented events, such as the Odell House, which the commandant of the French Army, General Compte de Rochambeau, used briefly as his headquarters (FIG.1). But even the most modest house shares a relationship with the event simply because its occupants were involved, either actively or passively, in the day-to-day struggles of living in the Neutral Ground.

The Federal Period in Greenburgh
After a hiatus during the Revolutionary War, house construction was actively resumed in the remaining years of the 18th century. Greenburgh was officially incorporated 7 March 1788, and made the transition from a community of leaseholders of Philipse Manor to a new town of independent freeholders. The optimism of the period and the modernizing impulse inherent in the creation of a new republic is reflected in the architecture. The multi-story, three-bay house continued to be built in the traditional manner. While their forms and plans remained the same, changes in the decoration of rooflines, doorways and windows reflected the growing influence of Neo-classical design in post-war architecture (FIG.1). Interior plans also showed the effect of the new taste. Room dimensions were taller and more cube-like; entries were larger with many evolving into a through passage along one side of the house. (These houses have become known as “side-passage plans.”)

In many of these new houses the central chimney mass moved to the end wall where one or two separate chimney stacks emerged from the roof flanking the ridge line. The modern taste for vertical attenuation is aptly expressed in these tall, twin brick stacks. In wood frame buildings, the ground floor fireplaces were recessed into the walls and their masonry backs were exposed.
creating an exceptional built environment that remains compelling even today. It also shows how much new construction occurred in this period as the villages came into their own.

Precious little of this elegant suburban design made it over the eastern horizon and into the rural landscape comprising what was left of the Town of Greenburgh, and even fewer examples have survived. The only property in Greenburgh illustrated by Scharf in 1886 (he also provided accounts of the Odell and Romer-Van Tassell houses) was Lakeside in Hartsdale (FIG.21). The caption identifies the Second Empire-style mansion as the residence of Joseph Staples, Jr., of who no further mention was made. (It seems Staples was an anonymous subscriber of the publication.) The New York and Harlem Railroad had been extended to White Plains in 1844, although it did not spur suburban development nearly to the degree witnessed along the Hudson River line. It hugged the east or Greenburgh side of the Bronx River from Scarsdale to White Plains with a station at Hartsdale, previously known as Hart’s Corners. More local farm produce was transported by the Harlem than by the Hudson line, and Scarsdale and White Plains gradually developed into commuter centers. While there was some spill-over of related development into Hartsdale, eastern Greenburgh remained predominantly rural into the 20th century.

The two-story house had a rectangular form and bi-axial plan (FIG.21). Its primary stylistic elements were its slate mansard roof, full front piazza and roof-top observation tower that likely provided distant views of Long Island Sound. A central front entrance was concealed within the piazza but was distinguished by a broad set of stairs, a large, arched central dormer and the tower. A two-story service ell can be seen behind trees on the left side of the house; its scale represented the extent to which servants played in the household. However, its conventional form and plan associates it as much with the local farmhouse tradition as with the modern design taste it displays. As such, Lakeside is a valuable example of the high-style architecture expressed in a more mainstream manner. That being the case, Lakeside also served as a more
Designated Properties
The following table lists properties have been listed on the National Register of Historic Places:

<table>
<thead>
<tr>
<th>Property</th>
<th>Address</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>John A. Hartford House*</td>
<td>Rt. 100</td>
<td>1977</td>
</tr>
<tr>
<td>Bronx River Parkway Reservation</td>
<td>runs through NE corner of town</td>
<td>1991</td>
</tr>
<tr>
<td>Church of St. Joseph of Arimathea</td>
<td>2172 Saw Mill River Rd.</td>
<td>2002</td>
</tr>
<tr>
<td>East Irvington School</td>
<td>50 Taxter Rd.</td>
<td>1983</td>
</tr>
<tr>
<td>Leo Friedlander Studio</td>
<td>825 W. Hartsdale Ave.</td>
<td>1982</td>
</tr>
<tr>
<td>Odell House</td>
<td>425 Ridge Rd.</td>
<td>1973</td>
</tr>
<tr>
<td>Romer-VanTassel House</td>
<td>2121 Saw Mill River Rd.</td>
<td>1994</td>
</tr>
</tbody>
</table>

* National Historic Landmark

Analysis of Current Survey Information

CONSTRUCTION DATES
An effort was made to survey all buildings constructed by 1900. Buildings built between 1900 and 1960 were not comprehensively surveyed, rather intact examples of distinctive period designs or representative examples of a building type within neighborhoods recommended for historic district or neighborhood conservation designation were recorded in the data base.

The following table enumerates the estimated construction dates of properties surveyed.

<table>
<thead>
<tr>
<th>Period</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Colonial Period: buildings constructed prior to 1776</td>
<td>10</td>
</tr>
<tr>
<td>Early National/Federal Period: buildings constructed 1777 – 1840</td>
<td>16</td>
</tr>
<tr>
<td>Mid-19th century: buildings constructed 1841 – 1890</td>
<td>109</td>
</tr>
<tr>
<td>Buildings constructed 1891 – 1935</td>
<td>213</td>
</tr>
<tr>
<td>Buildings constructed 1936 – 1960</td>
<td>119</td>
</tr>
</tbody>
</table>

CONSTRUCTION MATERIALS
The vast majority of buildings are wood frame structures and most are residential in use, although many brick and stone masonry houses were built in the early 20th century. Also, buildings where the original or historic use is commercial and/or civic tend to fall into the masonry classification.

RESOURCE INTEGRITY
Of the 468 properties surveyed properties, 272 of them contain buildings that are largely intact, 191 have been altered (the condition could not be ascertained for four properties, and one was vacant). The great majority of the 191 categorized as altered were built by 1900, since those built after 1900 were primarily selected based on their integrity. Such alterations may or may not eliminate them from being individually designated as landmarks (many are historically significant even if architecturally compromised).

ENDANGERED PROPERTIES
Seven resources were categorized as endangered; but it should be noted that determinations of a property being endangered was made primarily by visual observation of physical condition and,
<table>
<thead>
<tr>
<th>Date</th>
<th>Name</th>
<th>Location</th>
<th>Notes</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>1955-05-23</td>
<td>Suburban Manor</td>
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<td>1959-02-27</td>
<td>Greenwood Acres</td>
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<td>1959-04-15</td>
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Context for
County and Municipal Planning in
Westchester County

and

Policies to Guide County Planning

Adopted by the Westchester County Planning Board
May 6, 2008
Amended January 5, 2010

Robert P. Astorino, Westchester County Executive

WESTCHESTER COUNTY DEPARTMENT OF PLANNING
Edward E. Buroughs, AICP, Acting Commissioner
WESTCHESTER 2025

What should Westchester County look like in 2025? How do we ensure that we preserve the Westchester so many people love while moving to the future in a deliberate, progressive fashion? How do we best prepare for the environmental and land use challenges that we are not yet even aware of?

These are questions that the county’s citizen Planning Board and the Westchester County Department of Planning have been exploring. Westchester 2025 expresses their thoughts on important land use policies and sets out a new framework for a planning partnership between the county and its 45 municipalities.

The project builds on Patterns for Westchester: The Land and the People which has guided planning in Westchester since December 1995. As we face issues that are changing and evolving – from flooding to traffic to housing to climate change – we are required to rethink how we make big and small decisions. Westchester 2025 aims to provide a solid foundation for constructive conversation among municipalities as well as businesses, developers and private and non-profit organizations about maintaining our quality of life and how to work together on shared goals. It is a starting point for putting in place real improvements in the ways we work together to maintain and improve the quality of life of our diverse county. Westchester 2025 will assist us to speak with one regional vision, a critical need in the complex New York metropolitan area.

This document contains the major policy component of Westchester 2025. The following pages set forth the context for planning in Westchester County and the long-range land use policies of the Westchester County Planning Board.

This document was adopted by the County Planning Board on May 6, 2008 and, along with the Westchester 2025 website at www.westchestergov.com/2025, represents the starting line for Westchester 2025.
THE NEED TO PLAN

THE CONTEXT FOR COUNTY AND MUNICIPAL PLANNING IN WESTCHESTER COUNTY

POLICIES TO GUIDE COUNTY PLANNING
THE NEED TO PLAN

“Westchester is a county with unparalleled resources. Its Hudson River and Long Island Sound shorelines, river valleys, rugged wooded terrain, lakes and reservoirs give it a unique natural character. Its cities, distinctive villages and suburban and rural towns - 45 in all - give it vitality and variety. Long ago, Westchester County embarked on a course of parkland acquisition that continues to set a national example for preservation of natural resources. The county's proximity to New York City and the combination of commuter rail lines, bus transit network, interstate and arterial roadways and airport facilities nurture an economic and cultural climate attractive to business and residential development.”

This opening paragraph of Patterns for Westchester: The Land and The People, adopted by the Westchester County Planning Board in December 1995, was followed by a cautionary note: “That said, it will take an unprecedented common effort by county and city, town and village government to preserve these attractions into the next century.”

Now in the 21st century, the need to plan is even greater. New pressing challenges, several emerging since the 1990s, require specific acknowledgement and action. Collectively, we must:

- Define, protect and enhance community character.
- Decide appropriate development intensity.
- Define the right density and mix downtown.
- Keep sustainable areas of the natural environment intact.
- Manage stormwater responsibly.
- Address an aging infrastructure with capacity limitations.
- Increase opportunities for transit and regional mobility.
- Adapt for a diversifying population and income mix.
- Address energy sources and supplies.
- Establish and strengthen regional partnerships.
- Respond to housing needs.
- Provide public access and views to and from the waterfront.
- Serve multiple recreational needs.
- Create a competitive position in a global market.
- Better correlate property tax impacts with planning decisions.
- Reduce travel demand through land use decisions.
- Implement green building technologies.
- Provide for flexible work sites including home based employment.
- Diligently emphasize emergency planning and public safety.

While recognizing the home rule traditions of the past, Westchester 2025 finds that we cannot afford to always act independently as 45 local governments to meet today’s land use and environmental challenges. New tools need to be identified for joint planning responsibility.
THE CONTEXT FOR COUNTY AND MUNICIPAL PLANNING
IN WESTCHESTER COUNTY

Planning helps communities anticipate and respond to changing conditions. The parameters for planning are set by economic and environmental considerations; by local, state and federal law and regulation; and often by external influences which we at the county and local level cannot change. The County Planning Board considered these factors and reviewed land use and demographic trends in order to come to an understanding of the context for planning in Westchester County in 2008. The Board drew the following conclusions which now set the basis for the policies and strategies of Westchester 2025. The subjects are not presented in a priority order; each may have significant influence in one or many areas.

1 Topography and technology
Westchester’s development pattern was shaped by its topography including its shorelines, valley and ridge systems, waterbodies, watershed areas for public water supplies and networks of rivers, streams and wetlands. Today technology is capable of overcoming what were once physical limitations to development. Topography and natural factors are no longer sufficient to protect the environment from engineered approaches that would alter the county’s essential character and increase the risk of environmental damage from incidents such as flooding. Communities must be specific in identifying the features that define their character, describing them in comprehensive plans and protecting and enhancing them through regulations that will shape development and protect physical and biotic natural resources.

2 Home rule and Westchester County
The tradition of home rule is well-established in Westchester. Cities, towns and villages exercise direct control over land use. However, formal and informal arrangements between local governments on land use and infrastructure decisions have evolved and will need to expand. Water supply, sewage collection and treatment, transportation facilities, open space and energy supply require regional perspective. “Border wars” over the impacts of large development proposals must be avoided and approvals granted with broad consideration and mitigation of impacts. A new paradigm is needed, respectful of home rule yet able to require this broader perspective. County government should be called upon by other government entities to increase its role as an intermediary among municipalities and with the regulatory bodies of New York City, New York State and the federal government. The County will define a role to assist municipalities with their planning process because up-to-date and thoughtful comprehensive planning at the local level is critical to ensuring that redevelopment and development is consistent with the goals set by each municipality and with regional infrastructure. Going forward, the Patterns initiated concept of five Westchester subregions plus an alliance of the county’s four major cities will be utilized to create stronger planning frameworks in Westchester 2025.
3 **Economic trends**
Westchester’s economic trends have been shaped by the economic trends of New York City. The influence will continue but the inter-relationship between the City and the county will be increasingly complex as reverse commuting, drinking water supply watershed regulations, the location of affordable housing, immigration, energy needs and public safety requirements impact the dynamics in many areas. New York City’s PlaNYC 2030 recognizes that the region’s economy will be integrated ever tighter, especially in Westchester due to proximity and access.

4 **Regional planning and Westchester County**
The interdependence of all governments in the three-state New York metropolitan region will be increasingly evident in terms of infrastructure, overlapping projects, mobility and global competitiveness. Multi-county planning forums must play stronger roles in setting regional investment priorities. The County must increase its participation to represent the interests of residents and businesses in a time of limited public resources.

5 **Locating future development**
The development of “greenfields,” or never developed parcels, is a shrinking component of new construction sites in Westchester County. In northern Westchester’s Croton watershed communities, New York City’s land use restrictions to protect the reservoirs will control and prevent significant change from the current low density residential and open space areas interspersed with several, mostly small, commercial centers and denser neighborhoods surrounding lakes. The future of development in Westchester will be found in redevelopment of residential, commercial and industrial space with most new construction located in the county’s downtowns in the largest cities and village centers, especially those with access to a rail station. New employment is expected to come primarily through the growth of small enterprises. Now well underway, waterfront parcels on both the Hudson River and Long Island Sound are expected to complete a transition from industrial use to residential, commercial and recreational uses in the next decade. It should be anticipated that there will be proposals in the future to redevelop campus office parks, institutional properties and areas of concentrated small manufacturing and light industrial businesses due to changes in the economics of such properties. The shift to vertical development in the cities and changes in Westchester’s skylines will continue.

6 **Water quality and water management**
The protection and enhancement of water quality must continue to be at the forefront of government action, not simply because of standards and regulations originating at the state and federal levels but because water quality shapes quality of life. Efforts must be directed at protecting drinking water supplies, improving surface water quality and protecting underground water supplies. The achievement of water quality objectives in the Long Island Sound and the Hudson River will continue to require upgrades of the County’s sanitary sewage systems and greater efforts to combat inflow and infiltration in the system. Concurrently, the management of stormwater flow and the attenuation of flooding require attention as impacts of climate
change and sea level rise become more evident. The latter affects building code regulation while water quality impacts recreational uses.

7 **Demographic change**
The overall population of Westchester County is expected to grow only modestly through the year 2025 but the composition will continue to diversify. Immigration and out migration are key statistics to watch. The increasing number of elderly residents will influence the nature and direction of public services, require thoughtful site design and force a broadening of business and cultural opportunities. The composition of family units continues to shift.

8 **Housing demand**
Even without significant population growth, the demand for fair and affordable housing will continue because of trends in income, employment, household size and the cost of real estate. The development of affordable housing in a way that affirmatively furthers fair housing is a matter of significant public interest because the broad and equitable distribution of affordable housing promotes sustainable and integrated residential patterns, increases fair and equal access to economic, educational and other opportunities and advances the health and welfare of the residents of Westchester County. A lack of fair and affordable housing will severely limit the ability of a diverse work force, young adults and seniors to reside throughout Westchester. A varied supply of all types of housing, at all reasonable locations, is necessary for a healthy county. Communities must create more “livable” neighborhoods for our aging population that feature transit-oriented development.

9 **Mobility and transportation**
Major new roads are not expected to be constructed in Westchester County and the capacity of existing roads is not expected to be significantly expanded. The rising cost of energy combined with increased home-based work sites and satellite offices will impact driving patterns and locational preferences for residences and work sites. As traffic patterns continue to shift with more travel outside of traditional peak hours, traffic demand management strategies should be utilized to improve traffic flow wherever possible. Transit services must be re-imagined and expanded to provide viable and cost effective alternatives to auto use for a larger percentage of the population including bus rapid transit, community shuttle services and integration of routes across county borders for inter-city services. A high-speed, regional east-west transit service across the I-287 corridor between Suffern and Port Chester, connecting five north-south transit lines and linking Stewart Airport and Stamford, would enhance the economic vitality of Westchester and the region. Freight movement and delivery services need attention as on-demand supply management and shipping is expected to replace large inventories and on-site purchases. Pedestrian and bicycle route improvements should be included wherever possible. Transportation and land use decisions should be integrated.

10 **Heritage and character**
The pressure to redevelop Westchester’s cities, centers, neighborhoods and developed corridors will challenge the preservation of our historic and architectural heritage. Features that define a
community’s character must be identified. The County will provide planning tools to assist municipalities in the effort to protect and enhance special identifiable community characteristics. An aesthetic design component should be included both to enhance the aesthetic beauty of Westchester and to further the work done by historic preservation. Design guidelines should encourage the creation of distinctive skylines and tree-lined streets. It is essential that land use regulations in each municipality support the desired character.

11 Open space and recreation
Open space and recreational opportunities, both public and private, should continue to enhance the quality of life in Westchester. Action to further protect open space and environmentally sensitive areas as well as to establish active recreation sites should be based on regional priorities and objectives intended to create a stronger open space network, protect bio-diversity corridors and provide recreation opportunities for all. Agricultural uses must be seen as community resources. Tree replacement planting and removal of invasive species must receive prominent attention.

12 Educational, cultural and human resources
Westchester’s educational, cultural and human services institutions, public and private, must of necessity adapt their programs as well as their physical resources to demographic change, including the needs of new immigrants and the aging population. The county’s institutions should set an example of the leadership needed to enhance human and cultural resources.

13 Capital programs
Westchester County government will continue to shape the county’s development through capital programs, including land preservation and infrastructure enhancement, the delivery of services and the County Planning Board’s advisory review of municipal land use actions. The County should identify means to proactively integrate its selection and funding of capital projects with land use decision-making at the local level. All governments must fund maintenance to assure that infrastructures will be properly maintained using best management practices. It is important to set controlling taxes and costs as a priority of both local and County government while maintaining assets, including both infrastructure and services, so that Westchester County will remain a desirable place to live.

14 Green technology
The County will continue to advocate for “green technology” so that it becomes the expected way to build, manage storm water and provide sustainable energy in Westchester. Measures that were once optional to reduce energy use and conserve resources should become requirements. Initiatives should be taken at the County level to further these trends and to reduce the carbon footprint. County projects will continue to demonstrate best management practices in green technology.

Tomorrow’s Communistructure, as envisioned by Westchester 2025, will improve regional connectivity - not just by upgrading our physical infrastructure (roads, rails, sewers) but by
enhancing the infrastructure that facilitates communication and transference of data (wider bandwidth, GIS technology, visioning tools). This new infrastructure model for the 21st century will require a paradigm shift in the way we view and define infrastructure so as to allow us to be competitive in the global economy and become a greener, environmental sustainable community.

15 **Energy needs**
Global energy needs will outrun supply in the foreseeable future unless new reliable sources are developed and conservation and green technology are aggressively pursued regionally and nationally. The region must address energy requirements and energy delivery systems in ways that enhance and not limit resources. New utility systems should be placed underground and overhead systems replaced underground when possible. Sustainability must be a characteristic of new development.

16 **Public safety** Public safety should continue to be a priority for County and local government to safeguard Westchester from natural and manmade disasters while maintaining current and achievable plans for evacuation and response. Sidewalks, bikeways and traffic management should be enhanced to make daily life safer.
POLICIES TO GUIDE COUNTY PLANNING

“The Westchester County Planning Board shall...formulate and recommend major development policies...with the object of achieving a physical development of the county that will be orderly, harmonious, economically sound, and of attractive appearance…”

From the Westchester County Charter

*Westchester 2025* is dedicated to sustainable development which balances economic and environmental concerns and serves the needs of a changing population in Westchester County. The challenge to achieve a balance was described by *Patterns for Westchester*, in 1995, as facing two great opposing forces that pull Westchester’s development. On one side, the County, cities, towns and villages found themselves pushed to pursue development needed to support local economies and to finance public services. On the other side, government officials and county residents accepted the necessity of regulations that protect air, land and water resources which may also restrict development in some locations. *Patterns* sought to ease the tension between these forces through strategies that emphasize the historic planning framework of Westchester noting that a healthy balance between economic growth and a sound environment depends on directing growth to centers, reinventing developed corridors as multi-use places and factoring open space elements into the development process. In addition, *Patterns* called on the County to continue to foster the intermunicipal and regional approaches on which the planning for sustainable development depends.

Major events of the early 21st century including flooding, terrorism and infrastructure failure require a shift in the original premise of *Patterns* that cooperation should be voluntary to a paradigm that requires municipalities to participate in a more formal structure which will enable them to work together going forward.

The following polices, originally developed for *Patterns for Westchester* and modified here based on the context for planning presented in the preceding pages, underline the Westchester County Planning Board’s recommendations for *Westchester 2025* on land use, land acquisition and capital projects and on matters referred to it by local governments. The County Planning Board recommends these policies to municipalities as guidance for their own decision-making.

1 Channel development to centers
Channel development whenever possible to centers where infrastructure can support growth, where public transportation can be provided efficiently and where redevelopment can enhance economic vitality. Development should be consistent with defined community character and be designed to facilitate or enhance a smart growth urban fabric.

2 Enhance transportation corridors
Enhance the appropriate functions of the county’s transportation corridors. The quality of scenic routes should be protected. Traffic management, transit improvements and systematic maintenance should be implemented on travel routes to reduce congestion, ease movement,
increase mobility options and ensure public safety. Sections of corridors that have been developed should be evaluated for steps needed to make these areas into efficient and attractive multi-use places.

3 **Assure interconnected open space**
Assure a diverse and interconnected system of open space to shape development, to provide contrast in the texture of the landscape, to separate developed areas and to provide linkages among open space systems of the region.

4 **Nurture economic climate**
Nurture the economic climate of the county with use of municipal, county, state and federal resources to improve infrastructure, housing and programs that attract and support business enterprise, with consideration of intermunicipal impacts.

5 **Preserve natural resources**
Preserve and protect the county’s natural resources and environment, both physical and biotic. Potential impacts on water resources (water bodies, wetlands, coastal zones and groundwater), significant land resources (unique natural areas, steep slopes, ridgelines and prime agricultural land) and biotic resources (critical habitat, plant communities and biotic corridors) require careful consideration as part of land management and development review and approval.

6 **Support development and preservation of permanently affordable housing**
Encourage a range of housing types that are permanently affordable to renters and home buyers, with the County working with each municipality to address its needs for fair and affordable housing as well as a share of the regional need. The County Planning Board recognizes that the County Board of Legislators adopted a local law on November 22, 2009 that supplements its existing affordable housing Statement of Need. Actions to affirmatively further fair housing significantly advance the public interest of the County and its municipalities. The location of fair and affordable housing is central to fulfilling the County’s commitment to affirmatively further fair housing, which adds to the rich fabric and quality of life in Westchester County.

Existing homes and apartments that are currently affordable should be maintained and enhanced as necessary so that they continue to provide housing that meets health and safety standards and stays within affordability guidelines. New means must be identified to preserve the existing housing stock that is currently affordable including housing units whose affordability has sunset clauses or expiration dates. In addition to supporting communities that are adding new fair and affordable units, targeted efforts should be made in areas lacking racial diversity to add new fair and affordable housing that will be vigorously marketed to wider population groups. The County should make available a model ordinance that would promote fair and affordable housing and affirmative marketing which builds on such provisions now in place in many Westchester County municipalities.
7 **Support transportation alternatives**
Support transportation alternatives that improve the mobility choices of workers, consumers and residents and that improve air quality by enhancing the efficiency and effectiveness of public transportation and reducing solo-driving.

8 **Provide recreational opportunities to serve residents**
Enhance use of Westchester’s parks, beaches and recreation facilities by improving public access and by providing a variety of settings for passive and active use. New recreational opportunities should take into account the recreational needs of higher density population areas and the needs and interests of the county’s changing population.

9 **Protect historical and cultural resources**
Enhance the quality of life for Westchester residents by protecting the county’s cultural and historical resources, integrating their consideration into land use decisions and promoting awareness of such resources through educational programs.

10 **Maintain utility infrastructure**
Maintain safe and environmentally sound systems and policies for waste removal, collection and treatment as well as the treatment and distribution of drinking water consistent with the county’s land use policies. Programs to reduce and recycle the waste stream, protect water quality, control and treat storm water and mitigate or reduce the impacts of flooding must be strengthened.

11 **Support vital facilities**
Support capital improvements for physical facilities that enable the County and municipalities to deliver social services, public safety services and emergency services in an efficient, economic and humane manner.

12 **Engage in regional initiatives**
Work with neighboring jurisdictions in the Hudson Valley, Connecticut, New Jersey, Long Island and New York City in planning initiatives aimed at sound land use, transportation, economic development, housing and environmental policies.

13 **Define and protect community character**
Encourage efforts to define the desired character of each municipality and neighborhoods within the broader, diverse palate of Westchester County. Support initiatives to adapt and establish land use policies and regulations that enhance that character through focus on location, setting, aesthetic design and scale of development as well as the public context of street life, tree canopy and utility placement.
14 **Promote sustainable technology**
Promote reliable, sustainable energy and conservation practices while fostering green technology in all areas of land use and building to create a sustainable Westchester County which reduces the carbon footprint and is adaptable to globalization and technological change. Support creating the foundation for Tomorrow’s Communistructure, a concept of civic infrastructure that seamlessly integrates traditional public infrastructure with communication networks to permit dynamic community interaction and connectivity.

15 **Track and respond to trends**
Track and evaluate trends in land use, demographics and economic factors to keep the County current and responsive to changes in the context for planning with continuously updated tools and resources that can be shared with others.
Existing Conditions

The Mid-Hudson region of New York State consists of seven distinct and unique counties (Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, and Westchester) that have proven to be a prime location to live, work, and raise families. The region’s enviable combination of urban, suburban, and rural lifestyles, unequalled quality of life, and close proximity to New York City has attracted a wide array of businesses and a highly talented and educated workforce to the region, which borders three states (Connecticut, Pennsylvania, and New Jersey).

Early in its process, the Council conducted a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis of the region. Table 1 presents findings on Strengths and Weaknesses, and the following paragraphs provide elaboration. Findings on Opportunities and Threats are presented in Section 3.

**Table 1**

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
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<tbody>
<tr>
<td>Diversified service-based economy with several technology-based industries and educational resources (engineering at SUNY and expertise in cloud computing and analytics research at Marist College) to prepare individuals for careers in technology-based industries</td>
<td>High business operating costs due to high wages, taxes, and energy costs</td>
</tr>
<tr>
<td>Proximity to the vast market and labor force of New York City</td>
<td>Aging infrastructure and challenge of financing improvements, including replacement of the Tappan Zee Bridge and improvements to Stewart International Airport</td>
</tr>
<tr>
<td>Transportation infrastructure including six interstate highways, Stewart International Airport, Westchester County Airport, and mass transit in the southern counties</td>
<td>Home rule and business regulation, including lengthy and complex approvals processes both locally (e.g., zoning, permitting) and statewide (State Environmental Quality Review Act or SEQRA)</td>
</tr>
<tr>
<td>Highly-skilled and diversified workforce</td>
<td>Dearth of shovel-ready sites for business expansions or relocations</td>
</tr>
<tr>
<td>Many colleges and universities to provide a steady stream of young workers as well as cultural opportunities for residents</td>
<td>High housing costs; need for more affordable housing, including multi-unit housing</td>
</tr>
<tr>
<td>Stable communities with good public schools</td>
<td>Youth flight to NYC and other areas perceived to offer greater economic and social opportunities</td>
</tr>
<tr>
<td>Diverse housing stock, including particularly in Westchester County, higher density housing near rail lines and other public transit</td>
<td>Lack of lodging availability to further develop the Mid-Hudson region’s tourism industry</td>
</tr>
<tr>
<td>High quality of life thanks to many factors, including cultural, historic, and ‘natural’ resources of the region</td>
<td>Lack of broadband and inconsistent cell phone service in the region’s rural northern areas inhibit business formation</td>
</tr>
<tr>
<td>The Catskills, Delaware River, and the Hudson River and its watershed, which provides spectacular scenery and abundant water supplies, and the Long Island Sound, which offers boating, swimming, fishing, and commercial activities</td>
<td>Absence in the region of a state or private research university, which in other U.S. regions have been spurs to technology-related research and development</td>
</tr>
<tr>
<td>Seven Fortune 500 companies have headquarters in Westchester County, including two Fortune 50 companies, IBM and Pepsico</td>
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Mid-Hudson Regional Economic Development Council Strategic Plan • ( 6 )
**Vision Statement**

From our historic urban centers and scenic waterfronts to rich rural farmland, we will preserve an unparalleled quality of life for all Mid-Hudson Valley residents by creating a competitive, pro-business climate that cultivates a highly skilled, diverse workforce; encourages investment; nurtures entrepreneurism; promotes academic excellence and scientific discovery; fosters cluster development; fortifies infrastructure; advocates environmental stewardship; expands existing companies of all sizes, while attracting others from out-of-state – resulting in unprecedented employment and economic opportunities that reach beyond our region to benefit all New Yorkers.

**Looking Ahead**

In the second part of its SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis, the Council identified many opportunities to move the region closer to attaining its aspirational vision, as well as several threats.

### Opportunities

- The region’s technology-based industries: biotechnology and other biomedical; high-tech manufacturing; and information technology
- Growth potential of more mature industries including distribution, food and beverage, health care, and professional services
- Leverage the region’s impressive natural resources and high quality-of-life and develop tourism (agricultural, historic, cultural, food, and eco tourism)
- Replace Tappan Zee Bridge
- Improvements to existing infrastructure, including Stewart Airport in Orange County, and facilities spaces available for future development, (including the Pfizer campus in Pearl River and IBM facilities in Fishkill and Kingston, etc.)
- Revitalize urban centers and invest in waterfront development
- Enhance the talent pipeline by expanding workforce training
- Reform tax and regulatory policies that inhibit business formation and expansion
- Encourage green development projects as part of developing a green Hudson Valley economy
- Embrace inter-regional partnerships that leverage cross-region resources, including the research universities in other regions of the state
- Retain more young people in the region

### Threats

- More aggressive and organized economic development programs of other U.S. states, particularly neighboring states
- Aggressive economic development recruitment by foreign nations
- Large numbers of unskilled and semi-skilled workers unqualified for available jobs that have higher skill requirements
- The deterioration of the Tappan Zee Bridge
Build on the unique location of the Hudson Valley (situated between the majestic Hudson River, the Delaware River, and Long Island Sound) and promote waterfront development in order to enhance tourism, recreation, and trade.

GOAL 13:
- OG KPIs
- CFG KPIs
- PTP KPIs
- Other
  - Hotel occupancy rates
  - Visitor spending
  - Visitors to parks, museums, and historic sites

Support MWBEs (Minority and Women Business Enterprises).

GOAL 14:
- OG KPIs
- CFG KPIs
- PTP KPIs
- Other
  - Total certified MWBE per capita
  - Total certified MWBE as a percentage of minority population
  - Number of MWBE eligible for certification per capita

Align public-private support to ensure implementation of the regional Plan and consideration of new opportunities.

GOAL 15:
- OG KPIs
- CFG KPIs
- PTP KPIs
- Other
  - New projects initiated/completed
  - Number of individuals employed in economic development
  - Economic Development spending per capita (local, state, federal)
Applicant – Town of Greenburgh, Environmental Protection Fund: Parks, Preservation and Heritage Grants

Project Impact

Q_6951

The Town of Greenburgh is fortunate to have the support of a wide variety of groups including, residents, civic associations, Town officials, local leaders (County legislators, State Assemblyman, US Senators, etc.), non-profit organizations specializing in historic preservation/U.S. history, Town Departments, County government, area school districts, and Town land use Boards (Planning Board, Conservation Advisory Council, Historic & Landmark Preservation Board), as well as supportive letters from the public.

A list of letters of support follows, which are in addition to the Town of Greenburgh resolution in support:

Board/Committees/Departments (Town of Greenburgh):

Historic & Preservation Landmark Board
Planning Board
Conservation Advisory Council
Parks and Recreation Advisory
Westchester County Planning Department Commissioner
Fran McLaughlin (Former Planning Board Chairperson)
Dept. of Community Resources
Commissioner, Parks and Recreation

School District Superintendents:

Edgemont
Irvington
Ardsley

Elected Officials:

Thomas Abinanti
County Legislator MaryJane Shimsky
Congresswoman Nita Lowey

Historic:

National Washington-Rochambeau Revolutionary Route National Historic Trail Association
Hudson River Valley Institute
Greater Hudson Heritage Network
Hudson River Valley Greenway
Civic Associations:

CGCA
Worthington-Woodlands
Poets Corners

Numerous emails and letters from residents in support were also received and are included in response 6946. Attached to this response are public outreach efforts, which have been well received.
RESOLUTION ENDORSING THE SUBMISSION OF A 2018 APPLICATION FOR HISTORIC PRESERVATION IN CONNECTION WITH THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (NYSOPRHP) ENVIRONMENTAL PROTECTION FUND (EPF) GRANTS PROGRAM FOR PARKS, PRESERVATION AND HERITAGE FOR FUNDING FOR RESTORATION IMPROVEMENTS TO THE ODELL HOUSE, LOCATED AT 425 RIDGE ROAD IN THE TOWN OF GREENBURGH

WHEREAS, the 2018 Environmental Protection Fund Parks, Preservation and Heritage grant funding application, through the New York State Office of Parks, Recreation and Historic Preservation, provides grant funds to eligible applicants to acquire, improve, protect, preserve, rehabilitate or restore properties listed on the State or National Register of Historic Places and for structural assessments and/or planning for such project; and

WHEREAS, the Town of Greenburgh is a municipality within Westchester County, NY and is an eligible applicant seeking to partner with the Odell House owner (New York Chapter of the Sons of the American Revolution); and

WHEREAS, the Odell House, located at 425 Ridge Road in the Town of Greenburgh, was added to the National Register of Historic Places on March 28, 1973, the New York State Register of Historic Places on June 23, 1980, and to the Town’s List of Landmarked Properties on September 12, 2012; and

WHEREAS, the Odell House served as headquarters for French General Rochambeau for six weeks in 1781 during the Philipsburg Encampment of the American War for Independence, and is a landmark on the Washington-Rochambeau National Historic Trail; and

WHEREAS, the Odell House is falling rapidly into a state of disrepair, and this grant represents an opportunity to provide much needed restoration to this important piece of our nation’s history; and

WHEREAS, the Town of Greenburgh consistently supports local history resources through Town Law and Policy (creation of a Historic and Landmark Preservation Board, Reconnaissance-level Historic Resource Survey, local Historic Preservation Ordinance, local Town Historian, etc.); and

WHEREAS, the Town of Greenburgh Comprehensive Plan identifies the local importance of the Washington-Rochambeau Trail and specifically notes the Odell House’s role as a historic resource; and

WHEREAS, the Town of Greenburgh has the full support of the New York Chapter of the Sons of the American Revolution, as established in a letter dated December 8, 2016, and in a letter dated July 10, 2018 (updated July 24, 2018); and

WHEREAS, the Town Board of the Town of Greenburgh EPF Grant through New York State’s Consolidated Funding Application (CFA) process was initially planned to be an amount of $300,000, matched by the New York Chapter of the Sons of the American Revolution in an amount of $300,000, for a total of $600,000 of project budget for restorative work; and

APPROVED

JUL 24 2018

BY RESOLUTION
OF THE TOWN BOARD

Adopted 07/24/2018
WHEREAS, following adoption of Town Board Resolution CD-2 – 07/11/18, which supported a $600,000 budget, an updated project budget estimate was prepared by a licensed architect and received by the Town Board of the Town of Greenburgh, indicating that a total project budget of $700,000 would be more appropriate for initial restoration efforts; and

WHEREAS, the goal of the project for which the grant funding is sought will be to fully restore the Odell House to a point where the building and site are publicly accessible and can be enjoyed by residents and visitors as part of educational tours, and that the $700,000 budget will substantially bring the site towards that goal; and

WHEREAS, the Town Board of the Town of Greenburgh EPF Grant through New York State’s Consolidated Funding Application (CFA) process will be in the amount of $350,000, matched by the New York Chapter of the Sons of the American Revolution in an amount of $350,000, for a total of $700,000 of project budget for restorative work;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Greenburgh hereby endorses the submission of an application for Historic Preservation in connection with the new York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding for Restoration Improvements to the Odell House, located at 425 Ridge Road in the Town of Greenburgh.
July 10, 2018 – Updated July 24, 2018

Supervisor Paul J. Feiner
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

Dear Supervisor Feiner,

The New York Chapter of the Sons of the American Revolution fully authorizes and supports the Town of Greenburgh as an applicant for the submission of an application for Historic Preservation in connection with the New York State Office of Parks, Recreation and Historic Preservation (NYSPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding for Restoration Improvements to the Odell House, located at 425 Ridge Road in the Town of Greenburgh.

The partnership that we began in 2016 with the Town of Greenburgh, and which will continue with the successful awarding of this grant, is a landmark event in the history of The New York Chapter of the Sons of the American Revolution as owner of the Odell House site. As owners, we have full confidence in our ability to contribute the $350,000 match, bringing the total project budget to $700,000, which is the amount anticipated to bring Odell House to full restoration. The New York Chapter of the Sons of the American Revolution enthusiastically agrees to sign the project agreement and any long-term protection document, to ensure the success of the project and compliance with the grant.

The New York Chapter of the Sons of the American Revolution is most appreciative of the support of Supervisor Paul Feiner and the Honorable Members of the Town Board for their continued support of the Odell House, in the interest of the public good.

Sincerely,

Robert J. Stackpole, President
New York Chapter of the
Sons of the American Revolution
21 Lake Street, Apartment 5C
White Plains, NY 10603
Garrett:
Just posted this on the town website and on social media. Student interns will be doing research—helping to identify potential sources of funds and will be producing and airing public service announcements on cable TV and on social media. I will also ask them to interview local historians to discuss the significance of this house. PAUL

YOUR HELP NEEDED AND WANTED-- TO PRESERVE THE HISTORIC ODELL HOUSE LOCATED ON RIDGE ROAD, HARTSDALE
LETTERS OF SUPPORT WOULD BE VERY HELPFUL
IF YOU WANT TO JOIN OUR COMMITTEE TO PRESERVE THE ODELL HOUSE COMPLETE FORM BELOW
This past Wednesday the Greenburgh Town Board voted to support the submission of a grant to New York State for funding for the restoration of Odell House. The grant will be submitted July 23rd. Following my initial announcement of the Town Board’s intent to submit for this grant, many residents sent in emails of support. Many residents also generously offered to volunteer their skills and time in a variety of capacities (photography, carpentry, landscaping, social media, etc.). These generous offers from residents are much appreciated and will supplement the major effort needed to bring this historic property back to its former state. Additional volunteer partnerships are most valuable for a project of this nature. Any individual letters of support would also be much appreciated as the Town seeks to put forth the strongest grant application possible. If you send me a letter or e-mail in support of the application we will include the letter in our grant application. Letters received after July 23rd will also be shared with other potential organizations that are interested in preserving important historical buildings.

Thanks for your interest. ALSO IF YOU ARE INTERESTED IN BEING A PART OF A COMMITTEE THAT WILL BE WORKING ON THIS IMPORTANT INITIATIVE - PLEASE ADVISE.

PAUL FEINER
Greenburgh Town Supervisor

PS: ON SATURDAY, JULY 21 AT 9 PM YOU WILL HEAR LOUD NOISES--IT’S OUR ANNUAL FIREWORKS EVENT AT AF VETERAN PARK (PART OF FAMILY DAY). HOPE YOU ENJOY!

RESOLUTION ENDORSING THE SUBMISSION OF A 2018 APPLICATION FOR HISTORIC PRESERVATION IN CONNECTION WITH THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (NYSOPRHP) ENVIRONMENTAL PROTECTION FUND (EPF) GRANTS PROGRAM FOR PARKS, PRESERVATION AND HERITAGE FOR FUNDING FOR RESTORATION IMPROVEMENTS TO THE ODELL HOUSE, LOCATED
Thanks so much. I have shared your email with the commissioner of planning and the members of the Town Board. PAUL FEINER

From: Alain Pilet <Alain@frenchheritagesociety.org>
Sent: Tuesday, July 24, 2018 12:51 PM
To: Paul Feiner
Cc: Jennifer Herlein
Subject: Your letter of July 16 - The Odell House preservation

Dear Mr. Feiner,

In response to your letter to Ms. Stribling dated July 16 referencing a resolution for the funding to preserve the Odell house, resolution approved by the Greenburgh Town Board, please find information here below and here attached that we hope will be useful for you to start the process.

I will be your main contact regarding any questions for a Grant application.

Here attached please find various documents explaining our Grants requirements, the processes and forms to be filled out to request such Grants.

These forms are self-explanatory, but do not hesitate to contact me if you need further details or if you have any questions.

I have copied our Executive Director, Ms. Jennifer Herlein, who can also answer any questions in case I might not be available.

Thank you for reaching out the French Heritage Society and hopefully this information will help you to decide if your project can fit within our requirements.

Also, the Grants attributions for the year 2018 are now closed, but we encourage you to apply for a 2019 Grant as soon as you can. The Grants requests are reviewed early in the year by our Grants Committee and approved during our Spring Board meeting early May.

Best regards,

ALAIN PILET
Chief Administrative Officer
FRENCH HERITAGE SOCIETY
14 East 60th Street, Suite 605
New York, NY 10022
Phone: (212) 759-6846
Fax: (212) 759-9632
www.frenchheritagesociety.org

French Heritage Society – French Heritage Society

www.frenchheritagesociety.org

French Heritage Society – French Heritage Society
we should reach out to volunteer new York regarding odell house. PAUL
YOUR HELP NEEDED AND WANTED-- TO PRESERVE THE HISTORIC ODELL HOUSE LOCATED ON RIDGE ROAD, HARTSDALE

LETTERS OF SUPPORT WOULD BE VERY HELPFUL

IF YOU WANT TO JOIN OUR COMMITTEE TO PRESERVE THE ODELL HOUSE COMPLETE FORM BELOW

This past Wednesday the Greenburgh Town Board voted to support the submission of a grant to New York State for funding for the restoration of Odell House. The grant will be submitted July 23rd. Following my initial announcement of the Town Board’s intent to submit for this grant, many residents sent in emails of support. Many residents also generously offered to volunteer their skills and time in a variety of capacities (photography, carpentry, landscaping, social media, etc.). These generous offers from residents are much appreciated and will supplement the major effort needed to bring this historic property back to its former state. Additional volunteer partnerships are most valuable for a project of this nature. Any individual letters of support would also be much appreciated as the Town seeks to put forth the strongest grant application possible. If you send me a letter or e mail in support of the application we will include the letter in our grant application. Letters received after July 23rd will also be shared with other potential organizations that are interested in preserving important historical buildings.

Thanks for your interest. ALSO IF YOU ARE INTERESTED IN BEING A PART OF A COMMITTEE THAT WILL BE WORKING ON THIS IMPORTANT INITIATIVE - PLEASE ADVISE.

PAUL FEINER
Greenburgh Town Supervisor

PS: ON SATURDAY, JULY 21 AT 9 PM YOU WILL HEAR LOUD NOISES--IT’S OUR ANNUAL FIREWORKS EVENT AT AF VETERAN PARK (PART OF FAMILY DAY). HOPE YOU ENJOY!

RESOLUTION ENDORSING THE SUBMISSION OF A 2018 APPLICATION FOR HISTORIC PRESERVATION IN CONNECTION WITH THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (NYSOPRHP) ENVIRONMENTAL PROTECTION FUND (EPF) GRANTS PROGRAM FOR PARKS, PRESERVATION AND HERITAGE FOR FUNDING FOR RESTORATION IMPROVEMENTS TO THE ODELL HOUSE, LOCATED AT 425 RIDGE ROAD IN THE TOWN OF GREENBURGH

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WHEREAS, the Town of Greenburgh is a municipality within Westchester County, NY and is an eligible applicant seeking to partner with the Odell House owner (New York Chapter of the Sons of the
WHEREAS, the Odell House, located at 425 Ridge Road in the Town of Greenburgh, was added to the National Register of Historic Places on March 28, 1973, the New York State Register of Historic Places on June 23, 1980, and to the Town's List of Landmarked Properties on September 12, 2012; and

WHEREAS, the Odell House served as headquarters for French General Rochambeau for six weeks in 1781 during the Philipsburg Encampment of the American War for Independence, and is a landmark on the Washington-Rochambeau National Historic Trail; and

WHEREAS, the Odell House is falling rapidly into a state of disrepair, and this grant represents an opportunity to provide much needed restoration to this important piece of our nation's history; and

WHEREAS, the Town of Greenburgh consistently supports local history resources through Town Law and Policy (creation of a Historic and Landmark Preservation Board, Reconnaissance-level Historic Resource Survey, local Historic Preservation Ordinance, local Town Historian, etc.); and

WHEREAS, the Town of Greenburgh Comprehensive Plan identifies the local importance of the Washington-Rochambeau Trail and specifically notes the Odell House's role as a historic resource; and

WHEREAS, the Town of Greenburgh has the full support of the New York Chapter of the Sons of the American Revolution, as established in a letter dated December 8, 2016, and in a letter dated July 10, 2018; and

WHEREAS, the Town Board of the Town of Greenburgh EPF Grant through New York State's Consolidated Funding Application (CF A) process will be in the amount of $300,000, which will be matched by the New York Chapter of the Sons of the American Revolution in an amount of $300,000, for a total of $600,000 of project budget for restorative work; and

WHEREAS, the goal of the project for which the grant funding is sought will be to fully restore the Odell House to a point where the building and site are publicly accessible and can be enjoyed by residents and visitors as part of educational tours;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Greenburgh hereby endorses the submission of an application for Historic Preservation in connection with the New York State Office of Parks, Recreation and Historic Preservation (NYSPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding for Restoration Improvements to the Odell House, located at 425 Ridge Road in the Town of Greenburgh.

HISTORIC HOUSE ON RIDGE ROAD WHICH WAS USED DURING REVOLUTIONARY WAR by ROCHAMBEAU IS RAPIDLY DETERIORATING--TOWN SEEKING FUNDS TO RESTORE HOUSE ON JULY 4TH LET’S REFLECT ON THE ROLE THE ODELL HOUSE HAD IN AMERICAN HISTORY

**Odell House-Rochambeau Headquarters at 425 Ridge Road in the Hartsdale section of Greenburgh. The early 1700’s farmhouse, which served as headquarters for French General Rochambeau for six weeks in 1781 during the Philipsburg Encampment**

The Town of Greenburgh is assisting the Sons of the American Revolution (private owner of the historic Odell House on Ridge Road) in seeking to obtain a grant to continue restoration efforts for the Odell House. We believe that at least $500,000 will have to be spent to save the building. In recent years, the condition of the house has deteriorated. A grant opportunity exists through the New York State Consolidated Funding Application process (Environmental Protection Fund), which will be submitted later this month. The funds
sought will be used for architectural planning/design and construction work for an initial phase of securing the house from a structural/safety standpoint. It is anticipated that additional funding will be necessary to bring the house full circle, to a point where the house is publicly accessible. The Odell House is part of the Washington-Rochambeau National Historic Trail and its history and story can only properly be conveyed through a restored site. Although the Town does not own the site, it is hoped that continued Town assistance can be a contributor towards the goal of preserving the Odell House.

It would be a crime not to take action. This house played an important role in our nation's history. There is currently a historic marker at the site of the house.

Paul Feiner Greenburgh Town Supervisor

From Wikipedia, the free encyclopedia

**Odell House**

**U.S. National Register of Historic Places**

![Image of Odell House](image)

**Location** 425 Ridge Road, [Greenburgh, New York](https://www.greensburgny.gov/), United States

/ 41.01944; -73.81778 /

41.01944; -73.8177

**Area** 1 acre (0.40 hectares)

**Built** 1732

**Added to NRHP** March 28, 1973 (45 years ago) (1973-03-28)
The Odell House is a historic home located at Greenburgh, Westchester County, New York, United States. During the American Revolutionary War, the Odell farm served as headquarters of Count de Rochambeau and campsite for the French expeditionary forces under his command from July 6 to August 18, 1781.

The house consists of a 1 ½-story central section erected in 1732, with flanking wings. The east wing was built in 1765 as a 1 ½-story structure and raised to a full two stories in 1785. The central section and east wing are of wood-frame construction, covered with cedar wood shingles, and rest on a fieldstone foundation. The 2-story stone west wing was built between 1853 and 1855. The house features three divided Dutch doors.

In 1965, the house was deeded to the New York chapter of the Sons of the American Revolution.\[2\]
It was added to the National Register of Historic Places in 1973.\[1\]

TO: TOWN BOARD AND PLANNING COMMISSIONER

( ) YES. I BELIEVE THAT THE HISTORIC ODELL HOUSE SHOULD BE PRESERVED

( ) YES. I WOULD BE INTERESTED IN JOINING A COMMITTEE THAT WILL ASSIST IN THE EFFORT TO PRESERVE THIS HISTORIC LANDMARK.

( ) YES. I WOULD BE HAPPY TO PARTICIPATE IN AN EFFORT TO HELP THE TOWN OBTAIN OTHER FINANCIAL GRANTS FROM PRIVATE FUNDERS

I THINK YOU SHOULD REACH OUT TO THE FOLLOWING FOUNDATIONS OR POTENTIAL DONORS WHO MIGHT BE INTERESTED IN HELPING THE TOWN PRESERVE HISTORY.

NAME
ADDRESS
E MAIL
PHONE
let's work hard to restore Odell House (Ridge Road) which is rapidly deteriorating and was used by Rochambeau during Revolutionary War

HISTORIC HOUSE ON RIDGE ROAD WHICH WAS USED DURING REVOLUTIONARY WAR by ROCHAMBEAU IS RAPIDLY DETERIORATING--TOWN SEEKING FUNDS TO RESTORE HOUSE ON JULY 4TH LET'S REFLECT ON THE ROLE THE ODELL HOUSE HAD IN AMERICAN HISTORY

Odell House-Rochambeau Headquarters at 425 Ridge Road in the Hartsdale section of Greenburgh. The early 1700's farmhouse, which served as headquarters for French General Rochambeau for six weeks in 1781 during the Philipsburg Encampment

The Town of Greenburgh is assisting the Sons of the American Revolution (private owner of the historic Odell House on Ridge Road) in seeking to obtain a grant to continue restoration efforts for the Odell House. We believe that at least $500,000 will have to be spent to save the building. In recent years, the condition of the house has deteriorated. A grant opportunity exists through the New York State Consolidated Funding Application process (Environmental Protection Fund), which will be submitted later this month. The funds sought will be used for architectural planning/design and construction work for an initial phase of securing the house from a structural/safety standpoint. It is anticipated that additional funding will be necessary to bring the house full circle, to a point where the house is publicly accessible. The Odell House is part of the Washington-Rochambeau National Historic Trail and its history and story can only properly be conveyed through a restored site. Although the Town does not own the site, it is hoped that continued Town assistance can be a contributor towards the goal of preserving the Odell House.

It would be a crime not to take action. This house played an important role in our nation's history. There is currently a historic marker at the site of the house.

Paul Feiner Greenburgh Town Supervisor

From Wikipedia, the free encyclopedia

### Odell House

**U.S. National Register of Historic Places**
The Odell House is a historic home located at Greenburgh, Westchester County, New York, United States. During the American Revolutionary War, the Odell farm served as headquarters of Count de Rochambeau and campsite for the French expeditionary forces under his command from July 6 to August 18, 1781.

The house consists of a 1 1/2-story central section erected in 1732, with flanking wings. The east wing was built in 1765 as a 1 1/2-story structure and raised to a full two stories in 1785. The central section and east wing are of wood-frame construction, covered with cedar wood shingles, and rest on a fieldstone foundation. The 2-story stone west wing was built between 1853 and 1855. The house features three divided Dutch doors.

In 1965, the house was deeded to the New York chapter of the Sons of the American Revolution. It was added to the National Register of Historic Places in 1973.
July 13, 2018

Supervisor Paul Feiner and Honorable Members of the Town Board
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

Dear Supervisor Feiner and Honorable Members of the Town Board,

I support the Town of Greenburgh’s initiative in seeking funding through the New York State Office of Parks, Recreation and Historic Preservation Environmental Protection Fund, to fully restore Odell House on Ridge Road in the Town of Greenburgh.

If the Odell House were to be reconditioned to the point where the building and site are publically accessible, our hopes would be to utilize the facility for educational tours, so our district’s school children would have the opportunity for class trips and to learn about this important piece of our nation’s history.

Respectfully,

Mr. Christopher Borsari
Superintendent of Schools
Public Schools of Tarrytown
200 N. Broadway
Sleepy Hollow, NY 10591
RE: Town of Greenburgh CFA Letter of Support – Odell House Restoration Project

Dear Supervisor Feiner,

On behalf of the Hudson River Valley Greenway and Hudson River Valley National Heritage Area, I am pleased to support the Town of Greenburgh’s application for Historic Preservation in connection with the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding for restoration improvements to the Odell House.

The Hudson River Valley Greenway and Hudson River Valley National Heritage Area were established in large part to preserve and promote the cultural resources and historic places of the Hudson River Valley. Our two organizations support novel collaborative efforts between residents, government agencies, nonprofit organizations, and private partners to interpret and celebrate the nationally-significant history of our region. In addition to the tangible benefits of these preservation efforts, our activities are essential in promoting a popular appreciation for these historical and cultural sites to both residents and visitors alike, encouraging vital public stewardship and supporting the heritage tourism economy both locally and regionally.

Odell House is recognized through local and New York State historic designation, and is listed on the National Register of Historic Places. The restoration of this house to make it publicly accessible will be an asset to the community, providing educational and tourism benefits. As communities in the Hudson River Valley plan for the 250th anniversary of U.S. Independence, efforts to preserve this landmark on the Washington-Rochambeau National Historic Trail are much needed.

The project is in keeping with the mission of the Hudson River Valley Greenway and the Hudson River Valley National Heritage Area, and therefore it has our full support.

Respectfully,

Scott Keller
Acting Executive Director

Cc: Garrett Duquesne, Commissioner Community Development and Conservation, Town of Greenburgh
July 13, 2018

Supervisor Paul Feiner and Honorable Members of the Town Board
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

Dear Supervisor Feiner and Honorable Members of the Town Board,

I support the Town of Greenburgh’s initiative in seeking funding through the New York State Office of Parks, Recreation and Historic Preservation Environmental Protection Fund, to fully restore Odell House on Ridge Road in the Town of Greenburgh.

If the Odell House were to be reconditioned to the point where the building and site are publically accessible, our hopes would be to utilize the facility for educational tours, so our district’s school children would have the opportunity for class trips and to learn about this important piece of our nation’s history.

Respectfully,

Mr. Christopher Borsari
Superintendent of Schools
Public Schools of Tarrytown
200 N. Broadway
Sleepy Hollow, NY 10591
July 17, 2018

Supervisor Paul Feiner and Honorable Members of the Town Board
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

Dear Supervisor Feiner and Honorable Members of the Town Board,

As the new Superintendent of the Ardsley Union Free School District, I was thrilled to learn about the Olear House restoration project. I support the Town of Greenburgh’s community initiative in seeking funding through the New York State Office of Parks, Recreation and Historic Preservation Environmental Protection Fund, to fully restore Odell House on Ridge Road in the Town of Greenburgh.

Optimistically, when the Odell House is reconditioned to the point where the building and site are publically accessible, our hopes would be to utilize the facility for educational tours, so our children will learn about this important piece of our nation’s history. Moreover, if there is an opportunity to further support this project I would be happy to personally assist and would also reach out to the Ardsley learning community. Thank you for your time, efforts, and consideration.

Respectfully,

Dr. Ryan Schoenfeld
Superintendent of Schools
July 16, 2018

Supervisor Feiner and Town Board Members
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

RE: Odell House Restoration Project

I write in support of the Town of Greenburgh's application to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding for restoration improvements to the Odell House.

Odell House is recognized through local and New York State historic designation, and is listed on the National Register of Historic Places. The restoration of Odell House to make it publicly accessible will be an asset to the community, providing educational and tourism benefits. As communities in Westchester County, and across the country, plan for the 250th anniversary of U.S. Independence, efforts to preserve this landmark on the Washington-Rochambeau National Historic Trail are much needed.

This project will enhance the preservation of an important piece of local and national history, and I urge its consideration.

Sincerely,

[Signature]

Thomas J. Abinanti
July 23, 2018

Mr. Garrett Duquesne, Commissioner
Department of Community Development & Conservation
177 Hillside Avenue
Greenburgh, NY 10607

Dear Commissioner Duquesne,

At its regularly scheduled meeting on Tuesday, July 17, 2018, the Council of Greenburgh Civic Associations (CGCA) discussed the Town Board’s recent adoption of a resolution endorsing the submission of a grant application to the New York State Office of Parks, Recreation and Historic Preservation for funding to aid in restoring the Odell House on Ridge Road.

The CGCA recognizes that the Odell House, built in 1732, is an important historic landmark not only in the Town but also in the history of our nation, as it served as a headquarters for French General Comte de Rochambeau during the American War for Independence and has for decades been included on the National Register of Historic Places and the New York State Register of Historic Places. The CGCA also recognizes that the Odell House cannot presently be pointed to as a symbol of pride since it has fallen into a state of disrepair and is no longer open to residents and visitors.

Following a lengthy discussion, CGCA representatives present at the meeting voted to send this letter to you in support of the grant application. We hope this building can be fully restored and re-opened to the public in the near future.

Sincerely,

Ella Preiser, CGCA Secretary

cc: Greenburgh H&LPB
July 13, 2018

Supervisor Feiner and Town Board Members
Town of Greenburgh
177 Hillside Avenue
Greenburgh, New York 10607

RE: Town of Greenburgh Letter of Support – Odell House Restoration Grant

I am writing to express my support for the Town of Greenburgh Consolidated Funding Application for funding for the restoration of the historic Odell House on 425 Ridge Road, Hartsdale. The restoration of Odell House would benefit residents of the Town of Greenburgh as well as regional visitors who have an interest in American History. This site’s restoration also represents an opportunity for the Department of Community Resources for enhanced programming within the Town.

The Town of Greenburgh Department of Community Resources, which operates the Theodore D. Young Community Center, seeks to improve the quality of life for Greenburgh residents by providing a variety of educational, cultural, recreational and social programs and services. It is our multi-faceted approach by which we endeavor to lessen problems caused by poverty, racism and cultural deprivation. We accomplish our mission through: Programs and Activities, Service, Advocacy and Information outreach to the community in partnership with schools and other agencies to share the vision with our residents. The potential to offer bus trips to the many seniors and youths that utilize this Department’s diverse array of programs would be a great service to the community.

Respectfully,

Andre G. Early, Commissioner
Town of Greenburgh
Department of Community Resources
July 16, 2018

Supervisor Feiner:

I am writing on behalf of the Edgemont school district in support of the Town of Greenburgh's grant to assist in the restoration of Odell House, located at 425 Ridge Road in Hartsdale, New York. We are confident that this work will benefit the students of Edgemont for many years to come. Our curriculum includes intensive study of the American colonial period during grades four, seven, and eleven (among others). It would be wonderful to provide opportunities for our students to visit and learn about this landmark building that played an important role during the Revolutionary War.

We have relatively few cultural resources of this type in our community. As a model, however, I would point to our ongoing partnership with the Greenburgh Nature Center. Our students frequently visit the GNC as part of their study of science and social studies. We expect that, should the Odell House be restored and made open to the public, we would look for similar opportunities to build visits to the location into our program to provide students with opportunities to learn about American history in an authentic, experiential manner.

Thank you for your consideration of this important project.

Sincerely,

Victoria Kniewel
Superintendent
NYSOPRHP
Grants Program

RE: Funding For Restoration Improvements to Odell House
425 Ridge Road, Town of Greenburgh, Westchester County

Dear NYSOPRHP:

I am writing in support of the Town of Greenburgh’s application for a grant of $300,000, to be matched by the Sons of the American Revolution for a total of $600,000, to restore the Odell House at 425 Ridge Road so it can be accessed and enjoyed by the public.

The Odell House is on the National Register of Historic Places and the New York State Register of Historic Places. It is also on the Town’s list of landmarked properties and is a landmarked building on the Washington-Rochambeau National Historic Trail.

The Odell House, frankly, is in terrible shape, unable to be safely accessed by the public and unable to serve our area as the important educational resource of our early American history that it certainly is. It would be a terrible loss for our Town if access to this important historic property were to be denied our residents and the many tourists who visit our area.

I served on the Town’s Planning Board from February 1994 to December 2016 and was its chairperson for the last 17 of those years. I also served on the committees that produced the Town’s last two comprehensive plans and was Vice Chair of the committee that produced the most recent plan which identified the historic importance of the Washington/Rochambeau Trail and the Odell House. I was involved in drafting the Town’s Historic Preservation Ordinance following the first comprehensive plan. I have also received an award from the Westchester Municipal Planning Federation as a distinguished citizen planner.

I am mentioning all that to show my knowledge of the historic aspects of our Town and my genuine concern for the preservation of our history.

This grant is badly needed, will be well used and result in saving a building for future generations to understand the Town’s important role in Revolutionary War History.

Sincerely,

Frances S. McLaughlin
Dear Mr. Duquesne,

I'm so glad that W3R-US was able to put in a support letter in time. It would have been redundant for me to send one separately; and coming from the entire W3R-US Board is so much more compelling!

BTW --- W3R-US is working with NPS on a Long Range Interpretive Plan for the entire trail --- which will be ongoing up until December at least. After (and during) preservation he Odell House will be a prime location for interpreting the W3R-US.org route in NYS. I eagerly await good news of the funding award!!!

Good Luck to us all!!!

Best,
Janet

Janet Lee Burnet
Immediate Past Chair W3R-US.org
845-323-7962

-----Original Message-----
From: Garrett P. Duquesne <GDuquesne@greenburghny.com>
To: 'Ellen Von Karajan' <evonkarajan@gmail.com>
Cc: Janet Burnet <janetburnet@aol.com>; Kim Burdick <KimRBurdick@aol.com>; Robert Reyes <robertereyes@yahoo.com>; Paul Feiner <pfeiner@greenburghny.com>
Sent: Thu, Jul 19, 2018 9:46 pm
Subject: RE: Town of Greenburgh Odell House Restoration Grant (Request for a Letter of Support) Westchester County NY

Dear Ellen,

You time and support is very much appreciated! Will certainly keep you posted, grant announcements typically are made by New York State in December.

Garrett

From: Ellen Von Karajan <evonkarajan@gmail.com>
Sent: Thursday, July 19, 2018 9:43 PM
To: Garrett P. Duquesne <GDuquesne@greenburghny.com>
Cc: Janet Burnet <janetburnet@aol.com>; Kim Burdick <KimRBurdick@aol.com>; Robert Reyes <robertereyes@yahoo.com>
On Jul 16, 2018, at 2:16 PM, Richard Grant <rmg924@aol.com> wrote:

Paul, I was unable to use the form at the bottom of your email to respond but please know that I agree that the Odell house is an important historical landmark and should be preserved.

Richard Grant
15 Townsend Ave
Hartsdale

In a message dated 7/13/2018 12:51:42 PM Eastern Standard Time, gblist@cit-e.net writes:

YOUR HELP NEEDED AND WANTED-- TO PRESERVE THE HISTORIC ODELL HOUSE LOCATED ON RIDGE ROAD, HARTSDALE

LETTERS OF SUPPORT WOULD BE VERY HELPFUL

IF YOU WANT TO JOIN OUR COMMITTEE TO PRESERVE THE ODELL HOUSE COMPLETE FORM BELOW

This past Wednesday the Greenburgh Town Board voted to support the submission of a grant to New York State for funding for the restoration of Odell House. The grant will be submitted July 23rd. Following my initial announcement of the Town Board’s intent to submit for this grant, many residents sent in emails of support. Many residents also generously offered to volunteer their skills and time in a variety of capacities (photography, carpentry, landscaping, social media, etc.). These generous offers from residents are much appreciated and will supplement the major effort needed to bring this historic property back to its former state. Additional volunteer partnerships are most valuable for a project of this nature. Any individual letters of support would also be much appreciated as the Town seeks to put forth the strongest grant application possible. If you send me a letter or email in support of the application we will include the letter in our grant application. Letters received after July 23rd will also be shared with other potential organizations that are interested in preserving important historical buildings.

Thanks for your interest. ALSO IF YOU ARE INTERESTED IN BEING A PART OF A COMMITTEE THAT WILL BE WORKING ON THIS IMPORTANT INITIATIVE - PLEASE ADVISE.

PAUL FEINER

Greenburgh Town Supervisor
Garrett:
Just posted this on the town website and on social media. Student interns will be doing research—helping to identify potential sources of funds and will be producing and airing public service announcements on cable TV and on social media. I will also ask them to interview local historians to discuss the significance of this house. PAUL

From: Paul Feiner
Sent: Friday, July 13, 2018 12:50 PM
To: 'gblist@cit-e.net'""""eew (gblist@cit-e.net) <gblist@cit-e.net>
Subject: CALL FOR ACTION--YOUR HELP NEEDED TO PRESERVE HISTORIC ODELL HOUSE

YOUR HELP NEEDED AND WANTED-- TO PRESERVE THE HISTORIC ODELL HOUSE LOCATED ON RIDGE ROAD, HARTSDALE
LETTERS OF SUPPORT WOULD BE VERY HELPFUL
IF YOU WANT TO JOIN OUR COMMITTEE TO PRESERVE THE ODELL HOUSE COMPLETE FORM BELOW
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Thanks for your interest. ALSO IF YOU ARE INTERESTED IN BEING A PART OF A COMMITTEE THAT WILL BE WORKING ON THIS IMPORTANT INITIATIVE - PLEASE ADVISE.

PAUL FEINER
Greenburgh Town Supervisor

PS: ON SATURDAY, JULY 21 AT 9 PM YOU WILL HEAR LOUD NOISES--IT’S OUR ANNUAL FIREWORKS EVENT AT AF VETERAN PARK (PART OF FAMILY DAY). HOPE YOU ENJOY!

RESOLUTION ENDORSING THE SUBMISSION OF A 2018 APPLICATION FOR HISTORIC PRESERVATION IN CONNECTION WITH THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (NYSPRHP) ENVIRONMENTAL PROTECTION FUND (EPF) GRANTS PROGRAM FOR PARKS, PRESERVATION AND HERITAGE FOR FUNDING FOR RESTORATION IMPROVEMENTS TO THE ODELL HOUSE, LOCATED
AT 425 RIDGE ROAD IN THE TOWN OF GREENBURGH

WHEREAS, the 2018 Environmental Protection Fund Parks, Preservation and Heritage grant funding application, through the New York State Office of Parks, Recreation and Historic Preservation, provides grant funds to eligible applicants to acquire, improve, protect, preserve, rehabilitate or restore properties listed on the State or National Register of Historic Places and for structural assessments and/or planning for such project; and

WHEREAS, the Town of Greenburgh is a municipality within Westchester County, NY and is an eligible applicant seeking to partner with the Odell House owner (New York Chapter of the Sons of the American Revolution); and

WHEREAS, the Odell House, located at 425 Ridge Road in the Town of Greenburgh, was added to the National Register of Historic Places on March 28, 1973, the New York State Register of Historic Places on June 23, 1980, and to the Town's List of Landmarked Properties on September 12, 2012; and

WHEREAS, the Odell House served as headquarters for French General Rochambeau for six weeks in 1781 during the Philipsburg Encampment of the American War for Independence, and is a landmark on the Washington-Rochambeau National Historic Trail; and

WHEREAS, the Odell House is falling rapidly into a state of disrepair, and this grant represents an opportunity to provide much needed restoration to this important piece of our nation's history; and

WHEREAS, the Town of Greenburgh consistently supports local history resources through Town Law and Policy (creation of a Historic and Landmark Preservation Board, Reconnaissance-level Historic Resource Survey, local Historic Preservation Ordinance, local Town Historian, etc.); and

WHEREAS, the Town of Greenburgh Comprehensive Plan identifies the local importance of the Washington-Rochambeau Trail and specifically notes the Odell House's role as a historic resource; and

WHEREAS, the Town of Greenburgh has the full support of the New York Chapter of the Sons of the American Revolution, as established in a letter dated December 8, 2016, and in a letter dated July 10, 2018; and

WHEREAS, the Town Board of the Town of Greenburgh EPF Grant through New York State's Consolidated Funding Application (CFA) process will be in the amount of $300,000, which will be matched by the New York Chapter of the Sons of the American Revolution in an amount of $300,000, for a total of $600,000 of project budget for restorative work; and

WHEREAS, the goal of the project for which the grant funding is sought will be to fully restore the Odell House to a point where the building and site are publicly accessible and can be enjoyed by residents and visitors as part of educational tours;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Greenburgh hereby endorses the submission of an application for Historic Preservation in connection with the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding for Restoration Improvements to the Odell House, located at 425 Ridge Road in the Town of Greenburgh.

HISTORIC HOUSE ON RIDGE ROAD WHICH WAS USED DURING REVOLUTIONARY WAR by ROCHAMBEAU IS RAPIDLY DETERIORATING--TOWN SEEKING FUNDS TO RESTORE HOUSE ON JULY 4TH LET'S REFLECT ON THE ROLE THE ODELL HOUSE HAD IN AMERICAN HISTORY
Odell House-Rochambeau Headquarters at 425 Ridge Road in the Hartsdale section of Greenburgh. The early 1700’s farmhouse, which served as headquarters for French General Rochambeau for six weeks in 1781 during the Philipsburg Encampment.

The Town of Greenburgh is assisting the Sons of the American Revolution (private owner of the historic Odell House on Ridge Road) in seeking to obtain a grant to continue restoration efforts for the Odell House. We believe that at least $500,000 will have to be spent to save the building. In recent years, the condition of the house has deteriorated. A grant opportunity exists through the New York State Consolidated Funding Application process (Environmental Protection Fund), which will be submitted later this month. The funds sought will be used for architectural planning/design and construction work for an initial phase of securing the house from a structural/safety standpoint. It is anticipated that additional funding will be necessary to bring the house full circle, to a point where the house is publicly accessible. The Odell House is part of the Washington-Rochambeau National Historic Trail and its history and story can only properly be conveyed through a restored site. Although the Town does not own the site, it is hoped that continued Town assistance can be a contributor towards the goal of preserving the Odell House.

It would be a crime not to take action. This house played an important role in our nation’s history. There is currently a historic marker at the site of the house.

Paul Feiner Greenburgh Town Supervisor

From Wikipedia, the free encyclopedia

<table>
<thead>
<tr>
<th>Odell House</th>
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<tr>
<td>U.S. National Register of Historic Places</td>
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</tbody>
</table>

Location 425 Ridge Road, Greenburgh, New York, United States
The Odell House is a historic home located at Greenburgh, Westchester County, New York, United States. During the American Revolutionary War, the Odell farm served as headquarters of Count de Rochambeau and campsite for the French expeditionary forces under his command from July 6 to August 18, 1781.

The house consists of a 1 1/2-story central section erected in 1732, with flanking wings. The east wing was built in 1765 as a 1 1/2-story structure and raised to a full two stories in 1785. The central section and east wing are of wood-frame construction, covered with cedar wood shingles, and rest on a fieldstone foundation. The 2-story stone west wing was built between 1853 and 1855. The house features three divided Dutch doors.

In 1965, the house was deeded to the New York chapter of the Sons of the American Revolution.[2] It was added to the National Register of Historic Places in 1973.[1]

TO: TOWN BOARD AND PLANNING COMMISSIONER

( ) YES. I BELIEVE THAT THE HISTORIC ODELL HOUSE SHOULD BE PRESERVED

( ) YES. I WOULD BE INTERESTED IN JOINING A COMMITTEE THAT WILL ASSIST IN THE EFFORT TO PRESERVE THIS HISTORIC LANDMARK.

( ) YES. I WOULD BE HAPPY TO PARTICIPATE IN AN EFFORT TO HELP THE TOWN OBTAIN OTHER FINANCIAL GRANTS FROM PRIVATE FUNDERS

I THINK YOU SHOULD REACH OUT TO THE FOLLOWING FOUNDATIONS OR POTENTIAL DONORS WHO MIGHT BE INTERESTED IN HELPING THE TOWN PRESERVE HISTORY.

-------------------------------------------------------------

NAME

ADDRESS

E MAIL

4
Subject: Re: CALL FOR ACTION--YOUR HELP NEEDED TO PRESERVE HISTORIC ODELL HOUSE

Please count me among those who support funding to preserve Odell House.

Elaine Shapiro
14 Crosshill Road
Hartsdale, NY 10530
ashapiro98@aol.com
Thanks so much for your support of our efforts to preserve the Odell House. I have copied the commissioner of planning. PAUL FEINER

See below. Thank you!

(X) YES, I BELIEVE THAT THE HISTORIC ODELL HOUSE SHOULD BE PRESERVED

(X) YES, I WOULD BE INTERESTED IN JOINING A COMMITTEE THAT WILL ASSIST IN THE EFFORT TO PRESERVE THIS HISTORIC LANDMARK.

(X) YES, I WOULD BE HAPPY TO PARTICIPATE IN AN EFFORT TO HELP THE TOWN OBTAIN OTHER FINANCIAL GRANTS FROM PRIVATE FUNDERS

I THINK YOU SHOULD REACH OUT TO THE FOLLOWING FOUNDATIONS OR POTENTIAL DONORS WHO MIGHT BE INTERESTED IN HELPING THE TOWN PRESERVE HISTORY.

NAME  Gabrielle Lese
ADDRESS  59 Walbrooke Road, Scarsdale 10583
E MAIL  gablese@aol.com
PHONE
From: Thomas Hay <tomhay9@gmail.com>
Sent: Friday, July 13, 2018 6:32 PM
To: Paul Feiner <pfeiner@greenburghny.com>
Cc: Garrett P. Duquesne <GDuquesne@greenburghny.com>
Subject: Re: CALL FOR ACTION--YOUR HELP NEEDED TO PRESERVE HISTORIC ODELL HOUSE

Paul, below is my completed form. Also, click this link to pictures I have taken of the condition at the house: https://photos.app.goo.gl/GAbvv4bGsnaeCM8L6 Feel free to share the link if you wish.

TO: TOWN BOARD AND PLANNING COMMISSIONER

( X ) YES. I BELIEVE THAT THE HISTORIC ODELL HOUSE SHOULD BE PRESERVED

( X ) YES. I WOULD BE INTERESTED IN JOINING A COMMITTEE THAT WILL ASSIST IN THE EFFORT TO PRESERVE THIS HISTORIC LANDMARK.

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I THINK YOU SHOULD REACH OUT TO THE FOLLOWING FOUNDATIONS OR POTENTIAL DONORS WHO MIGHT BE INTERESTED IN HELPING THE TOWN PRESERVE HISTORY.

I wish I knew of one!

NAME: Thomas Hay

ADDRESS: 394 Ridge Road, Hartsdale, NY 10530
E MAIL: tohmhay9@gmail.com

PHONE: 914-610-0635

--

Sent from one of my i's
Hi Paul!

So exciting to see that this is becoming an initiative. It's a tragedy that this important piece of our town (and regional) history has been diluted for so long.

I would love to help on a committee in any way that I can. I am a marketing professional so can bring those skills (including social media, graphic design, etc.) to the table and also happy to help with gardening, etc.

My husband, Thomas, is also very handy and is great at construction projects and carpentry.

I've filled out the form below. Let us know if there is anything else we can do in the meantime!

TO: TOWN BOARD AND PLANNING COMMISSIONER

( X) YES. I BELIEVE THAT THE HISTORIC ODELL HOUSE SHOULD BE PRESERVED

( X) YES. I WOULD BE INTERESTED IN JOINING A COMMITTEE THAT WILL ASSIST IN THE EFFORT TO PRESERVE THIS HISTORIC LANDMARK.

( X ) YES. I WOULD BE HAPPY TO PARTICIPATE IN AN EFFORT TO HELP THE TOWN OBTAIN OTHER FINANCIAL GRANTS FROM PRIVATE FUNDERS

I THINK YOU SHOULD REACH OUT TO THE FOLLOWING FOUNDATIONS OR POTENTIAL DONORS WHO MIGHT BE INTERESTED IN HELPING THE TOWN PRESERVE HISTORY.
Junior League of Central Westchester -- always looking for projects and ways to give back to the community. Experience in grant writing!

NAME Joanna Maguire
ADDRESS: 54 Lakeview Ave Hartsdale, NY 10530
E MAIL: joannalehnert@gmail.com
PHONE: 814-574-2435
**Garrett P. Duquesne**

**From:** Paul Feiner  
**Sent:** Tuesday, July 10, 2018 2:30 PM  
**To:** ‘Jan Blaire’  
**Cc:** Garrett P. Duquesne  
**Subject:** RE: Odell House

I think we will be successful in saving the building. We will work very hard on this initiative. PAUL FEINER

---

**From:** Jan Blaire [mailto:envirojb@gmail.com]  
**Sent:** Tuesday, July 10, 2018 7:35 AM  
**To:** Paul Feiner <pfeiner@greenburghny.com>  
**Subject:** Re: Odell House

Hi Paul  
I am not sure if you remember me.  
Jan Blaire from Irvington. I have lived here for 36 years.  
I hope that my friend Janet can be of help to restore the house.  
Best,  
Jan

On Mon, Jul 9, 2018 at 10:19 PM, Paul Feiner <pfeiner@greenburghny.com> wrote:

Have copied Garrett Duquesne, commissioner of planning who is overseeing this initiative on behalf of the town. PAUL FEINER

---

**From:** Janetburnet <janetburnet@aol.com>  
**Sent:** Monday, July 9, 2018 5:32:54 PM  
**To:** Jan Blaire  
**Cc:** Paul Feiner  
**Subject:** Re: Odell House

Thanks Jan; Hi Paul!!!  
I understand W3R-US is in the loop along with the Hudson River National Heritage Area and Jim Johnson and Dr. Selig.... sounds like everything is in good hands. HOPING for a great outcome! Paul, if I can write a support letter from W3R-US for the grant, please let me know! Jan, hope all is well with you your family and the horses. Let’s go The Red Hat again soon!  
Best, 
Janet

Sent from my iPhone

On Jul 9, 2018, at 9:07 AM, Jan Blaire <envirojb@gmail.com> wrote:

Hi Paul,  
A friend of mine is involved with a Rochambeau organization that might be able to help.  
Her name is Janet Burnet. She might be interested in the dilemma that you are facing with the deterioration of the house.
janelburnet@aol.com
Good luck.
Jan Blaire
Garrett P. Duquesne

Subject: FW: let's work hard to restore Odell House (Ridge Road) which is rapidly deteriorating and was used by Rochambeau during Revolutionary War

From: Paul Feiner
Sent: Tuesday, July 10, 2018 6:43 AM
To: Thomas Hay <tomhay9@gmail.com>
Cc: Garrett P. Duquesne <GDuquesne@greenburghny.com>; Aaron Schmidt <aschmidt@greenburghny.com>
Subject: Re: let's work hard to restore Odell House (Ridge Road) which is rapidly deteriorating and was used by Rochambeau during Revolutionary War

This is great. I look forward to working with you on this initiative. Paul
Sent from my iPhone

On Jul 10, 2018, at 6:39 AM, Thomas Hay <tomhay9@gmail.com> wrote:

Hi Paul - so glad to see there there is at least some hope for action to save the Odell House. I have been out of the country or would have responded sooner.

I live across the street from the house and am willing and happy to help out in any way possible. I've mentioned to Garrett that I want to begin a neighborhood awareness campaign, including a website and Facebook page and am finally free of several other commitments so I can get that started. However, I don't want to conflict with any Town efforts - I would prefer to complement whatever else may be going on.

Can you please send my email to anyone besides Garrett or Aaron who is active in this effort, so I can coordinate with them?

Thank you,

Tom Hay
FW: News 12 features video of historic Odell House--in desperate need for repairs and restoration. House payed an important role in historic Revolutionary War and was used by Rochambeau

From: Paul Feiner <feiner98@aol.com>
Sent: Friday, July 6, 2018 3:58 PM
To: Town Board <TownBoard@greenburghny.com>; Garrett P. Duquesne <GDuquesne@greenburghny.com>
Subject: Fwd: News 12 features video of historic Odell House--in desperate need for repairs and restoration. House payed an important role in historic Revolutionary War and was used by Rochambeau

Sent from my iPhone

Begin forwarded message:

From: "Nextdoor Ardsley" <reply@rs.email.nextdoor.com>
Date: July 6, 2018 at 3:11:54 PM EDT
To: feiner98@aol.com
Subject: Re: News 12 features video of historic Odell House--in desperate need for repairs and restoration. House payed an important role in historic Revolutionary War and was used by Rochambeau
Reply-To: reply+GEZDGOJYGE2DGX3QOJXW15LDORUW63S7KBHVGVC7HA3D1MRXGA2DI==@reply.nextdoor.com

Nextdoor Ardsley
Re: News 12 features video of historic Odell House--in desperate need for repairs and restoration. House payed an important role in historic Revolutionary War and was used by Rochambeau
Subject: FW: let's work hard to restore Odell House (Ridge Road) which is rapidly deteriorating and was used by Rochambeau during Revolutionary War

From: Howard [mailto:hffidel@gmail.com]
Sent: Thursday, July 05, 2018 12:43 PM
To: Paul Feiner <pfeiner@greenburghny.com>
Cc: Ray <raassociates@verizon.net>
Subject: Fwd: let's work hard to restore Odell House (Ridge Road) which is rapidly deteriorating and was used by Rochambeau during Revolutionary War

Paul:
My friend, Ray Ahmadi, a retired licensed Professional Engineer (still licensed) and I volunteer to inspect the home and make recommendations on what is needed to restore the home and do so within the constraints allowed by law both with regard to code, and with regard to is historic status. We would work closely with the Sons of the American Revolution to complete the design requirements, and assist in hiring and supervising the tradesman and subcontractors necessary to do the job. Again, we will do all this at no cost.

I can be contacted by replying to this email.

Howard Fidel
From: Paul Feiner  
Sent: Wednesday, July 4, 2018 10:45 PM  
To: Garrett P. Duquesne <GDuquesne@greenburghny.com>; Francis Sheehan <fsheehan@greenburghny.com>; Steven Fraietta <SFraietta@greenburghny.com>; Town Board <TownBoard@greenburghny.com>  
Subject: Re: Odell house  

I received an e-mail from Jim Killoran of Habitat for Humanity. They would be willing to assist in renovating the house for historical purposes. They have lots of volunteers who have expertise in construction. And might be able to help us do some basic work. PAUL
FW: let's work hard to restore Odell House (Ridge Road) which is rapidly deteriorating and was used by Rochambeau during Revolutionary War

From: Paul Feiner  
Sent: Wednesday, July 4, 2018 10:43 PM  
To: peter nagy <vedesa@optonline.net>; Garrett P. Duquesne <GDuquesne@greenburghny.com>  
Subject: Re: let's work hard to restore Odell House (Ridge Road) which is rapidly deteriorating and was used by Rochambeau during Revolutionary War

I will share your generous offer with the commissioner of planning. The property is not owned by the town—we are trying to work with the owners and renovate. PAUL

From: peter nagy <vedesa@optonline.net>  
Sent: Wednesday, July 4, 2018 10:22:28 PM  
To: Paul Feiner  
Subject: RE: let's work hard to restore Odell House (Ridge Road) which is rapidly deteriorating and was used by Rochambeau during Revolutionary War

Dear Mr. Feiner,  
As part of the fund raising I would be willing to photograph the house inside and out at no cost, and make available images for the publicity and fund raising. I am a local photographer and have participated in the Greenburgh Library photo exhibit, as well as being a member of several local photo groups.  
Regards,  
Peter Nagy
Good Morning,

You are the best! We wanted for years to restore this dwelling. We would like to donate our labor in any way to restore Odell House. A few of my husbands skills are plumbing, electrical, masonry, carpentry, and landscaping. He is able to take a problem with an older system and come up with a solution i.e.: he is the ultimate handyman and he has a knack for doing sensitive repairs on older structures.

Have a great Fourth.

Maria and Steven Colucci
<table>
<thead>
<tr>
<th>NAME</th>
<th>EMAIL</th>
<th>PHONE</th>
<th>SKILL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peter Nagy</td>
<td><a href="mailto:vedesa@optonline.net">vedesa@optonline.net</a></td>
<td></td>
<td>Photographer</td>
</tr>
<tr>
<td>Maria &amp; Steven Colucci</td>
<td><a href="mailto:mcolucci21@gmail.com">mcolucci21@gmail.com</a></td>
<td></td>
<td>Plumbing, Electrical, Masonry, Carpentry &amp; Landscaping</td>
</tr>
<tr>
<td>Jim Killoran</td>
<td></td>
<td></td>
<td>Habitat for Humanity</td>
</tr>
<tr>
<td>Ray Ahmadi</td>
<td><a href="mailto:raasociates@verizon.net">raasociates@verizon.net</a></td>
<td></td>
<td>Engineer</td>
</tr>
<tr>
<td>Howard Fidel</td>
<td><a href="mailto:hffidel@gmail.com">hffidel@gmail.com</a></td>
<td></td>
<td>Engineer</td>
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<tr>
<td>Janet Burnet</td>
<td><a href="mailto:janetburnet@aol.com">janetburnet@aol.com</a></td>
<td></td>
<td>Rochambeau</td>
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<tr>
<td>Thomas Hay</td>
<td><a href="mailto:tomhay9@gmail.com">tomhay9@gmail.com</a></td>
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<tr>
<td>Joanna Maguire</td>
<td><a href="mailto:joannalehnert@gmail.com">joannalehnert@gmail.com</a></td>
<td></td>
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<tr>
<td>Thomas Maguire</td>
<td><a href="mailto:joannalehnert@gmail.com">joannalehnert@gmail.com</a></td>
<td></td>
<td>Marketing, Graphic Design, Social Media</td>
</tr>
<tr>
<td>A. Wayne Cahilly</td>
<td><a href="mailto:chstrees@yahoo.com">chstrees@yahoo.com</a></td>
<td>(201) 742-2739</td>
<td>Assessment</td>
</tr>
<tr>
<td>Marion J. Rosley</td>
<td><a href="mailto:mrosley@rosley.com">mrosley@rosley.com</a></td>
<td>(914) 682-9718</td>
<td>Request to join Rochambeau</td>
</tr>
</tbody>
</table>
Getting lots of support for this property restoration. And am hopeful that the grant will be approved. PAUL FEINER

-----Original Message-----
From: Janet Rose [mailto:janetrose16@verizon.net]
Sent: Thursday, July 19, 2018 1:53 PM
To: Paul Feiner <pfeiner@greenburghny.com>
Subject: Odell House.

Concerning the Odell House in Hartsdale, NY

It would be a shame not to help restore this great American Historic land mark. Kindly do what you can to see that help in given for this project to take place.

Thank you, Janet Rose
We're going to work hard to save and restore the house. I am copying the commissioner of planning. PAUL FEINER

From: Joe Sucher <joe@pacificstreetfilms.com>
Sent: Saturday, July 21, 2018 10:57 AM
To: Paul Feiner
Subject: Odell House request...

Paul,

It gives me immense pleasure to write this note in support of any and all efforts to help restore and preserve the Odell House.

As a documentary filmmaker with some five decades of experience — much of it documenting significant historical events — the Odell House has been a constant source of fascination and, daresay, a link to some of the most important events that paved the way for American democracy.

It is a "living" chronicle that harks back to our country's Colonial heritage and, by extension, to the revolutionary connection to France via General Rochambeau.

I should add: for nearly twenty years I've lived a stone's throw down Ridge Road from the Odell house in a home with its own historical provenance.

Having been built in 1850 (or thereabouts) it served as the home for the storied American composer, Charles Ives, for two years (1911-1912).

Please let me know if there's anything further I might do.

This is an exciting project.

Good luck!

Joel Sucher
Pacific Street Films
914 478 1900 (o)
914 478 1928 (f)
914 494-9957 (c)
www.psfp.com
joe@pacificstreetfilms.com
http://www.americanbanker.com/authors/1239.html
http://www.huffingtonpost.com/Joel-Sucher/
July 18, 2018

Garrett Duquesne, AICP
Town of Greenburgh
177 Hillside Avenue
Greenburgh, New York 10607

RE: Town of Greenburgh CFA Letter of Support – Odell House Restoration Project

As the Executive Director of the Greater Hudson Heritage Network (GHHN), I want to express my strong support for the consolidated Funding Application being submitted by Town of Greenburgh for restoration funds for the Odell House. This project supports the mission of the GHHN as we are the only statewide ‘go-to’ service organization for responsive assistance, interpretation and collections care in New York State. We envision communities that value the exploration and preservation of their heritage and culture, and are empowered to save it for and interpret it to future generations, through the leadership of museums and history organizations.

As property on the National Register of Historic Places, this site has great significance for the Hudson River Valley. I think that the Odell House can play an important role in increasing heritage tourism and generating economic benefit for the region, fitting within the initiative’s framework that emphasizes the priority of cultural locations.

Once preserved, it will be a draw for heritage tourists from Massachusetts to Virginia. I am excited to support it and urge its approval.

Respectfully,

Priscilla Brendler, Executive Director
Greater Hudson Heritage Network
Dear Mr. Duquesne,

The Historic and Landmarks Preservation Board, a CLG board, enthusiastically supports the grant application for funding to rehabilitate Odell House. Our hope is to have the house restored so the students and scholars of American history can visit, continuing the wishes of the Odell descendants. Our six years of effort appear to finally be seeing some positive results.

Because of its central location in Westchester County, up the Bronx River Valley, along Central Valley to the Battle of White Plains, the Town of Greenburgh, which tried to remain neutral during the Revolutionary War, was marched over by the British troops, the Continental army and the mercenaries. The southern portion of the Town is home to several original tenant farm houses, a 1760’s tavern turned church turned house and the area...
recognized as Rochambeau's French encampment. All these pre-Revolutionary War buildings are a scant march to Odell House, site of Comte de Rochambeau's headquarters and where the Comte and General Washington discussed strategy and the march to Virginia.

The Historic and Landmarks Preservation Board is very aware of the historic importance of Odell House and its need for preservation. There is also the House’s proximity to the Washington-Rochambeau trail, which led the Town to include the house and the trail in the Town of Greenburgh’s Master Plan, adopted 2016. (Chapter 5 – Historic Resources and Cultural Assets and Programs).

A rehabilitated Odell House, open to the public on some scale, will add to the history lessons that residents and tourists to Westchester County, New York State, the United States. Our Historic Board would like Odell House to rise to the importance of Philipsburgh Manor and the other Historic Hudson Valley properties.

Again, the Historic and Landmarks Preservation Board, at its July meeting, unanimously passed a resolution to endorse this grant application.

Very truly yours,

Madelon K. O’Shea
Chairperson
By Congress in 1996, the “River of the New York Heritage Area Program was established. The Hudson, River Valley National Scenic River, and the surrounding area are part of the New York Heritage Area Program. The program aims to preserve and promote the natural beauty and cultural heritage of the Hudson Valley.

The River of the New York Heritage Area Program is a partnership between the federal government and the states of New York, New Jersey, and Connecticut. The program seeks to preserve the natural beauty and cultural heritage of the region and promote tourism and economic development.

The program includes a variety of initiatives, such as the development of scenic trails, the preservation of historic sites, and the promotion of cultural events. The program also seeks to promote the region's natural beauty and cultural heritage to the public, and to encourage visitors to explore the area.

The River of the New York Heritage Area Program is a key part of the region's efforts to promote tourism and economic development. The program has been successful in attracting visitors to the region, and has helped to boost the local economy.

The River of the New York Heritage Area Program is an example of how partnerships between federal, state, and local governments can be used to promote economic development and preserve natural beauty. The program is a model for other regions looking to promote tourism and economic development while preserving their natural and cultural heritage. 
July 17, 2018

Town Supervisor Feiner and Honorable Town Board Members
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

RE: Town of Greenburgh CFA Letter of Support – Odell House Restoration Project

Dear Supervisor Feiner,

On behalf of the Hudson River Valley Greenway and Hudson River Valley National Heritage Area, I am pleased to support the Town of Greenburgh’s application for Historic Preservation in connection with the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding for restoration improvements to the Odell House.

The Hudson River Valley Greenway and Hudson River Valley National Heritage Area were established in large part to preserve and promote the cultural resources and historic places of the Hudson River Valley. Our two organizations support novel collaborative efforts between residents, government agencies, nonprofit organizations, and private partners to interpret and celebrate the nationally-significant history of our region. In addition to the tangible benefits of these preservation efforts, our activities are essential in promoting a popular appreciation for these historical and cultural sites to both residents and visitors alike, encouraging vital public stewardship and supporting the heritage tourism economy both locally and regionally.

Odell House is recognized through local and New York State historic designation, and is listed on the National Register of Historic Places. The restoration of this house to make it publicly accessible will be an asset to the community, providing educational and tourism benefits. As communities in the Hudson River Valley plan for the 250th anniversary of U.S. Independence, efforts to preserve this landmark on the Washington-Rochambeau National Historic Trail are much needed.

The project is in keeping with the mission of the Hudson River Valley Greenway and the Hudson River Valley National Heritage Area, and therefore it has our full support.

Respectfully,

Scott Keller
Acting Executive Director

Cc: Garrett Duquesne, Commissioner Community Development and Conservation, Town of Greenburgh
13 July 2018

Honorable Rose Harvey  
Commissioner  
NYS Office of Parks, Recreation and Historic Preservation  
Agency Building 1  
20th Floor  
Albany, NY  12238

RE: Odell House

Dear Commissioner Harvey:

As the Executive Director of the Hudson River Valley Institute (HRVI) at Marist College, I want to express my strong support for the consolidated Funding Application being submitted by Town of Greenburgh for restoration funds for the Odell House, the headquarters of the French Comte de Rochambeau in 1781. This project supports the mission of HRVI: to study and to promote the region and to provide educational resources for heritage tourists, scholars, elementary school educators, environmental organizations, the business community, and the general public. Our many projects include publishing The Hudson River Valley Review and managing a dynamic digital library and leading regional portal site. Our digital library contains a collection of heritage sites, documents, organizations, lesson plans, and related links to guide the user through the riches of the Hudson River Valley. Its content and portals are designed to draw people -- electronically and physically -- from around the world to experience our region's scenic, cultural, economic, and historical resources.

HRVI has made the Washington-Rochambeau Revolutionary Route National Historic Trail (W3RNHT) a significant project since 1999. From the very start, we gave the Odell House in Hartsdale special attention because of its critical role in the Yorktown (Virginia) Campaign. French troops joined forces with the Continental Army encamped at Philipsburg (Greenburgh) on July 6, 1781. General Rochambeau headquartered at the Odell house while Washington headquartered at nearby Appleby house. Until their departure on August 19, 1781, the combined armies engaged in activities of reconnaissance and planning while awaiting Admiral deGrasse’s response from the Caribbean indicating where the French fleet would provide its support. On August 14, 1781, Rochambeau received word from Admiral deGrasse at the Odell House that the French fleet would sail for Chesapeake Bay to support an allied attack. In response, Washington and Rochambeau shifted their target from the British Army in New York City to British General Cornwallis’ forces in Yorktown, Virginia. The allied armies began their march south to lay siege to Yorktown, Virginia. In a decisive victory, they captured the British Army under General Cornwallis. This single, daring campaign assured American independence, and the planning for it was done in the Odell House.
A property on the National Register of Historic Places, supported in the past by the Florence Gould Foundation, this site has great significance for the Hudson River Valley. As a member of board of the National W3R Association and the Mid-Hudson Committee of Governor Cuomo's *Path Through History Campaign*, I think that the Odell House can play an important role in increasing heritage tourism and generating economic benefit for the region, fitting within the initiative’s framework that emphasizes the priority of cultural locations. Once preserved, it will be a draw for heritage tourists on the W3RNHT from Massachusetts to Virginia. I am excited to support it and urge its approval.

Best wishes from the Hudson River Valley.

Respectfully,

James M. Johnson, Ph.D.
COL, U.S. Army, Retired
Dr. Frank T. Bumpus Chair in Hudson River Valley History
Military Historian of the Hudson River Valley
Executive Director
July 13, 2018

Supervisor Paul Feiner and Honorable Members of the Town Board
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

Dear Supervisor Feiner and Honorable Members of the Town Board,

I support the Town of Greenburgh’s initiative in seeking funding through the New York State Office of Parks, Recreation and Historic Preservation Environmental Protection Fund, to fully restore Odell House on Ridge Road in the Town of Greenburgh.

If the Odell House were to be reconditioned to the point where the building and site are publically accessible, our hopes would be to utilize the facility for educational tours, so our district’s school children would have the opportunity for class trips and to learn about this important piece of our nation’s history.

Respectfully,

[Signature]

Dr. Kristopher Harrison
Superintendent of Schools

cc: Garrett Duquesne, AICP, Commissioner
    Department of Community Development and Conservation
18 July 2018

Paul Feiner
Town Supervisor
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

Dear Mr. Feiner:

Larson Fisher Associates supports the Town of Greenburgh’s efforts on behalf of the restoration of the Odell House at 425 Ridge Road, a rare surviving relic of 18th-century domestic architecture with significant associations with the history of the American Revolution, of which Westchester County was an important battleground. LFA conducted a Historic Resource Reconnaissance Survey in the town in 2006 and discovered just how few buildings of this era have survived to convey a sense of the county’s early, formative history. In this context, the Odell is a landmark essential to preserve and serve as a reminder of a rural heritage no longer represented in the cultural landscape. The owner, the Sons of the American Revolution, has not been able to maintain the property, and it now appears to be in serious threat of total loss. (A comparison of a photograph of the house we included on the cover of our 2006 report and an image from today is shocking.)

As architectural historians and historic preservation planners, we believe the Odell House warrants the proposed investment of public and private funds to bring it back from the brink and protect a venerable artifact of our past for the education and enjoyment of people everywhere.

The town government is to be commended on recognizing the significance of the Odell House and the enduring value of its preservation.

Sincerely,

Neil Larson
President
July 19, 2018

Mr. Garrett Duquesne, AICP
Town of Greenburgh
177 Hillside Avenue
Greenburgh, New York 10607

RE: NYSOPRHP EPF Grants Program - Odell House Restoration Project
425 Ridge Road, Greenburgh, NY

I am pleased to support the Town of Greenburgh’s submission of an application for Historic Preservation in connection with the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding for restoration improvements to the Odell House.

Odell House is recognized through local and New York State historic designation, and is listed on the National Register of Historic Places. The restoration of this house to make it publically accessible will be an asset to the community, providing educational and tourism benefits. As communities in Westchester County, and across the country plan for the 250th anniversary of U.S. Independence, efforts to preserve this landmark on the Washington-Rochambeau National Historic Trail are much needed.

I have consistently advocated for projects that promote historic and cultural preservation throughout my district. This project in particular will enhance the preservation of an important piece of local and national history. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

MaryJane Shimsky
Majority Whip, Legislator, 12th District
Chair, Committee on Public Works
July 18, 2018

Ms. Rose Harvey
Commissioner
New York State Office of Parks, Recreation and Historic Preservation
Albany, NY 12238

Dear Ms. Harvey:

I am writing in support of the Town of Greenburgh’s CFA grant application for restoration funds and historic preservation for Odell House, 425 Ridge Road, Hartsdale, N.Y. The request is for $300,000. Greenburgh is in my Congressional District.

The Odell House, the headquarters of Count de Rochambeau and a campsite for the French expeditionary forces during the American Revolution, is recognized as a local and New York State historic designation, and is listed on the National Register of Historic Places. The restoration of this house will make it publicly accessible, with educational and tourism benefits. As communities in Westchester County plan for the 250th anniversary of U.S. Independence, efforts to preserve this landmark on the Washington-Rochambeau National Historic Trail would be most helpful in teaching children the history of the county, state and nation.

Therefore, I urge you to give all appropriate consideration to the application of the Town of Greenburgh and request that you keep me apprised of its status. If you have questions, please do not hesitate to contact my Grants Coordinator Cory Hasson at my office at (845) 639-3485 or by email at Cory.Hasson@mail.house.gov.

Sincerely,

[Signature]

Nita M. Lowey
Member of Congress
July 16, 2018

Supervisor Feiner and Town Board Members
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

RE: Odell House Restoration Project

I write in support of the Town of Greenburgh's application to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding for restoration improvements to the Odell House.

Odell House is recognized through local and New York State historic designation, and is listed on the National Register of Historic Places. The restoration of Odell House to make it publically accessible will be an asset to the community, providing educational and tourism benefits. As communities in Westchester County, and across the country, plan for the 250th anniversary of U.S. Independence, efforts to preserve this landmark on the Washington-Rochambeau National Historic Trail are much needed.

This project will enhance the preservation of an important piece of local and national history, and I urge its consideration.

Sincerely,

Thomas J. Abinanti
July 23, 2018

Mr. Garrett Duquesne, Commissioner
Department of Community Development & Conservation
177 Hillside Avenue
Greenburgh, NY 10607

Dear Commissioner Duquesne,

At its regularly scheduled meeting on Tuesday, July 17, 2018, the Council of Greenburgh Civic Associations (CGCA) discussed the Town Board’s recent adoption of a resolution endorsing the submission of a grant application to the New York State Office of Parks, Recreation and Historic Preservation for funding to aid in restoring the Odell House on Ridge Road.

The CGCA recognizes that the Odell House, built in 1732, is an important historic landmark not only in the Town but also in the history of our nation, as it served as a headquarters for French General Comte de Rochambeau during the American War for Independence and has for decades been included on the National Register of Historic Places and the New York State Register of Historic Places. The CGCA also recognizes that the Odell House cannot presently be pointed to as a symbol of pride since it has fallen into a state of disrepair and is no longer open to residents and visitors.

Following a lengthy discussion, CGCA representatives present at the meeting voted to send this letter to you in support of the grant application. We hope this building can be fully restored and re-opened to the public in the near future.

Sincerely,

[Signature]
Ella Preiser, CGCA Secretary

cc: Greenburgh H&LPB
July 13, 2018

Supervisor Feiner and Town Board Members
Town of Greenburgh
177 Hillside Avenue
Greenburgh, New York 10607

RE: Town of Greenburgh Letter of Support – Odell House Restoration Grant

I am writing to express my support for the Town of Greenburgh Consolidated Funding Application for funding for the restoration of the historic Odell House on 425 Ridge Road, Hartsdale. The restoration of Odell House would benefit residents of the Town of Greenburgh as well as regional visitors who have an interest in American History. This site’s restoration also represents an opportunity for the Department of Community Resources for enhanced programming within the Town.

The Town of Greenburgh Department of Community Resources, which operates the Theodore D. Young Community Center, seeks to improve the quality of life for Greenburgh residents by providing a variety of educational, cultural, recreational and social programs and services. It is our multi-faceted approach by which we endeavor to lessen problems caused by poverty, racism and cultural deprivation. We accomplish our mission through: Programs and Activities, Service, Advocacy and Information outreach to the community in partnership with schools and other agencies to share the vision with our residents. The potential to offer bus trips to the many seniors and youths that utilize this Department’s diverse array of programs would be a great service to the community.

Respectfully,

Andre G. Early, Commissioner
Town of Greenburgh
Department of Community Resources

TDYCC, The CORNERSTONE of Greenburgh
July 16, 2018

Supervisor Feiner:

I am writing on behalf of the Edgemont school district in support of the Town of Greenburgh’s grant to assist in the restoration of Odell House, located at 425 Ridge Road in Hartsdale, New York. We are confident that this work will benefit the students of Edgemont for many years to come. Our curriculum includes intensive study of the American colonial period during grades four, seven, and eleven (among others). It would be wonderful to provide opportunities for our students to visit and learn about this landmark building that played an important role during the Revolutionary War.

We have relatively few cultural resources of this type in our community. As a model, however, I would point to our ongoing partnership with the Greenburgh Nature Center. Our students frequently visit the GNC as part of their study of science and social studies. We expect that, should the Odell House be restored and made open to the public, we would look for similar opportunities to build visits to the location into our program to provide students with opportunities to learn about American history in an authentic, experiential manner.

Thank you for your consideration of this important project.

Sincerely,

Victoria Kniewel
Superintendent
NYSOPRHP
Grants Program

RE: Funding For Restoration Improvements to Odell House
425 Ridge Road, Town of Greenburgh, Westchester County

Dear NYSOPRHP:

I am writing in support of the Town of Greenburgh’s application for a grant of $300,000, to be matched by the Sons of the American Revolution for a total of $600,000, to restore the Odell House at 425 Ridge Road so it can be accessed and enjoyed by the public.

The Odell House is on the National Register of Historic Places and the New York State Register of Historic Places. It is also on the Town’s list of landmarked properties and is a landmarked building on the Washington-Rochambeau National Historic Trail.

The Odell House, frankly, is in terrible shape, unable to be safely accessed by the public and unable to serve our area as the important educational resource of our early American history that it certainly is. It would be a terrible loss for our Town if access to this important historic property were to be denied our residents and the many tourists who visit our area.

I served on the Town’s Planning Board from February 1994 to December 2016 and was its chairperson for the last 17 of those years. I also served on the committees that produced the Town’s last two comprehensive plans and was Vice Chair of the committee that produced the most recent plan which identified the historic importance of the Washington/Rochambeau Trail and the Odell House. I was involved in drafting the Town’s Historic Preservation Ordinance following the first comprehensive plan. I have also received an award from the Westchester Municipal Planning Federation as a distinguished citizen planner.

I am mentioning all that to show my knowledge of the historic aspects of our Town and my genuine concern for the preservation of our history.

This grant is badly needed, will be well used and result in saving a building for future generations to understand the Town’s important role in Revolutionary War History.

Sincerely,

Frances S. McLaughlin
July 18, 2018

Garrett Duquesne, AICP
Town of Greenburgh
177 Hillside Avenue
Greenburgh, New York 10607

RE: Town of Greenburgh CFA Letter of Support – Odell House Restoration Project

As the Executive Director of the Greater Hudson Heritage Network (GHHN), I want to express my strong support for the consolidated Funding Application being submitted by Town of Greenburgh for restoration funds for the Odell House. This project supports the mission of the GHHN as we are the only statewide ‘go-to’ service organization for responsive assistance, interpretation and collections care in New York State. We envision communities that value the exploration and preservation of their heritage and culture, and are empowered to save it for and interpret it to future generations, through the leadership of museums and history organizations.

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Once preserved, it will be a draw for heritage tourists from Massachusetts to Virginia. I am excited to support it and urge its approval.

Respectfully,

Priscilla Brendler, Executive Director
Greater Hudson Heritage Network
Garrett Duquesne, Commissioner  
Community Development and Conservation  
Town of Greenburgh  
177 Hillside Avenue  
Greenburgh, New York 10607

Dear Mr. Duquesne,

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recognized as Rochambeau's French encampment. All these pre-Revolutionary War buildings are a scant march to Odell House, site of Comte de Rochambeau's headquarters and where the Comte and General Washington discussed strategy and the march to Virginia.

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Again, the Historic and Landmarks Preservation Board, at its July meeting, unanimously passed a resolution to endorse this grant application.

Very truly yours,

Madelon K. O’Shea
Chairperson
By Congress in 1996, the Hudson Valley Heritage Area Protection was established. The Hudson River Valley National Scenic River was designated as a National Heritage Area in 2000, and the region was initially known as the "River Valley Heritage Area." The Hudson River Valley National Scenic River was established in 2006. The Hudson River Valley National Scenic River is a提出了近1996年的新奇区域。
July 17, 2018

Town Supervisor Feiner and Honorable Town Board Members
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

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The project is in keeping with the mission of the Hudson River Valley Greenway and the Hudson River Valley National Heritage Area, and therefore it has our full support.

Respectfully,

Scott Keller
Acting Executive Director

Cc: Garrett Duquesne, Commissioner Community Development and Conservation, Town of Greenburgh
13 July 2018

Honorable Rose Harvey
Commissioner
NYS Office of Parks, Recreation and Historic Preservation
Agency Building 1
20th Floor
Albany, NY  12238

RE: Odell House

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Best wishes from the Hudson River Valley.

Respectfully,

James M. Johnson, Ph.D.
COL, U.S. Army, Retired
Dr. Frank T. Bumpus Chair in Hudson River Valley History
Military Historian of the Hudson River Valley
Executive Director
July 13, 2018

Supervisor Paul Feiner and Honorable Members of the Town Board
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

Dear Supervisor Feiner and Honorable Members of the Town Board,

I support the Town of Greenburgh’s initiative in seeking funding through the New York State Office of Parks, Recreation and Historic Preservation Environmental Protection Fund, to fully restore Odell House on Ridge Road in the Town of Greenburgh.

If the Odell House were to be reconditioned to the point where the building and site are publically accessible, our hopes would be to utilize the facility for educational tours, so our district’s school children would have the opportunity for class trips and to learn about this important piece of our nation’s history.

Respectfully,

Dr. Kristopher Harrison
Superintendent of Schools

cc: Garrett Duquesne, AICP, Commissioner
Department of Community Development and Conservation
18 July 2018

Paul Feiner
Town Supervisor
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

Dear Mr. Feiner:

Larson Fisher Associates supports the Town of Greenburgh’s efforts on behalf of the restoration of the Odell House at 425 Ridge Road, a rare surviving relic of 18th-century domestic architecture with significant associations with the history of the American Revolution, of which Westchester County was an important battleground. LFA conducted a Historic Resource Reconnaissance Survey in the town in 2006 and discovered just how few buildings of this era have survived to convey a sense of the county’s early, formative history. In this context, the Odell is a landmark essential to preserve and serve as a reminder of a rural heritage no longer represented in the cultural landscape. The owner, the Sons of the American Revolution, has not bee able to maintain the property, and it now appears to be in serious threat of total loss. (A comparison of a photograph of the house we included on the cover of our 2006 report and an image from today is shocking.)

As architectural historians and historic preservation planners, we believe the Odell House warrants the proposed investment of public and private funds to bring it back from the brink and protect a venerable artifact of our past for the education and enjoyment of people everywhere.

The town government is to be commended on recognizing the significance of the Odell House and the enduring value of its preservation.

Sincerely,

[Signature]

Neil Larson
President
July 19, 2018

Mr. Garrett Duquesne, AICP
Town of Greenburgh
177 Hillside Avenue
Greenburgh, New York 10607

RE: NYSOPRHP EPF Grants Program - Odell House Restoration Project
425 Ridge Road, Greenburgh, NY

I am pleased to support the Town of Greenburgh’s submission of an application for Historic Preservation in connection with the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding for restoration improvements to the Odell House.

Odell House is recognized through local and New York State historic designation, and is listed on the National Register of Historic Places. The restoration of this house to make it publicly accessible will be an asset to the community, providing educational and tourism benefits. As communities in Westchester County, and across the country plan for the 250th anniversary of U.S. Independence, efforts to preserve this landmark on the Washington-Rochambeau National Historic Trail are much needed.

I have consistently advocated for projects that promote historic and cultural preservation throughout my district. This project in particular will enhance the preservation of an important piece of local and national history. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

MaryJane Shimsky
Majority Whip, Legislator, 12th District
Chair, Committee on Public Works

Committee Assignments:
Appointments
Environment, Health & Energy
Law & Major Contracts
Legislation
Parks, Planning & Economic Development
Public Safety
Seniors & Constituencies
Social Services
July 18, 2018

Ms. Rose Harvey
Commissioner
New York State Office of Parks, Recreation and Historic Preservation
Albany, NY 12238

Dear Ms. Harvey:

I am writing in support of the Town of Greenburgh’s CFA grant application for restoration funds and historic preservation for Odell House, 425 Ridge Road, Hartsdale, N.Y. The request is for $300,000. Greenburgh is in my Congressional District.

The Odell House, the headquarters of Count de Rochambeau and a campsite for the French expeditionary forces during the American Revolution, is recognized as a local and New York State historic designation, and is listed on the National Register of Historic Places. The restoration of this house will make it publicly accessible, with educational and tourism benefits. As communities in Westchester County plan for the 250th anniversary of U.S. Independence, efforts to preserve this landmark on the Washington-Rochambeau National Historic Trail would be most helpful in teaching children the history of the county, state and nation.

Therefore, I urge you to give all appropriate consideration to the application of the Town of Greenburgh and request that you keep me apprised of its status. If you have questions, please do not hesitate to contact my Grants Coordinator Cory Hasson at my office at (845) 639-3485 or by email at Cory.Hasson@mail.house.gov.

Sincerely,

Nita M. Lowey
Member of Congress
July 18, 2018

To Whom It May Concern

By an overwhelming response from the members of the Greenburgh Parks and Recreation Advisory Board, the members of the board endorse the grant proposal for the restoration of Odell House, located at 425 Ridge Road, Hartsdale, New York.

The Odell house is an historic landmark here in Greenburgh and should be restored. Its location will bring visitors to the area, not only to see the restored house, but visit nearby facilities.

We look forward to this project which will enhance our town.

If you need any additional information, feel free to contact me at 914.949.0503.

Yours truly

Irene Kanowitz, Chairperson
Greenburgh Parks and Recreation Advisory Board
July 19, 2018

Mr. Garrett Duquesne  
Commissioner, Community Development and Conservation  
Town Of Greenburgh  
177 Hillside Avenue  
Greenburgh, NY 10607

RE: Odell House Restoration – Offer of Help

Dear Garrett,

As you know, I have already expressed my enthusiastic support for any efforts to improve the condition of the Odell house. It sits directly across the street from me, and I have been sadly watching it slowly decay for the past 18 years.

Beyond voicing my support, I’m also willing to make whatever efforts are needed to help rally the community, and in addition, I’m happy to offer any hands-on labor/workmanship that may be useful. I’m currently a retired contractor/carpenter with a reservoir of skills and a workshop full of tools. As I said, I am right across from the Odell House and could be available ~40 hours per week if there is a role I can fill. It would be a pleasure and a thrill to be able to make a personal contribution to any renovation work.

As a member of the Greenburgh Planning Board, I find it rewarding to help protect our town and shape it for the future. Being able to have a direct role in preserving and improving the Odell House would be gratifying on a much more personal level.

Best of luck with your efforts, and please don’t hesitate to call on me for any help I can provide.

Best regards,

[Signature]

Thomas Hay
July 18, 2018

Supervisor Paul Feiner and Honorable Town Board Members
Town of Greenburgh
177 Hillside Avenue
Greenburgh, New York 10607

RE: Town of Greenburgh CFA Letter of Support – Odell House Restoration Project

The Planning Board of the Town of Greenburgh supports the Town of Greenburgh’s submission of an application for Historic Preservation of the Odell House in Hartsdale, in connection with the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding.

Odell House is recognized through local and New York State historic designation, and is listed on the National Register of Historic Places. However, it is currently in a state of advanced decay, and is at risk of being lost if no action is taken soon. The restoration of this house to make it publicly accessible will be an asset to the community, providing educational and tourism benefits.

Having reviewed numerous projects in the Town, and understanding the importance of community character, the preservation of Odell House is an endeavor that the Planning Board feels is extremely important. This project is consistent with the preservation goals of the Town’s Comprehensive Plan, a document that the Planning Board closely reviewed as part of its approval process. It would be a shame and a waste to let this historical gem disappear from our community. In addition to preserving a unique local piece of American History, the restoration of Odell House will be a source of pride for residents in Greenburgh.

At its July 18, 2018 Planning Board meeting, the Board unanimously voted in favor of supporting the grant application and related actions to restore Odell House.

Respectfully,

Walter Simon

Chairperson, Town of Greenburgh Planning Board
July 16, 2018

Dear Supervisor Feiner and Town Council Members,

The Poets Corner Civic Association enthusiastically supports the efforts of the Town of Greenburgh to preserve and restore the Odell House and property with the understanding that the Town develop a partnership with the Sons of the American Revolution and continue to maintain oversight. Town oversight will help to assure us that the property will never again return to its current condition!

We are hopeful that the Grant monies as well as volunteer efforts will restore the Odell House and associated property to its former glory and it will become, once again, the Historical jewel that it once was.

Sincerely,

Mona Fraitag, PCCA Co-President
Nat Federici, PCCA Co-President
July 18, 2018

Garrett Duquesne, AICP
Commissioner
Department of Community Development and Conservation
Town of Greenburgh
177 Hillside Ave.
Greenburgh, NY 10607

Dear Commissioner Duquesne:

I am writing on behalf of the board of Directors of the National Washington-Rochambeau Revolutionary Route Association (W3R-US), the long distance, private sector partner of the Washington-Rochambeau Revolutionary Route National Historic Trail.

Our board wishes to express its enthusiastic support for the $300,000 Consolidated Fund grant funding application, to protect, preserve, rehabilitate or restore the Odell House, listed on the State or National Register of Historic Places.

Matching funds would be provided by the property’s owner, dollar for dollar.

The Odell House, located at 425 Ridge Road, in the Town of Greenburgh, was added to the National Register of Historic Places on March 28, 1973, the New York State Register of Historic Places on June 23, 1980, and to the Town’s List of Landmarked Properties, on September 12, 2012.

The house served as headquarters for French General Rochambeau for six weeks in 1781 during the Philipsburg Encampment of the American War for Independence and is a landmark on the Washington-Rochambeau National Historic Trail.

The house has fallen into a state of disrepair, and this grant represents an opportunity to provide much needed restoration to this important piece of our nation’s history.

Funding now will mean that the house will be restored in time for the 250th Anniversary of the Revolutionary War.
We look forward to partnering with the house staff and volunteers as it is an important piece of the story of the March to Yorktown, and will help both the National Historic Trail and our organization with our efforts to interpret this important historical property.

Sincerely,

Ellen von Karajan
Executive Director
July 17, 2018

Hon. Paul Feiner and Town Board Members
Town of Greenburgh
177 Hillside Avenue
White Plains, New York 10607

**Re: The Odell House Application**

Dear Supervisor Feiner and Honorable Town Board Members:

The County is pleased to support the application by the Town of Greenburgh and the Sons of the American Revolution New York to restore the Odell House in Hartsdale, New York through the New York State Department of Environmental Conservation’s Environmental Protection Fund. The Odell House, has been on the National Register of Historic Places since 1973. This house once served as the headquarters of French General Jean-Baptiste Donatien de Vimeur, comte de Rochambeau, and could be argued as having hosting pivotal strategy sessions that resulted with the end the Revolutionary War in America’s favor.

Once a museum, open to the public, I understand Odell House has been closed since the early 1980s. Restoring its structural stability and its historic integrity is a well-merited project and the County supports your efforts. When completed, Odell House and the soon-to-be-restored Miller House in nearby North Castle, will both offer glimpses to the important role that mid-Westchester County played in the Revolutionary War.

We congratulate you on your efforts and support your application.

If you have any questions, please contact me at (914) 995-2427.

Sincerely,

Norma V. Drummond
Commissioner

NVD:sf
Cc: Blanca Lopez, Assistant to the County Executive
TO: Garrett Duquesne, Commissioner Department of Community Development and Conservation

FROM: Greenburgh Conservation Advisory Council

DATE: July 18, 2018

RE: 2018 Environmental Protection Fund Parks, Preservation and Heritage Grant Funding Application

The Conservation Advisory Council, CAC, supports the Town of Greenburgh’s application for a 2018 Environmental Protection Fund Parks, Preservation and Heritage Grant Funding Application.

The legislative intent of the CAC as defined in Town Code, Chapter 520. Conservation Advisory Council, is “the preservation and improvement of the quality of the natural and man-made environment within the Town of Greenburgh.” The CAC is specially charged to “Advise the Town Board on matters affecting the preservation, development and use of the natural and man-made features and conditions of the Town insofar as scenic and aesthetic qualities, … factors are concerned …”

The CAC believes the proposed grant to restore the Odell house will insure the preservation of a significant local manmade resource in our community, as well as the mature, native trees on the property. Not only does it provide a link to the areas significant participation in the American Revolutionary War effort, it also, provides a site for the demonstration of how life was lived in a way that had less of an environmental impact. The Odell house is one of the few local examples that exist of from this period. Its location near and on a road with two large parks provides a sense in situ of what its isolated existence would have been over two centuries ago

Conservation Advisory Council

cc: Aaron Schmidt, Deputy Commissioner, Community Development and Conservation
Mr. Garrett Duquesne, AICP  
Commissioner, Town of Greenburgh Community Planning & Conservation  
177 Hillside Avenue  
Greenburgh, New York 10607

18 July 2018

RE Odell House, Greenburgh, Westchester County

Dear Mr. Duquesne,

Thank you for reaching out to the New York State Division for Historic Preservation (DHP) relative to the Town of Greenburgh’s plans to partner with the Sons of the American Revolution (SAR) to seek grant funding from the New York State Environmental Protection Fund for the State and National Register of Historic Places-listed Odell House. I have visited the Odell house on two occasions, mostly recently in 2017 with representatives of the town and SAR. Although the continued deterioration of the building is concerning, I was nevertheless heartened by the level of interest exhibited by the Town of Greenburgh in the house’s immediate and long-term future, and was further impressed by the building’s interior, which retains considerable historic and physical integrity of plan and finish. In spite of deferred maintenance activities, the house remains remarkably authentic inside, and it retains any number of features which would appear original to the eighteenth century. As such, and in spite of the presence of features which post-date its earlier history, it remains a highly significant historic resource which shares direct and salient associations with the events of the American Revolution and the 1781 encampment of Major General Comte Jean de Rochambeau’s French expeditionary force. These latter associations mark it is a largely irreplaceable resource in the larger historical narrative of the Hudson Valley and New York State, and it remains an aged sentinel and touchstone to events which had sweeping national implications.

I was recently in touch with Robert Stackpole of the SAR to offer our office’s support for the present effort to secure the house’s future, should there be anything we can do to advance that agenda. The Odell House has reached a critical crossroads in its long and storied history and efforts must be undertaken soon if we are to ensure that it will remain an object of appreciation for future generations. To that end we wish both Greenburgh and the SAR luck with this initiative, and hope that others will recognize its considerable historic importance and the increasingly dire nature of its present situation. Please do not hesitate to contact me by phone at (518) 268-2167 or via email at William.Krattinger@parks.ny.gov if I can be of further assistance in the meantime.

Sincerely,

William E. Krattinger  
Historic Preservation Program Analyst

Via email only
July 17, 2018

Supervisor Paul Feiner and Honorable Members of the Town Board
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

Dear Supervisor Feiner and Honorable Members of the Town Board,

As the new Superintendent of the Ardsley Union Free School District, I was thrilled to learn about the Odell House restoration project. I support the Town of Greenburgh’s community initiative in seeking funding through the New York State Office of Parks, Recreation and Historic Preservation Environmental Protection Fund, to fully restore Odell House on Ridge Road in the Town of Greenburgh.

Optimistically, when the Odell House is reconditioned to the point where the building and site are publically accessible, our hopes would be to utilize the facility for educational tours, so our children will learn about this important piece of our nation’s history. Moreover, if there is an opportunity to further support this project I would be happy to personally assist and would also reach out to the Ardsley learning community. Thank you for your time, efforts, and consideration.

Respectfully,

Dr. Ryan Schoenfeld
Superintendent of Schools
July 18, 2018

To Whom It May Concern

By an overwhelming response from the members of the Greenburgh Parks and Recreation Advisory Board, the members of the board endorse the grant proposal for the restoration of Odell House, located at 425 Ridge Road, Hartsdale, New York.

The Odell house is an historic landmark here in Greenburgh and should be restored. Its location will bring visitors to the area, not only to see the restored house, but visit nearby facilities.

We look forward to this project which will enhance our town.

If you need any additional information, feel free to contact me at 914.949.0503.

Yours truly

Irene Kanowitz, Chairperson
Greenburgh Parks and Recreation Advisory Board
July 19, 2018

Mr. Garrett Duquesne
Commissioner, Community Development and Conservation
Town Of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

RE: Odell House Restoration – Offer of Help

Dear Garrett,

As you know, I have already expressed my enthusiastic support for any efforts to improve the condition of the Odell house. It sits directly across the street from me, and I have been sadly watching it slowly decay for the past 18 years.

Beyond voicing my support, I’m also willing to make whatever efforts are needed to help rally the community, and in addition, I’m happy to offer any hands-on labor/workmanship that may be useful. I’m currently a retired contractor/carpenter with a reservoir of skills and a workshop full of tools. As I said, I am right across from the Odell House and could be available ~40 hours per week if there is a role I can fill. It would be a pleasure and a thrill to be able to make a personal contribution to any renovation work.

As a member of the Greenburgh Planning Board, I find it rewarding to help protect our town and shape it for the future. Being able to have a direct role in preserving and improving the Odell House would be gratifying on a much more personal level.

Best of luck with your efforts, and please don’t hesitate to call on me for any help I can provide.

Best regards,

Thomas Hay
July 18, 2018

Supervisor Paul Feiner and Honorable Town Board Members
Town of Greenburgh
177 Hillside Avenue
Greenburgh, New York 10607

RE: Town of Greenburgh CFA Letter of Support – Odell House Restoration Project

The Planning Board of the Town of Greenburgh supports the Town of Greenburgh’s submission of an application for Historic Preservation of the Odell House in Hartsdale, in connection with the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding.

Odell House is recognized through local and New York State historic designation, and is listed on the National Register of Historic Places. However, it is currently in a state of advanced decay, and is at risk of being lost if no action is taken soon. The restoration of this house to make it publically accessible will be an asset to the community, providing educational and tourism benefits.

Having reviewed numerous projects in the Town, and understanding the importance of community character, the preservation of Odell House is an endeavor that the Planning Board feels is extremely important. This project is consistent with the preservation goals of the Town’s Comprehensive Plan, a document that the Planning Board closely reviewed as part of its approval process. It would be a shame and a waste to let this historical gem disappear from our community. In addition to preserving a unique local piece of American History, the restoration of Odell House will be a source of pride for residents in Greenburgh.

At its July 18, 2018 Planning Board meeting, the Board unanimously voted in favor of supporting the grant application and related actions to restore Odell House.

Respectfully,

Walter Simon

Chairperson, Town of Greenburgh Planning Board
July 16, 2018

Dear Supervisor Feiner and Town Council Members,

The Poets Corner Civic Association enthusiastically supports the efforts of the Town of Greenburgh to preserve and restore the Odell House and property with the understanding that the Town develop a partnership with the Sons of the American Revolution and continue to maintain oversight. Town oversight will help to assure us that the property will never again return to its current condition!

We are hopeful that the Grant monies as well as volunteer efforts will restore the Odell House and associated property to its former glory and it will become, once again, the Historical jewel that it once was.

Sincerely,

Mona Fraitag, PCCA Co-President
Nat Federici, PCCA Co-President
Dear Commissioner Duquesne:

I am writing on behalf of the board of Directors of the National Washington-Rochambeau Revolutionary Route Association (W3R-US), the long distance, private sector partner of the Washington-Rochambeau Revolutionary Route National Historic Trail.

Our board wishes to express its enthusiastic support for the $300,000 Consolidated Fund grant funding application, to protect, preserve, rehabilitate or restore the Odell House, listed on the State or National Register of Historic Places.

Matching funds would be provided by the property’s owner, dollar for dollar.

The Odell House, located at 425 Ridge Road, in the Town of Greenburgh, was added to the National Register of Historic Places on March 28, 1973, the New York State Register of Historic Places on June 23, 1980, and to the Town’s List of Landmarked Properties, on September 12, 2012.

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The house has fallen into a state of disrepair, and this grant represents an opportunity to provide much needed restoration to this important piece of our nation’s history.

Funding now will mean that the house will be restored in time for the 250th Anniversary of the Revolutionary War.

July 18, 2018

Garrett Duquesne, AICP
Commissioner
Department of Community Development and Conservation
Town of Greenburgh
177 Hillside Ave.
Greenburgh, NY 10607
We look forward to partnering with the house staff and volunteers as it is an important piece of the story of the March to Yorktown, and will help both the National Historic Trail and our organization with our efforts to interpret this important historical property.

Sincerely,

Ellen von Karajan
Executive Director
July 17, 2018

Hon. Paul Feiner and Town Board Members
Town of Greenburgh
177 Hillside Avenue
White Plains, New York 10607

Re: The Odell House Application

Dear Supervisor Feiner and Honorable Town Board Members:

The County is pleased to support the application by the Town of Greenburgh and the Sons of the American Revolution New York to restore the Odell House in Hartsdale, New York through the New York State Department of Environmental Conservation’s Environmental Protection Fund. The Odell House, has been on the National Register of Historic Places since 1973. This house once served as the headquarters of French General Jean-Baptiste Donatien de Vimeur, comte de Rochambeau, and could be argued as having hosting pivotal strategy sessions that resulted with the end the Revolutionary War in America’s favor.

Once a museum, open to the public, I understand Odell House has been closed since the early 1980s. Restoring its structural stability and its historic integrity is a well-merited project and the County supports your efforts. When completed, Odell House and the soon-to-be-restored Miller House in nearby North Castle, will both offer glimpses to the important role that mid-Westchester County played in the Revolutionary War.

We congratulate you on your efforts and support your application.

If you have any questions, please contact me at (914) 995-2427.

Sincerely,

Norma V. Drummond
Commissioner

NVD:sf
Cc: Blanca Lopez, Assistant to the County Executive
July 24, 2018

Mr. Garrett Duquesne, Commissioner  
Dept. of Community Development & Conservation  
177 Hillside Ave.  
Greenburgh, NY 10607

Dear Commissioner Duquesne,

The Worthington-Woodlands Civic Association endorses the submission of a grant application to the New York State Office of Parks, Recreation and Historic Preservation for funding to aid in restoring the Odell House on Ridge Road in the Town of Greenburgh, NY.

We recognize the historical importance that the Odell House played in the Revolutionary War of Independence as it served as headquarters for General Rochambeau during his march to Yorktown, Virginia in 1781 for the battle that ended the war.

The Odell House is now in disrepair, it needs to be restored and re-opened to the public.

This grant will enable the Town of Greenburgh to accomplish these goals.

Sincerely,

[Signature]

Dorrine Livson,  
WWCA President
Robert J. Stackpole, President
New York Chapter of the
Sons of the American Revolution
21 Lake Street, Apartment 5C
White Plains, NY 10603

July 10, 2018 – Updated July 24, 2018

Supervisor Paul J. Feiner
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

Dear Supervisor Feiner,

The New York Chapter of the Sons of the American Revolution fully authorizes and supports the Town of Greenburgh as an applicant for the submission of an application for Historic Preservation in connection with the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage for Funding for Restoration Improvements to the Odell House, located at 425 Ridge Road in the Town of Greenburgh.

The partnership that we began in 2016 with the Town of Greenburgh, and which will continue with the successful awarding of this grant, is a landmark event in the history of The New York Chapter of the Sons of the American Revolution as owner of the Odell House site. As owners, we have full confidence in our ability to contribute the $350,000 match, bringing the total project budget to $700,000, which is the amount anticipated to bring Odell House to full restoration. The New York Chapter of the Sons of the American Revolution enthusiastically agrees to sign the project agreement and any long-term protection document, to ensure the success of the project and compliance with the grant.

The New York Chapter of the Sons of the American Revolution is most appreciative of the support of Supervisor Paul Feiner and the Honorable Members of the Town Board for their continued support of the Odell House, in the interest of the public good.

Sincerely,

[Signature]

Robert J. Stackpole
The total project budget is $700,000, $350,000 of which will come from a match. Continuing on the momentum that has begun with the recent announcement of the Town of Greenburgh’s intent to file for the restoration grant, and bolstered by positive press such as a July 15, 2018 Journal News article and a July 20, 2018 Rivertowns Enterprise article, matching funds are anticipated to come from several sources.

**Sons of American Revolution** – The New York Sons of the American Revolution (SAR), owner of the site, have begun to reach out to parent chapters and loyal chapter members regarding the need for inter-organizational fundraising efforts. The goal of these sources will be approximately $50,000+. In addition, the SAR will, with Town assistance with grants/fundraising, coordinate the remainder of the funding as outlined below.

**The general public** – It is anticipated that local residents and others County-wide, with an interest in the project and an interest in historic preservation will donate cash contributions. Following the news stories above, several inquiries have been received by the town and site owner regarding donations. The goal of these sources will be approximately $25,000+.

**Corporate Donations** – The New York Sons of the American Revolution will strategically appeal to American-based French companies, of which relationships currently exist. Local examples include Dannon, now based in the City of White Plains. The goal of these sources will be approximately $150,000+.

**Foundations** – Historic Preservation Foundations such as the following Historic Preservation League, French Heritage Society, etc., will be another sought after matching source. The goal of these sources will be approximately $100,000+.

**Federal/State** (Funding sources from other (non-EPF) grants will be pursued such as Battlefield Preservation funding, etc.). The goal of these sources will be approximately $25,000+.

Regarding fundraising, the Town of Greenburgh has a history of raising significant funding through its Philanthropy Department. The coordination, outreach and publicity utilized with the leadership of this Town Department will be applied as assistance for the fundraising campaigns associated with the general public. The Town also has the ability to assist the site owner with setting up a “Friends of Odell House” organizational structure for the purposes of fundraising contributions. As noted above, the match for the project is $350,000 all of which will be raised as a cash match. In addition, and as a complement to the match or to supplement the match (if necessary), the Town has received numerous offers for professional skilled labor that will contribute to the success of the project. To date the Town
has received several offers of volunteer pro bono assistance including those with the following skills (Photographer, Plumbing, Masonry, Carpentry, Engineering, Social Media, Marketing, and Arborist). Perhaps most significant, a local Habitat for Humanity organization has offered assistance. All volunteer labor would be required to work under the exclusive direction of the certified architect selected for the project.
Applicant – Town of Greenburgh, Environmental Protection Fund: Parks, Preservation and Heritage Grants

Documentation of Sound Administrative Structures and Reasonableness of Costs (Matching Funds Summary)

Q_7023

The total project budget is $700,000, $350,000 of which will come from a match. Continuing on the momentum that has begun with the recent announcement of the Town of Greenburgh’s intent to file for the restoration grant, and bolstered by positive press such as a July 15, 2018 Journal News article and a July 20, 2018 Rivertowns Enterprise article, matching funds are anticipated to come from several sources.

Sons of American Revolution – The New York Sons of the American Revolution (SAR), owner of the site, have begun to reach out to parent chapters and loyal chapter members regarding the need for inter-organizational fundraising efforts. The goal of these sources will be approximately $50,000+. In addition, the SAR will, with Town assistance with grants/fundraising, coordinate the remainder of the funding as outlined below.

The general public – It is anticipated that local residents and others County-wide, with an interest in the project and an interest in historic preservation will donate cash contributions. Following the news stories above, several inquiries have been received by the town and site owner regarding donations. The goal of these sources will be approximately $25,000+.

Corporate Donations – The New York Sons of the American Revolution will strategically appeal to American-based French companies, of which relationships currently exist. Local examples include Dannon, now based in the City of White Plains. The goal of these sources will be approximately $150,000+.

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### Project Title: Odell House Restoration Grant

**COST SHARE SUMMARY**

**PARKS, PRESERVATION AND HERITAGE GRANT PROGRAM (EPF)**

#### A. Planning: Structural Assessment, Environmental Assessment, Cultural Landscape Report, Feasibility Study, etc.

<table>
<thead>
<tr>
<th>Expense Type/Use</th>
<th>Purpose - Description</th>
<th>Funding Source/Type</th>
<th>Amount ($)</th>
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#### B. Pre-Development: Architect, Engineer, Landscape Architect, Archaeology, Asbestos Abatement, Permits, etc.

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<thead>
<tr>
<th>Expense Type/Use</th>
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<th>Amount ($)</th>
</tr>
</thead>
</table>

- **Architect/Engineer (structural/shoring)**: Prepare signed and sealed drawings for bidding as required by the grant/Bid Document preparation assistance
  - **EPF - Heritage Grant**: $39,000.00
- **Architect/Engineer (structural/shoring)**: Prepare signed and sealed drawings for bidding as required by the grant/Bid Document preparation assistance
  - **Local Match**: $39,000.00

#### C. Construction: Contracted, Force Account, Materials, Donations, etc.

<table>
<thead>
<tr>
<th>Expense Type/Use</th>
<th>Purpose - Description</th>
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- **Construction Contingency**: General Contingency
  - **EPF - Heritage Grant**: $12,750.00

#### D. Administration: Site Supervision, Grant Administration, Audit, Procurement Costs, Project Sign, etc.

<table>
<thead>
<tr>
<th>Expense Type/Use</th>
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- **Project Sign**: From Contingency
  - **Local Match**: -

#### E. Acquisition: Property (Fee Simple), Leases, Easement, etc.

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<tr>
<th>Expense Type/Use</th>
<th>Purpose - Description</th>
<th>Funding Source/Type</th>
<th>Amount ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

- **Fa.**: -

#### F. Associated Acquisition Expenses: Appraisals, Legal Fees, Survey, Abstract, Title Insurance, etc.

<table>
<thead>
<tr>
<th>Expense Type/Use</th>
<th>Purpose - Description</th>
<th>Funding Source/Type</th>
<th>Amount ($)</th>
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<tbody>
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</table>

- **Fa.**: -

#### G. Other

<table>
<thead>
<tr>
<th>Expense Type/Use</th>
<th>Purpose - Description</th>
<th>Funding Source/Type</th>
<th>Amount ($)</th>
</tr>
</thead>
</table>

- **Fa.**: -

### BUDGET SUMMARY

<table>
<thead>
<tr>
<th>Budget Category</th>
<th>State Funds Requested</th>
<th>Applicant Share</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Planning Grant</td>
<td>$39,000.00</td>
<td>$39,000.00</td>
<td>$78,000.00</td>
</tr>
<tr>
<td>B. Pre-Development</td>
<td>$311,000.00</td>
<td>$311,000.00</td>
<td>$622,000.00</td>
</tr>
<tr>
<td>C. Construction</td>
<td>$39,000.00</td>
<td>$39,000.00</td>
<td>$78,000.00</td>
</tr>
<tr>
<td>D. Administration</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>E. Acquisition</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>F. Associated Acquisition Expenses</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>G. Other</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**PROJECT TOTAL**: $700,000.00

### APPLICANT SHARE SUMMARY

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Status of Funds</th>
<th>Type of Funds</th>
<th>Restrictions</th>
<th>Date Available</th>
<th>Total Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sons of the American Revolution</td>
<td>Request (2018 leading up to grant announcement)</td>
<td>Private</td>
<td>N/A</td>
<td>2019</td>
<td>$50,000.00</td>
</tr>
<tr>
<td>Public Donations</td>
<td>Request (2018 leading up to grant announcement)</td>
<td>Private</td>
<td>N/A</td>
<td>2019</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Corporate Donations</td>
<td>Request (2018 leading up to grant announcement)</td>
<td>Private</td>
<td>N/A</td>
<td>2019</td>
<td>$150,000.00</td>
</tr>
<tr>
<td>Federal/State Funding Sources</td>
<td>Request (2018-2030)</td>
<td>Public</td>
<td>N/A</td>
<td>2019</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Historic Preservation Foundations</td>
<td>Request (2018-2030)</td>
<td>Private</td>
<td>N/A</td>
<td>2019</td>
<td>$100,000.00</td>
</tr>
<tr>
<td>Skilled Labor</td>
<td>Committed</td>
<td>Private</td>
<td>Historic Rehabilitation</td>
<td>as needed</td>
<td>$0.00</td>
</tr>
<tr>
<td>Town of Greenburgh Administration</td>
<td>N/A</td>
<td>N/A</td>
<td>as needed</td>
<td>2019</td>
<td>$350,000.00</td>
</tr>
</tbody>
</table>

**Total Applicant Share**: $700,000.00
<table>
<thead>
<tr>
<th>NAME</th>
<th>EMAIL</th>
<th>PHONE</th>
<th>SKILL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peter Nagy</td>
<td><a href="mailto:vedesa@optonline.net">vedesa@optonline.net</a></td>
<td></td>
<td>Photographer</td>
</tr>
<tr>
<td>Maria &amp; Steven Colucci</td>
<td><a href="mailto:mcolucci21@gmail.com">mcolucci21@gmail.com</a></td>
<td></td>
<td>Plumbing, Electrical, Masonry, Carpentry &amp; Landscaping</td>
</tr>
<tr>
<td>Jim Killoran</td>
<td></td>
<td></td>
<td>Habitat for Humanity</td>
</tr>
<tr>
<td>Ray Ahmadi</td>
<td><a href="mailto:raasociates@verizon.net">raasociates@verizon.net</a></td>
<td></td>
<td>Engineer</td>
</tr>
<tr>
<td>Howard Fidel</td>
<td><a href="mailto:hffidel@gmail.com">hffidel@gmail.com</a></td>
<td></td>
<td>Engineer</td>
</tr>
<tr>
<td>Janet Burnet</td>
<td><a href="mailto:janetburnet@aol.com">janetburnet@aol.com</a></td>
<td></td>
<td>Rochambeau</td>
</tr>
<tr>
<td>Thomas Hay</td>
<td><a href="mailto:tomhay9@gmail.com">tomhay9@gmail.com</a></td>
<td></td>
<td>Organization</td>
</tr>
<tr>
<td>Joanna Maguire</td>
<td><a href="mailto:joannalehnert@gmail.com">joannalehnert@gmail.com</a></td>
<td></td>
<td>Carpentry</td>
</tr>
<tr>
<td>Thomas Maguire</td>
<td><a href="mailto:joannalehnert@gmail.com">joannalehnert@gmail.com</a></td>
<td></td>
<td>Marketing, Graphic Design, Social Media</td>
</tr>
<tr>
<td>A. Wayne Cahilly</td>
<td><a href="mailto:chstrees@yahoo.com">chstrees@yahoo.com</a></td>
<td>(201) 742-2739</td>
<td>Assessment</td>
</tr>
<tr>
<td>Marion J. Rosley</td>
<td><a href="mailto:mrosley@rosley.com">mrosley@rosley.com</a></td>
<td>(914) 682-9718</td>
<td>Request to join Committee</td>
</tr>
</tbody>
</table>
### Cost Share Summary

<table>
<thead>
<tr>
<th>Expense Type/Use</th>
<th>Purpose - Description</th>
<th>Funding Source/Type</th>
<th>Amount ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect</td>
<td>Prepare signed and sealed drawings for bidding as required by the grant/Bid Document preparation assistance</td>
<td></td>
<td>$50,000.00</td>
</tr>
<tr>
<td>Engineer</td>
<td>Structural Analysis Report</td>
<td></td>
<td>$10,000.00</td>
</tr>
<tr>
<td>Structural Foundation</td>
<td>Site grading at building perimeter; cut out deteriorated mortar, peapost joints</td>
<td></td>
<td>$30,000.00</td>
</tr>
<tr>
<td>Exterior Woods and Plastics</td>
<td>Front Porch 1790 Addition; Window Shutters &amp; Hardware - Reconstruct, using salvaged materials, new to match</td>
<td></td>
<td>$30,000.00</td>
</tr>
<tr>
<td>Exterior Thermal and Moisture Protection</td>
<td>Remove existing deteriorated roof, replace in kind. Repair shingle roofing, flashing at chimneys, fascia wood gutter and leader repair</td>
<td></td>
<td>$80,000.00</td>
</tr>
<tr>
<td>Exterior Doors and Windows</td>
<td>Remove old glazing compound and replace with new to match, other repairs as required</td>
<td></td>
<td>$10,000.00</td>
</tr>
<tr>
<td>Exterior Masonry</td>
<td>1732 house side-by-side windows &amp; chimney, reconstruct using salvaged materials, all new to match</td>
<td></td>
<td>$50,000.00</td>
</tr>
<tr>
<td>Exterior Roofing</td>
<td>Reconstruct Stairs</td>
<td></td>
<td>$10,000.00</td>
</tr>
<tr>
<td>Interior Masonry</td>
<td>Structural Analysis Report</td>
<td></td>
<td>$10,000.00</td>
</tr>
<tr>
<td>Interior Doors and Windows</td>
<td>Repair missing doors to match</td>
<td></td>
<td>$10,000.00</td>
</tr>
<tr>
<td>Interior Plaster Walls and Ceilings</td>
<td>Conserve or replace all interior plaster surfaces, reattachment using acrylic injection system of existing deteriorated materials</td>
<td></td>
<td>$40,000.00</td>
</tr>
<tr>
<td>Electrical</td>
<td>Install new system throughout</td>
<td></td>
<td>$30,000.00</td>
</tr>
<tr>
<td>Mechanical HVAC</td>
<td>Install new heating, ventilating, and air conditioning system (3.2kwh)</td>
<td></td>
<td>$80,000.00</td>
</tr>
<tr>
<td>Restroom etc.</td>
<td>Restroom installation, with point-of-use tankless water heater, in the 1807 addition</td>
<td></td>
<td>$40,000.00</td>
</tr>
<tr>
<td>Fire detection/Suppression Systems</td>
<td>Fire detection/sprinkler systems</td>
<td></td>
<td>$30,000.00</td>
</tr>
<tr>
<td>Security System</td>
<td>New Wireless System</td>
<td></td>
<td>$10,000.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$450,000.00</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td></td>
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### Budget Summary

<table>
<thead>
<tr>
<th>Budget Category</th>
<th>State Funds Requested</th>
<th>Applicant Share</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Planning Grant</td>
<td>$</td>
<td>$</td>
<td>$</td>
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<tr>
<td>B. Pre-Development</td>
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<td>$</td>
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<td>$</td>
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</tr>
<tr>
<td>F. Associated Acquisition Expenses</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>G. Other</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td><strong>PROJECT TOTAL</strong></td>
<td>$</td>
<td>$</td>
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### Applicant Share Summary

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Status of Funds</th>
<th>Type of Funds</th>
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</table>

**Total Applicant Share**: $
Applicant – Town of Greenburgh, Environmental Protection Fund: Parks, Preservation and Heritage Grants

**Documentation of Sound Administrative Structures and Reasonableness of Costs (standalone planning)**

**Q_7332**

The project is not a stand-alone planning project and significant construction rehabilitation would result with implementation of the grant funding and related match. Less than 15% of the project cost is allocated to “soft costs” or architectural/engineering costs.
Applicant – Town of Greenburgh, Environmental Protection Fund: Parks, Preservation and Heritage Grants (Odell House Historic Restoration)

Standard Questions: Recreational Impact

Q_7015

The project site is located within the Town of Greenburgh at 425 Ridge Road, Hartsdale, NY 10530. The Town of Greenburgh is identified as a Low/Moderate Area (LMA) with regards to income. The project site is located within Census Tract 108.01. Data provided by Westchester County indicates that 23.1% of this Census Tract consists of Low and Moderate Income Persons.

As the project will benefit residents Town-wide, demographic data in this respect is relevant. The Town of Greenburgh, as of the 2010 Census had 42,863 residents. Greenburgh is a diverse community, with approximately 18% population African American, approximately 14% Hispanic; and approximately 47% non-white. Approximately 69% of households in the Town are below the area median income.

The subject site has sustained physical deterioration over several decades. The proposed grant, if awarded, will provide the resources necessary to re-establish Odell House as a source of pride in the community, and will provide a cultural and historic recreational resource to low income and otherwise disadvantaged residents, as well as the community as a whole.

The Town of Greenburgh contains a HUD LMISD Block Group as depicted on the enclosed map, where the areas in red on the map in the Town of Greenburgh have 51% or Greater Low-Moderate Percentage Income. The geographic area is supported by the Town’s Theodore D. Young Community Center (TDYCC). The TDYCC is operated through the Town’s Department of Community Resources (DCR). As noted in DCR Commissioner Andre Early’s Odell House letter of support, “The Town of Greenburgh Department of Community Resources, which operates the Theodore D. Young Community Center, seeks to improve the quality of life for Greenburgh residents by providing a variety of educational, cultural, recreational and social programs and services. It is our multi-faceted approach by which we endeavor to lessen problems caused by poverty, racism and cultural deprivation. We accomplish our mission through: Programs and Activities, Service, Advocacy and Information outreach to the community in partnership with schools and other agencies to share the vision with our residents. The potential to offer bus trips to the many seniors and youths that utilize this Department’s diverse array of programs would be a great service to the community.”

Presently the DCR and Town’s Department of Parks and Recreation operate programming that buses seniors and disadvantage youth to recreational and cultural destinations. The prospect of taking these groups to Odell House for educational and recreation visits is a wonderful offering that would otherwise never exist in the Town.
Applicant – Town of Greenburgh, Environmental Protection Fund: Parks, Preservation and Heritage Grants

Documentation of Sound Administrative Structures and Reasonableness of Costs (Hiring professionals)

Q_7328

The Town of Greenburgh has extensive experience soliciting design professionals and contractors for the purposes of carrying out a variety of planning, engineering, and construction projects. As the largest Town in Westchester County, and as a municipality that routinely and successfully implements millions of dollars of grants, the Town is an excellent partner for the site owner in terms of hiring of professionals. The Town of Greenburgh utilizes all applicable procurement methods of respective grants, and where less stringent, exceeds grant thresholds in terms of public input, incorporation of prevailing wage requirements, solicitation of professionals/BIDS etc.
Overview

The Town of Greenburgh seeks the services of a Historic Preservation Architect to prepare restoration plans (in accordance with New York State/Federal Historic Preservation requirements/Secretary of the Interior’s Standards for the Treatment of Historic Properties) and specifications for Odell House, located at 425 Ridge Road, Hartsdale N.Y. 10530 (Town of Greenburgh). The restoration of the Odell House (listed on the National Historic Register) will ultimately make this outstanding Revolutionary War landmark accessible to the general public and stimulate further research into the critical union of the French land forces under General Rochambeau and the Continental Army under General Washington.

From the time of the original structure’s construction in 1732, the house has undergone numerous additions and renovations. A 1760 addition to the east and an 1853 wing to the west now flank the 1732 house. Both the 1732 and 1760 structures are built of timber frame construction, while the 1853 wing is stone masonry construction. Major renovations to the house included the 1785 insertion of a central stair hall in the 1760 addition. At the time of the 1853 addition, the 1732 structure’s rear roof was raised to a full two-story height, and a large double fireplace and chimney at the west wall were removed. Much of the material from that chimney was reused to construct a kitchen fireplace north of the house. A final light frame wood construction one-story addition was built to the north of the 1760 structure in 1907, which has now deteriorated beyond repair.

It is anticipated that a structural assessment by a licensed engineer specializing in historic preservation will be necessary prior to the finalization of architectural drawings. The architectural/engineering drawings and specifications will be utilized in a subsequent BID package soliciting the services of a historic preservation contractor to make the restoration improvements.

Submission Requirements

1. Statement indicating your interest in providing design services.
2. Firm brochure outlining the firm’s background and experiences. If sub-consultants are proposed (structural assessment), a similar brochure shall be submitted.
3. A listing and brief narrative description of no more than five (5) projects involving similar type services provided to public or private clients within the last five (5) years. References with names and telephone numbers must be included for the projects.
4. A project organization chart indicating Key personnel to be assigned to the project. Sub-consultant personnel should be included as appropriate. Limit Key personnel to no more than seven (7) names.
5. Include resumes of all personnel noted on the project organization chart. Also, indicate current and projected workload of the Key personnel included.
6. Include a maximum of one (1) page outlining a Project Approach for the project.
7. A fee schedule should be included, which specifies a lump sum for the project’s
Request for Proposals (RFP)
Environmental Protection Fund Parks, Preservation and Heritage Grant
Town of Greenburgh Odell House Restoration
Engineering/Architectural Services

engineering/architectural services, which will include oversite of the historic preservation contractor and certification that the project is built according to New York State/Federal Historic Preservation requirements.

8. Indicate, in a brief summary, information about the firm, or sub-consultants, regarding Disadvantaged Business Enterprise (DBE) designation and/or the firm’s equal opportunity, affirmative action plan/policy.

Selection Procedure

Based on a review and evaluation of the information provided in items one through eight (1-8) above the Town of Greenburgh will rank the firms that respond and select the firm, ranked as most qualified to meet the Town of Greenburgh and project needs.

All questions and/or requests for clarification must be submitted in writing to the project administrator, Mr. Garrett Duquesne, AICP. All such questions and responses will be sent to all firms responding to the RFP. All such inquiries must be submitted and received by the Town of Greenburgh by the close of business, XXXXXXXXXXX.

The Town of Greenburgh retains the right to request further information from all respondents and reject all RFP responses at its sole discretion.

If determined necessary by the Town of Greenburgh, oral interviews can be requested with the top-ranked consultant(s).

The ranking and selection will be based on committee evaluation of the firms that submit the required RFP information as outlined in this solicitation.

The following factors will be considered by the committee in ranking the responding firms:

1. Understanding of the work to be done
2. Experience with similar kinds of projects and/or work
3. Quality of staff for work to be done
4. Familiarity with Federal and State requirements
5. Organization and financial responsibility
Request for Proposals (RFP)
Environmental Protection Fund Parks, Preservation and Heritage Grant
Town of Greenburgh Odell House Restoration
Historic Preservation Contractor Services

Overview

The Town of Greenburgh seeks the services of a Historic Preservation Contractor to make restorations to Odell House, located at 425 Ridge Road, Hartsdale N.Y. 10530 (Town of Greenburgh) consistent with Engineering/Architectural Plans and Specifications prepared by XXXXXXX Architects. Engineering/Architectural Plans and specifications are enclosed to this RFP.

The restoration of the Odell House (listed on the National Historic Register) will ultimately make this outstanding Revolutionary War landmark accessible to the general public and stimulate further research into the critical union of the French land forces under General Rochambeau and the Continental Army under General Washington.

From the time of the original structure’s construction in 1732, the house has undergone numerous additions and renovations. A 1760 addition to the east and an 1853 wing to the west now flank the 1732 house. Both the 1732 and 1760 structures are built of timber frame construction, while the 1853 wing is stone masonry construction. Major renovations to the house included the 1785 insertion of a central stair hall in the 1760 addition. At the time of the 1853 addition, the 1732 structure’s rear roof was raised to a full two-story height, and a large double fireplace and chimney at the west wall were removed. Much of the material from that chimney was reused to construct a kitchen fireplace north of the house. A final light frame wood construction one-story addition was built to the north of the 1760 structure in 1907, which has now deteriorated beyond repair.

Submission Requirements

1. Statement indicating your interest in providing restoration services.
2. Firm brochure outlining the firm’s background and experiences. If sub-consultants are proposed, a similar brochure shall be submitted. Experience performing work Secretary of the Interior’s Standards for the Treatment of Historic Properties
3. A listing and brief narrative description of no more than five (5) projects involving similar type services provided to public or private clients within the last five (5) years. References with names and telephone numbers must be included for the projects.
4. A project organization chart indicating Key personnel to be assigned to the project. Sub-consultant personnel should be included as appropriate. Limit Key personnel to no more than seven (7) names.
5. Include resumes of all personnel noted on the project organization chart. Also, indicate current and projected workload of the Key personnel included.
6. Include a maximum of one (1) page outlining a Project Approach for the project.
7. A fee schedule should be included, which specifies a itemized cost structure for the project’s construction.
8. Indicate, in a brief summary, information about the firm, or sub-consultants, regarding Disadvantaged Business Enterprise (DBE) designation and/or the firm’s equal opportunity, affirmative action plan/policy.

Special Requirements

1. As the project has generated significant public support, and more specifically offers of skilled volunteer labor (see attached spreadsheet indicating labor commitments and specializations), indicate prior experience successfully utilizing such volunteer labor in a similar capacity as with the current project scope.

2. The Town of Greenburgh assigns importance to the consideration of a hiring system targeting a job opportunity or job opportunities to local resident(s) of a low-income neighborhood and for opportunities for veterans. Responses to the RFP should include a statement about the incorporation of this type of community benefit agreement.

Selection Procedure

Based on a review and evaluation of the information provided in items one through eight (1-8) above the Town of Greenburgh will rank the firms that respond and select the firm, ranked as most qualified to meet the Town of Greenburgh and project needs.

All questions and/or requests for clarification must be submitted in writing to the project administrator, Mr. Garrett Duquesne, AICP. All such questions and responses will be sent to all firms responding to the RFP. All such inquiries must be submitted and received by the Town of Greenburgh by the close of business, XXXXXXXXXXXXXX.

The Town of Greenburgh retains the right to request further information from all respondents and reject all RFP responses at its sole discretion.

If determined necessary by the Town of Greenburgh, oral interviews can be requested with the top-ranked consultant(s).

The ranking and selection will be based on committee evaluation of the firms that submit the required RFP information as outlined in this solicitation.

The following factors will be considered by the committee in ranking the responding firms:

1. Understanding of the work to be done
2. Experience with similar kinds of projects and/or work
3. Quality of staff for work to be done
4. Familiarity with Federal and State requirements
5. Organization and financial responsibility
Overview

The Town of Greenburgh seeks the services of a Historic Preservation Architect to prepare restoration plans (in accordance with New York State/Federal Historic Preservation requirements) and specifications for Odell House, located at 425 Ridge Road, Hartsdale N.Y. 10530 (Town of Greenburgh). The restoration of the Odell House (listed on the National Historic Register) will ultimately make this outstanding Revolutionary War landmark accessible to the general public and stimulate further research into the critical union of the French land forces under General Rochambeau and the Continental Army under General Washington.

From the time of the original structure’s construction in 1732, the house has undergone numerous additions and renovations. A 1760 addition to the east and an 1853 wing to the west now flank the 1732 house. Both the 1732 and 1760 structures are built of timber frame construction, while the 1853 wing is stone masonry construction. Major renovations to the house included the 1785 insertion of a central stair hall in the 1760 addition. At the time of the 1853 addition, the 1732 structure’s rear roof was raised to a full two-story height, and a large double fireplace and chimney at the west wall were removed. Much of the material from that chimney was reused to construct a kitchen fireplace north of the house. A final light frame wood construction one-story addition was built to the north of the 1760 structure in 1907, which has now deteriorated beyond repair.

It is anticipated that a structural assessment by a licensed engineer specializing in historic preservation will be necessary prior to the finalization of architectural drawings. The architectural/engineering drawings and specifications will be utilized in a subsequent BID package soliciting the services of a historic preservation contractor to make the restoration improvements.

Submission Requirements

1. Statement indicating your interest in providing design services.
2. Firm brochure outlining the firm’s background and experiences. If sub-consultants are proposed (structural assessment), a similar brochure shall be submitted.
3. A listing and brief narrative description of no more than five (5) projects involving similar type services provided to public or private clients within the last five (5) years. References with names and telephone numbers must be included for the projects.
4. A project organization chart indicating Key personnel to be assigned to the project. Sub-consultant personnel should be included as appropriate. Limit Key personnel to no more than seven (7) names.
5. Include resumes of all personnel noted on the project organization chart. Also, indicate current and projected workload of the Key personnel included.
6. Include a maximum of one (1) page outlining a Project Approach for the project.
7. A fee schedule should be included, which specifies a lump sum for the project’s engineering/architectural services, which will include oversite of the historic preservation
contractor and certification that the project is built according to New York State/Federal Historic Preservation requirements.

8. Indicate, in a brief summary, information about the firm, or sub-consultants, regarding Disadvantaged Business Enterprise (DBE) designation and/or the firm’s equal opportunity, affirmative action plan/policy.

**Selection Procedure**

Based on a review and evaluation of the information provided in items one through eight (1-8) above the Town of Greenburgh will rank the firms that respond and select the firm, ranked as most qualified to meet the Town of Greenburgh and project needs.

All questions and/or requests for clarification must be submitted in writing to the project administrator, Mr. Garrett Duquesne, AICP. All such questions and responses will be sent to all firms responding to the RFP. All such inquiries must be submitted and received by the Town of Greenburgh by the close of business, XXXXXXXXXXXXX.

The Town of Greenburgh retains the right to request further information from all respondents and reject all RFP responses at its sole discretion.

If determined necessary by the Town of Greenburgh, oral interviews can be requested with the top-ranked consultant(s).

The ranking and selection will be based on committee evaluation of the firms that submit the required RFP information as outlined in this solicitation.

The following factors will be considered by the committee in ranking the responding firms:

1. Understanding of the work to be done
2. Experience with similar kinds of projects and/or work
3. Quality of staff for work to be done
4. Familiarity with Federal and State requirements
5. Organization and financial responsibility
Overview

The Town of Greenburgh seeks the services of a Historic Preservation Contractor to make restorations to Odell House, located at 425 Ridge Road, Hartsdale N.Y. 10530 (Town of Greenburgh) consistent with Engineering/Architectural Plans and Specifications prepared by XXXXXXX Architects. Engineering/Architectural Plans and specifications are enclosed to this RFP.

The restoration of the Odell House (listed on the National Historic Register) will ultimately make this outstanding Revolutionary War landmark accessible to the general public and stimulate further research into the critical union of the French land forces under General Rochambeau and the Continental Army under General Washington.

From the time of the original structure’s construction in 1732, the house has undergone numerous additions and renovations. A 1760 addition to the east and an 1853 wing to the west now flank the 1732 house. Both the 1732 and 1760 structures are built of timber frame construction, while the 1853 wing is stone masonry construction. Major renovations to the house included the 1785 insertion of a central stair hall in the 1760 addition. At the time of the 1853 addition, the 1732 structure’s rear roof was raised to a full two-story height, and a large double fireplace and chimney at the west wall were removed. Much of the material from that chimney was reused to construct a kitchen fireplace north of the house. A final light frame wood construction one-story addition was built to the north of the 1760 structure in 1907, which has now deteriorated beyond repair.

Submission Requirements

1. Statement indicating your interest in providing restoration services.
2. Firm brochure outlining the firm’s background and experiences. If sub-consultants are proposed, a similar brochure shall be submitted.
3. A listing and brief narrative description of no more than five (5) projects involving similar type services provided to public or private clients within the last five (5) years. References with names and telephone numbers must be included for the projects.
4. A project organization chart indicating Key personnel to be assigned to the project. Sub-consultant personnel should be included as appropriate. Limit Key personnel to no more than seven (7) names.
5. Include resumes of all personnel noted on the project organization chart. Also, indicate current and projected workload of the Key personnel included.
6. Include a maximum of one (1) page outlining a Project Approach for the project.
7. A fee schedule should be included, which specifies a itemized cost structure for the project’s construction.
Request for Proposals (RFP)
Environmental Protection Fund Parks, Preservation and Heritage Grant
Town of Greenburgh Odell House Restoration
Historic Preservation Contractor Services

8. Indicate, in a brief summary, information about the firm, or sub-consultants, regarding
Disadvantaged Business Enterprise (DBE) designation and/or the firm’s equal opportunity,
affirmative action plan/policy.

Special Requirements

1. As the project has generated significant public support, and more specifically offers of
skilled volunteer labor (see attached spreadsheet indicating labor commitments and
specializations), indicate prior experience successfully utilizing such volunteer labor in a
similar capacity as with the current project scope.
2. The Town of Greenburgh assigns importance to the consideration of a hiring system
targeting a job opportunity or job opportunities to local resident(s) of a low-income
neighborhood and for opportunities for veterans. Responses to the RFP should include a
statement about the incorporation of this type of community benefit agreement.

Selection Procedure

Based on a review and evaluation of the information provided in items one through eight (1-8)
above the Town of Greenburgh will rank the firms that respond and select the firm, ranked as most
qualified to meet the Town of Greenburgh and project needs.

All questions and/or requests for clarification must be submitted in writing to the project
administrator, Mr. Garrett Duquesne, AICP. All such questions and responses will be sent to all
firms responding to the RFP. All such inquiries must be submitted and received by the Town of
Greenburgh by the close of business, XXXXXXXXXXXXX.

The Town of Greenburgh retains the right to request further information from all respondents and
reject all RFP responses at its sole discretion.

If determined necessary by the Town of Greenburgh, oral interviews can be requested with the
top-ranked consultant(s).

The ranking and selection will be based on committee evaluation of the firms that submit the
required RFP information as outlined in this solicitation.

The following factors will be considered by the committee in ranking the responding firms:

1. Understanding of the work to be done
2. Experience with similar kinds of projects and/or work
3. Quality of staff for work to be done
4. Familiarity with Federal and State requirements
5. Organization and financial responsibility
NEW YORK STATE PARKS AND RECREATION
DIVISION FOR HISTORIC PRESERVATION

This is to certify that
Odell House (Rochambeau Headquarters)
Greenburgh, Westchester County
in recognition of its
Historical and Architectural
significance and to encourage its preservation
was listed on the
NATIONAL REGISTER OF HISTORIC PLACES
by the
UNITED STATES DEPARTMENT OF THE INTERIOR
upon nomination by the State Historic Preservation Officer
under provisions of the National Historic Preservation

COMMISSIONER, NEW YORK STATE PARKS AND RECREATION
STATE HISTORIC PRESERVATION OFFICER

28 March 1973
Title:
Odell House

National Register Information System ID:
73001286

Applicable Criteria:
ARCHITECTURE/ENGINEERING
PERSON

Architectural Styles:
NO STYLE LISTED

Architects:
Unknown

Areas Of Significance:
MILITARY
ARCHITECTURE

Periods Of Significance:
1700-1749
1750-1799

Significant Years:
1732
1765
1785

Significant Names:
Rochambeau, Count de

Resource Type:
BUILDING

Related Collections:
National Register of Historic Places Collection

Resource Format:
pdf

File Size (bytes):
22151

Date Published:
3/28/1973

Parks:
National Register of Historic Places

Locations:
State: New York
County: Westchester County
Greenburgh; 425 Ridge Rd.

Rating:
Categories: Historic
Odell House Work Detail

**Predevelopment**

**Engineer:** Structural Assessment must be prepared
**Architect:** Updated Architectural Drawings Based Partially on Structural Assessment

**Construction**

<table>
<thead>
<tr>
<th>Existing Conditions</th>
<th>Proposed Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Work:</strong> General landscaping see photos 1,2,3</td>
<td>Clean up grounds, prune and clear trees, brush, etc.</td>
</tr>
<tr>
<td><strong>Woods and Plastics (Exterior):</strong> Shutters and Hardware are in disrepair, falling apart and have weather damage. see photo 1</td>
<td>Addition of a 1760 Front Porch. Reconstruct Window Shutters and Hardware using salvaged materials, new to match</td>
</tr>
<tr>
<td><strong>Thermal and Moisture Protection (Exterior):</strong> Roof is deteriorated, has holes and significant water damage. Shingle siding is falling apart and has water damage. The Chimney has holes and broken bricks. Failed wood gutter and leader see photos 4, 15, 15</td>
<td>Remove damaged roof and replace in kind. Repair Shingle siding, flashing at chimney, failed wood gutter and leader.</td>
</tr>
<tr>
<td><strong>Doors and Windows (Exterior):</strong> old glazing compound is cracked and peeling. Windows are broken and stained. see photo 4</td>
<td>Remove old glazing compound and replace with new to match. Other repairs, such as windows as required</td>
</tr>
<tr>
<td><strong>Masonry (Interior):</strong> fireplaces and chimney currently have broken bricks and cement, not in working condition see photos 6, 7</td>
<td>Reconstruct fireplaces and chimneys using salvaged materials, all new to match</td>
</tr>
<tr>
<td><strong>Wood and plastics (Interior):</strong> Stairs are falling apart, wood is cracked and splintering see photos 12, 13</td>
<td>Reconstruct stairs</td>
</tr>
<tr>
<td><strong>Doors and Windows (Interior):</strong> original doors are missing</td>
<td>Repair missing doors to match</td>
</tr>
<tr>
<td><strong>Plaster Walls and Ceilings (Interior):</strong> plaster surfaces are deteriorating and falling apart, has some cracking. see photos 9, 10, 11, 15</td>
<td>Conserve or replace all interior plaster surfaces, reattachment using acrylic injection system of existing deteriorated materials</td>
</tr>
<tr>
<td><strong>Electrical:</strong> No current electrical system</td>
<td>Install new system throughout the house</td>
</tr>
<tr>
<td><strong>HVAC (Mechanical):</strong> not electric heating, ventilating or air conditioning system exists currently in the house.</td>
<td>Install new heating, ventilating, and air conditioning system in the house (3 Zones)</td>
</tr>
<tr>
<td><strong>Wasteline/Septic:</strong> House has outdated septic system and water heater, dating back to the early 20th century. No restroom in the house</td>
<td>Restroom installation, with point-of-use tankless water heater, in the 1907 addition</td>
</tr>
<tr>
<td><strong>Fire detection/Suppression Systems:</strong> no</td>
<td>Installation of fire detection/sprinkler systems</td>
</tr>
</tbody>
</table>
smoke detectors or fire detectors are present in the house. No sprinkler system or any system meant to suppress fires

**Security System:** no current security system

Installation of a new wireless system
### Odell House Work Detail (Phase 1 - $700,000 Project)

#### Predevelopment

<table>
<thead>
<tr>
<th>Existing Conditions</th>
<th>Proposed Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Further document, build off existing conditions reports.</td>
<td>Design Services (Architect, Structural Engineer, Shoring Engineer) Generate updated reports/plans/specificatons</td>
</tr>
</tbody>
</table>

#### Construction

<table>
<thead>
<tr>
<th>Existing Conditions</th>
<th>Proposed Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Early Protection:</strong> House contains debris and splintered wood. Roof is deteriorated, has holes and water damage.</td>
<td>Remove all debris from the building, add structural emergency shoring to prevent collapse, and add a temporary roof protection (tarp). Secure all building envelope openings. Add framing at openings, put plywood over wall openings and add window and poor protection.</td>
</tr>
<tr>
<td><strong>Stabilization:</strong> Sills are decaying and falling apart. Mortar deterioration. Joints have voids and are decaying. Walls, Floor Assemblies, and Roof Framing all have compromised structural integrity.</td>
<td>Replace and repair all sills. Repair all masonry footings and foundation. Improve the structural framing of the building’s interior for the walls, floor assemblies, and roof framing.</td>
</tr>
<tr>
<td><strong>Exterior Restoration:</strong> Exterior has panels and siding in disrepair/splintering. Wall sheathing, cedar siding, windows and doors are cracked, broken and in need of repair.</td>
<td>Remove all old and decayed panels and siding. Add new Alaskan Yellow Cedar Shake Roof, plus eaves, gutters/leaders. Drain the site. Repair and replace wall sheathing, cedar siding, windows and doors.</td>
</tr>
<tr>
<td><strong>Interior Restoration:</strong> Floor is unsafe, has water damage and holes. Staircase is not in working shape and a safety concern. Fireplace in bad condition, and chimney is not in working conditions</td>
<td>Repair and replace the floorboards, staircase, fireplace and chimney.</td>
</tr>
</tbody>
</table>
### Odell House Work Detail (Phase 2 – Later Phase, Not part of Current Application)

#### Construction

**Existing Conditions**

<table>
<thead>
<tr>
<th>Electrical: No current electrical system.</th>
<th>Install new system throughout the house.</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC (Mechanical): not electric heating, ventilating or air conditioning system exists currently in the house.</td>
<td>Install new heating and air conditioning system in the house (3 Zones).</td>
</tr>
<tr>
<td>Wasteline/Septic: House has outdated septic system and water heater, dating back to the early 20th century. No restroom in the house.</td>
<td>Restroom installation (ADA compliant), with point-of-use tank-less water heater, in the 1907 addition.</td>
</tr>
<tr>
<td>Fire detection/Suppression Systems: no smoke detectors or fire detectors are present in the house. No sprinkler system or any system meant to suppress fires.</td>
<td>Installation of fire detection/sprinkler systems.</td>
</tr>
</tbody>
</table>
### Table 5.2: Federal, State, County and Local Historic Listings

<table>
<thead>
<tr>
<th>Map Location</th>
<th>Property</th>
<th>Location</th>
<th>National Register</th>
<th>State Register</th>
<th>Westchester County Inventory</th>
<th>Local (unincorporated Greenburgh)</th>
</tr>
</thead>
<tbody>
<tr>
<td>H2</td>
<td>Residence of Gordon Parks</td>
<td>15 Adams Place (Parkway Gardens)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>5/23/07</td>
</tr>
<tr>
<td>H3</td>
<td>Bronx River Parkway Reservation</td>
<td>Bronx River Parkway Reservation</td>
<td>1/11/91</td>
<td>10/30/90</td>
<td>10/30/90</td>
<td>9/12/12</td>
</tr>
<tr>
<td>H4</td>
<td>Leo Friedlander Home and Studio</td>
<td>825 West Hartsdale Road, P.O. Hartsdale</td>
<td>3/28/73</td>
<td>6/23/82</td>
<td>1/5/88</td>
<td>9/12/12</td>
</tr>
<tr>
<td>H5</td>
<td>Pine Tree Corners - White Plains</td>
<td>5 Old Knollwood Road, P.O. White Plains</td>
<td>-</td>
<td>-</td>
<td>2/19/93</td>
<td>9/12/12</td>
</tr>
<tr>
<td>H6</td>
<td>Church of St. Joseph of Arimathea</td>
<td>2172 Saw Mill River Road, P.O. Elmsford</td>
<td>1/11/02</td>
<td>11/27/01</td>
<td>11/27/01</td>
<td>9/12/12</td>
</tr>
<tr>
<td>H7</td>
<td>Romer-Van Tassel House</td>
<td>2121 Saw Mill River Road, P.O. Elmsford</td>
<td>12/12/94</td>
<td>10/14/94</td>
<td>3/6/91</td>
<td>9/12/12</td>
</tr>
<tr>
<td>H8</td>
<td>East Irvington School</td>
<td>East Irvington School</td>
<td>10/6/86</td>
<td>9/2/83</td>
<td>1/5/88</td>
<td>9/12/12</td>
</tr>
<tr>
<td>H9</td>
<td>Odell House</td>
<td>425 Ridge Road, P.O. Hartsdale</td>
<td>3/28/73</td>
<td>6/23/80</td>
<td>1/5/88</td>
<td>9/12/12</td>
</tr>
<tr>
<td>H10</td>
<td>Hartsdale Pet Cemetery</td>
<td>Central Park Avenue North, P.O. Hartsdale</td>
<td>8/17/12</td>
<td>1/5/11</td>
<td>-</td>
<td>TBD</td>
</tr>
<tr>
<td>H11</td>
<td>Evangeline Booth House/St. Andrew’s Church</td>
<td>101 North Central Park Avenue, P.O. Hartsdale</td>
<td>2/22/11</td>
<td>1/5/11</td>
<td>-</td>
<td>7/08/09</td>
</tr>
<tr>
<td>H12</td>
<td>Hartsdale Railroad Station</td>
<td>East Hartsdale Avenue, P.O. Hartsdale</td>
<td>1/14/11</td>
<td>5/23/11</td>
<td>-</td>
<td>9/12/12</td>
</tr>
<tr>
<td>H13</td>
<td>Spanish American War Monument to the 71st Infantry Regiment at Mount Hope Cemetery</td>
<td>Jackson Avenue/Saw Mill River Road, P.O. Hastings</td>
<td>1/14/11</td>
<td>11/18/10</td>
<td>-</td>
<td>9/12/12</td>
</tr>
</tbody>
</table>

* Also listed as a National Historic Landmark
RESOLUTION PROPOSING THE CONSIDERATION OF DESIGNATING FEDERAL, STATE AND COUNTY DESIGNATED HISTORICAL LANDMARKS AS A LOCAL HISTORIC LANDMARK PURSUANT TO SECTION 235-5 OF THE TOWN CODE OF THE TOWN OF GREENBURGH

WHEREAS, pursuant to Section 235-5 of the Code of the Town of Greenburgh, Establishment of Historic Districts and Landmarks, in order to promote the general welfare through the preservation and protection of buildings, structures, sites, objects and areas of historical or architectural interest, historic districts and landmarks shall be designated as set forth in Section 235-5; and

WHEREAS, pursuant to Section 235-5B, the Historic and Landmarks Preservation Board (H&LPB) may recommend that the Town Board designate an individual structure, building, object or site as a landmark if it possesses one or more of the following characteristics:

1. Is associated with persons or events of historic significance to the Town, region, state or nation;
2. Is illustrative of historic growth and development of the Town, region, state or nation;
3. Embody distinctive characteristics of an architectural type, period or method of construction;
4. Is the work of a designer whose work has significantly influenced an age;
5. Contains unique architectural, archaeological or artistic qualities;
6. Has been duly included on the National Register;

AND, WHEREAS, the Town of Greenburgh H&LPB has undertaken a Historic Resource and Reconnaissance-Level Survey (the “Survey”) which includes a database and details of basic architectural information about every property identified to have been built on or before 1900 and on selected properties dating between 1901 and 1961 so that the town can begin to manage information about its historic resources, assemble intensive-level records on them, and track actions they have taken to protect them; and

WHEREAS, sites in the town have received federal, state and/or county designation, including but not limited to:

1. **John A. Hartford House** (NY 100, Valhalla P.O., NY): John Hartford was the founder of A&P (Great Atlantic and Pacific Tea Company) chain-stores. He and his wife built this home in 1930 as part of their idyllic “Buena Vista Farm” property. This name was derived from the beautiful view made possible by the home’s location on an exceptionally high point close to Manhattan. When the Hartford’s lived here in the 1930’s the Empire State Building, George Washington Bridge and the Long Island Sound could all be seen from the property. The luxurious Hartford Hall contained greenhouses, an indoor polo ring, blacksmiths shop, boat house and private 9-hole golf course. Westchester County purchased the 360-acre estate in 1957 and it now functions as part of the Westchester Community College campus. It was listed as a National Historic Landmark in 1977.

2. **Leo Friedlander Studio** (825 West Hartsdale Road, White Plains P.O., NY): Constructed in 1908 by Roman Bronze works, this property was originally built for sculptor Henry Merwin Shrdy. Shrdy is best known for his sculpting of the Ulysses S. Grant Memorial in Washington, D.C. The property was later the home and studio to another American sculptor, Leo Friedlander, in the 1930’s. Friedlander is best known for his work on the Washington Memorial Arch and the main central pediment of the Museum of the City of
New York. Both of these works were designed and begun within this Westchester studio. The house functions today as a sort of private museum, which contains many original sketches and tools of the late sculptor. The home was added to the National Register of Historic Places in 1982.

3. **Bronx River Parkway Reservation** (adjunct to the Bronx River Parkway): Known as the first linear park in Westchester and totaling 807-acres, the Reservation runs 13.2 miles from New York City north to the Kensico Dam Plaza in Valhalla. The establishment of the Reservation was inspired by a 1906 bill which sought to explore pollution of the Bronx River Parkway. Opened in 1925, it was the first public parkway designed expressly for automobile use. Plans for the preserve were suggested as early as 1895 and in 1906 the Bronx Parkway Commission was appointed. Establishment was a slow moving process as funding for the project was not received until late 1913. The Reservation was added to the National Register of Historic Places in 1991.

4. **Church of St. Joseph of Arithamea--Worthington Chapel** (2172 Saw Mill River Road White Plains P.O., NY): Constructed in 1883, the church was originally commissioned as a private burial chapel for Henry Rossiter Worthington by his wife. Worthington was a prominent Westchester resident and renowned hydraulic engineer whose contributions revolutionized the water pumping industry. The building was designed by architect Richard M. Upjohn in a Victorian Gothic Revival style. In 1896 the family gave the chapel to the Episcopal Diocese of New York and it was opened as a public chapel that same year. The church was listed on the National Register of Historic Sites in 2002, and recognized as a local and state registered landmark in 2001.

5. **East Irvington School** (50 Taxter Road, Irvington P.O., NY): In the mid 19th century, Irvington was a community of mainly Irish immigrants and so the hamlet of East Irvington was known simply as Dublin or Little Dublin. The East Irvington School was established to meet the educational needs of the fast-growing community. It was originally a one-story structure when it was designed in 1891, but a second story was added in 1925. Interestingly, the school remained in use until the 1970’s and is the area’s oldest extant school. The interior is almost entirely original in nature. The school was listed on the National Register of Historic Places in 1983, listed on the state register of historic sites in 1983, and recognized as a local landmark in 1988.

6. **Odell House** (425 Ridge Road, Hartsdale P.O., NY): This home served as the headquarters for French General de Rochambeau during the American War for Independence from July 6th to August 19th 1781. It is said that he and Washington reached an alliance agreement as well as discussed plans for the Battle of White Plains on this site. The house is so named in honor of General Washington’s guide John Odell who bought the house in 1785. The home was an important stop along the Washington-Rochambeau route to Yorktown as well. The center portion of the house dates back to 1732, whereas the right two-story section appears to have been added in 1785 and one-story left section even later, in 1855. The home was given to the New York Chapter of the Sons of the American Revolution in 1965 for conversion into a museum. The site was listed on the National Register of Historic Places in 1973, a state registered historic site in 1980, and recognized as a local landmark in 1988.

7. **Romer-Van Tassel House** (2121 Saw Mill River Road, White Plains P.O., NY): Constructed in 1690, the Romer-Van Tassel home is one of the oldest surviving buildings in Westchester County. The stone section of the home dates back to 1750 with the wood frame portion added in the 19th century. Jacob Romer’s son John was said to have played
a role in the capture of British Major John Andre on his way to pass intelligence on the fortification of West Point to the British. John Romer and Andre's other captors are said to have spent time at the Romer homestead before and after the infamous seizure of the British informant. Beginning in 1793, the home served as the first town hall for the village. The home was recognized as a local landmark in 1991 and was added to the National Register of Historic Places as well as the state register in 1994.

8. **Hartsdale Railroad Station** (1 E. Hartsdale Ave., Hartsdale P.O., NY): The original structure was built by Warren and Wetmore, architects of Grand Central Station, and contains a pedestrian overpass completed in 1911. Opened in 1914, the station played an integral role in the development of Hartsdale from a primarily rural area to one of commercialization. This shift was proliferated by a rather significant population increase at the turn of the 20th century. On a local level, the train station functioned as the reporting station for soldiers during World War I. The interior of building is largely original, including the bronze chandelier, stucco walls as well as the wooden wall benches and windows. The station was added to the National Register of Historic Places in 2011.

9. **Spanish American War Monument to the 71st Infantry Regiment** (Jackson Ave., Hastings-on-Hudson P.O., NY): Resembling one of the stone blockhouses the Spanish erected to defend San Juan Hill, the 1901 structure was commissioned to commemorate the 109 lives lost by the regiment during the war.

10. **Pine Tree Corners** (5 Old Knollwood Road, White Plains P.O., NY): The Pine Tree Corners name comes from bride and bridgroom white pines planted at the corner entry to the property. They were 200 years old when cut down in 1927. The original part of the house was built in 1680's. The east wing was constructed in 1685. The family room (originally the kitchen) features a massive fireplace with swinging crane for cooking pots and original beamed ceilings that display blackened bark and the timber floor of the bedroom above. It was the dower house of the Philipse family – owners of Greenburgh and Yonkers. It was built as a wedding present for the daughter of the first Frederick Philipse. The Bare family sold the property in 1906 to the Shrady family. Dr. Shrady was a renowned cancer specialist who treated President Grant and the Czar of Russia. Dr. Shrady's father was a schoolmate of Washington Irving and his grandfather fought on the American side during the Revolution. His son, Henry, sculpted the equestrian statue of General Grant that stands in Washington D.C. on the west side of the Capitol facing the Lincoln Memorial. The house is listed on the Westchester County Inventory of Historic Places (no owner restrictions) and believed to be the 4th oldest house in Westchester County.

**AND, WHEREAS,** the H&LPB, by resolution, found that the above named designated places comply with the criteria set forth in Section 235-5B for local landmark designation;

**NOW, THEREFORE, BE IT RESOLVED,** the Town Board of the Town of Greenburgh hereby refers to the Planning Board the proposed designation of all Federal and/or State designated historic places in Unincorporated Greenburgh as local historic landmarks for its recommendations and advice as to the proposed landmarks' compatibility with the Town's Comprehensive Plan, the Town's Open Space Plan, Urban Renewal Plans and/or any other relevant reports and documents, as required by Subsection 235-5J of the Town Code of the Town of Greenburgh.

Revised: 03/17/2012
Figure 5.1: Historic Resources/Art Facilities

Town of Greenburgh, New York
Produced by: Town of Greenburgh: Sarah Pawlczak
Data Source: Westchester County GIS Data Warehouse and Town of Greenburgh
Date Produced: July 2015

Legend
- A1-A9: Art Facilities
- H1-H13: Historic Resources

1 inch = 1,311 feet
Applicant – Town of Greenburgh, Environmental Protection Fund: Parks, Preservation and Heritage Grants

Standard Questions:

SEQRA

Q_7164

The proposed restoration of Odell House constitutes an in-kind rehabilitation project. Section 617.5(c)(2) of the SEQRA Regulations stipulate that: (2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.

As such, the proposed grant application, and related restoration project constitute a Type II action under SEQRA, requiring no further review.
Town of Greenburgh – CFA Application, Odell House Historic Rehabilitation
Re: Odell House Q_7164 SEQRA Designation

The proposed restoration of Odell House constitutes an in-kind rehabilitation project. Section 617.5(c)(2) of the SEQRA Regulations stipulate that (2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.

As such, the proposed grant application, and related restoration project constitute a Type II action under SEQRA, requiring no further review.

Respectfully,

Garrett Duquesne, AICP
Commissioner
Department of Community Development and Conservation
ODELL HOUSE

EXTERIOR RESTORATION TO
HISTORIC RESIDENCE OWNED AND OPERATED BY
THE SONS OF THE AMERICAN REVOLUTION
425 RIDGE ROAD
HARTSDALE, NY 10530

OWNER:
The Sons of the American Revolution

ARCHITECT:
STEPHEN TILLY, Architect
22 Elm Street
Dobbs Ferry, NY 10522
Tel. (914)693-8898 Fax (914)693-4235
www.stillyarchitect.com

© STEPHEN TILLY, Architect
1. ALL WORK TO BE PERFORMED AS PER ARCHITECT'S SPECIFICATIONS.
2. REPLACE MELTING, DETERIORATING, CRACKED AND BROKEN SHINGLES IN SHINGLES, ALL SURFACES.
3. RESTORE EXTERIOR MILLWORK, RESTORATION TO EXTERIOR MILLWORK MAY BE COMPLETED NEAR SPOT, OR DETERIORATING MILLWORK IS NOT TO BE PAINTED.
   CLEAN EPoxy, REPAIRS WILL NOT BE ACCEPTABLE STOFF MILL. NOT PAINTED IN THE SAME manner AS SUBSEQUENT MILLWORK MILL WILL BECOME Vueable AS SURFACES AGE.
4. REPAIR ALL EXTERIOR MILLWORK, CLEAN AND TREAT WITH A MILL PRESERVATIVE.
5. RESTORE WINDOWS, INCLUDING SASH FRAMES, TRIM, DRYCAPS, SILLS, AND FLASHINGS.
   - CLEAN ALL WOOD MILLWORK ELEMENTS AND TREAT WITH A MILL PRESERVATIVE.
   - REPLACE ALL GLAZING FRAMES.
   - REPLACE ALL BROKEN AND MISSING GLAZING AS REQUIRED.
   - PAINT ALL SASH FRAMES.
6. REMOVE ALL VEGETATION FROM BUILDING SURFACES.
7. REMOVE ALL FOUNDATION PLANTINGS.
8. SALVAGE AND REUSE ALL WINDOW AND DOOR HARDWARE.

SOUTH ELEVATION
SCALE: 1" = 1'-0"

REVISION:

PROJECT: ODELL HOUSE
Exterior Restoration
Sons of the American Revolution
405 Ridge Road
Herkimer, NY 13350

Date: 28 JULY 2004
Title: SOUTH ELEVATION
Exterior Restoration

Scale: not to scale
Drawn by: K.F., MG, SJ

© STEPHEN TILLY, Architect
EXTERIOR RENOVATION
GENERAL NOTES:
1. ALL WORK TO BE PERFORMED AS PER ARCHITECT'S SPECIFICATIONS.
2. REPLACE WEATHERED, DETERIORATED, CRACKED AND BROKEN SHINGLES IN SORRY, ALL SURFACES.
3. RESTORE EXTERIOR WOOD ELEMENTS. REPAIRS TO EXTERIOR MILLWORK MAY BE COMPLETED IN EPOXY. OR DYE/WEATHERING SOLUTIONS. MILLWORK WILL NOT BE PAINTED.
4. VISIBLE EPOXY REPAIRS WILL NOT BE ACCEPTABLE. EPOXY WILL NOT WEATHER IN THE SAME MANNER AS SURROUNDING WOOD AND WILL BECOME MORE VISIBLE AS SURFACES AGE.
5. REPLACE ALL EXTERIOR BILLIARDS, CLEAN, AND TREAT WITH A WOOD PRESERVATIVE.
6. REMOVE ALL VEGETATION FROM BUILDING SURFACES.
7. REMOVE ALL FOUNDATION PLANTINGS.
8. SALVAGE AND REUSE ALL WOOD AND DOOR HARDWARE.

EXTERIOR RENOVATION
GENERAL NOTES:
1. PROVIDE SUPPORT FOR PLASTER CEILINGS ON SECOND FLOOR, HALLS IN STAIR HALL, AND ANY OTHER ROOMS AFFECTED BY WORK.
2. PROVIDE TEMPERATURE PROTECTION FOR ALL SURFACES THAT ARE AFFECTED BY WORK.
3. PROVIDE TEMPORARY FLOOR AT ATIC LEVEL AS REQUIRED TO COMPLETE WORK.

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E-mail: office@stillyarchitect.com

EAST ELEVATION
SCALE: 1/4" = 1'-0"

EAST ELEVATION
A-2

© STEPHEN TILLY, Architect
EXTERIOR RESTORATION

GENERAL NOTES:

1. ALL WORK TO BE PERFORMED AS PER ARCHITECT'S SPECIFICATIONS.
2. CLEAN ALL MOLDINGS, REPLACE MOLDING, DETERIORATED, CRACKED AND BROKEN
   SHINGLES IN KIND. APPLY HOOD PRESERVATIVE TREATMENT.
3. RESTORE EXTERIOR HOOD ELEMENTS. REPAIRS TO EXTERIOR MILLWORK MAY BE
   COMPLETED WITH EPOXY OR DISCHARGE REPAIRS BUILDING WILL NOT BE PAINTED.
   VISIBLE EPOXY REPAIRS WILL NOT BE ACCEPTABLE. EPOXY WILL NOT MATCH
   IN THE SAME MANNER AS SURROUNDING MILLWORK AND MILLWORK WILL BECOME
   VISIBLE AS SURFACES AGE.
4. REPAIR ALL EXTERIOR MILLWORK, CLEAN, AND TREAT MILLWORK ELEMENTS WITH A
   HOOD PRESERVATIVE.
5. RESTORE MILLWORK, INCLUDING SASH FRAMES, TRIM, DROPSHIPS, SILLS, AND FLASHINGS.
   -CLEAN ALL HOOD MILLWORK ELEMENTS AND TREAT MILLWORK WITH A HOOD
   -REPLACE ALL BROKEN AND MISSING MILLWORK AS REQUIRED
   -PAINT ALL SASH WOOD.
6. REMOVE ALL VEGETATION FROM BUILDING SURFACES.
7. REMOVE ALL FOUNDATION PLANTINGS, NURSERY AND SEED.
8. SALVAGE AND REUSE ALL MOLDING AND DOOR HARDWARE.

INTERIOR RESTORATION

GENERAL NOTES:

1. PROVIDE SUPPORT FOR PLASTER CEILINGS OR SECOND FLOOR WALLS
   IN STAIR HALL, AND ANY OTHER ROOMS AFFECTED BY WORK.
2. PROVIDE TEMPORARY PROTECTION FOR ALL SURFACES THAT ARE
   AFFECTED BY WORK.
3. PROVIDE TEMPORARY FLOOR AT ATTIC LEVEL AS REQUIRED TO
   COMPLETE WORK.

NOTE:
BASE GRAPHICS BY DAN
HOPPER, ARCHITECT, PTA.

© STEPHEN TILLY, Architect
WEST ELEVATION

STEPS TO BRACKET FILL IN EXISTING HIGHER BOND REPAIR HINGE JOINTS.

PROVIDE NEW LEAD COATED COPPER STEP FLASHING AT CORNERS, ALL SIDES.

REPAIR/REPLACE CARPENTER BEE DAMAGE.

REPAIR/REPLACE RIVER CLAPBOARDS TO MATCH EXISTING.

PROVIDE NEW LEAD COATED COPPER FLASHING.

STONE MASON- RUG.

1ST FL.

2ND FL.

PRESERVE ORIGINAL SHINGLES THIS SECTION ONLY.

REPLACE HEADER BOARD INFL, REPAIR EXPOSED HAAWERY.

REPAIR/REPLACE RIDGE CLAPBOARDS TO MATCH HAAWERY.

PROVIDE NEW LEAD COATED COPPER FLASHING.

STAR WOOD GUTTER.

TYP. RIDGE DETAIL

SCALE: 1/2" = 1'-0"

PORCH COLUMN DETAIL

SCALE: 1/2" = 1'-0"

STAINLESS STEEL ROD ANCHORED TO REPL JOIST AND INSERTED INTO COLUMN UNDERSIDE.

PP OAK DRESSED HOOD TRUNK.

INTERIOR RESTORATION

GENERAL NOTES:

1. PROVIDE SUPPORT FOR PLASTER CEILINGS OR SECOND FLOOR WALLS IN STAIR HALL, AND ANY OTHER ROOMS AFFECTED BY MOLD.
2. PROVIDE TEMPORARY PROTECTION FOR ALL SURFACES THAT ARE AFFECTED BY MOLD.
3. PROVIDE TEMPORARY FLOOR AT ATTIC LEVEL AS REQUIRED TO COMPLETE MOLD.

SHEET KEY:

[Diagram of symbols and materials used in construction]

EXTERIOR RESTORATION

GENERAL NOTES:

1. ALL WORK TO BE PERFORMED AS PER ARCHITECT'S SPECIFICATIONS.
2. REPLACE MISSING, DETERIORATED, CRACKED AND BROKEN SHINGLES IN SIDING, ALL SURFACES.
3. RESTORE EXTERIOR HOOD ELEMENTS. REPAIRS TO EXTERIOR MASONRY MAY BE COMPLETED WITH EPOXY OR DURABLE REPAIRS. MASONRY WILL NOT BE PAINTED.
4. REPAIR ALL EXTERIOR MASONRY, CLEAN, AND TREAT PER A MASONRY PRESERVATIVE.
5. RESTORE MOSS, INCLUDING SASH, FRAMES, TURN DECORATIONS, SILLS, AND FLASHING.
6. REMOVE ALL VEGETATION FROM BUILDING SURFACES.
7. REMOVE ALL FLOWERING PLANTING.
8. SALVAGE AND REUSE ALL HOOD AND DOOR HARDWARE.

2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:

BASE GRAPHS BY DAN HOPPINS, ARCHITECT, INC.

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Revision:

Project: ODELL HOUSE
Exterior Restoration

SUBMITTED TO:
Men of the American Revolution
43 Ridge Road
Rochester, NY 14630

Date: 28 JULY 2004
Title: WEST ELEVATION
Exterior Restoration
Scale: 1/4" = 1'-0"

Drawn: KF, MO, SJ
Typ: A-4
## WINDOW SCHEDULE

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© STEPHEN TILLY, Architect
Photograph No. 1
View of house from Southeast. The 1760 Addition is in the foreground
Cedar Siding
Repair/Replacement – $68,000
Window
Restoration/Reconstruction – $110,000

Photograph No. 2
View of house from South-west. Left to right:
1853 stone wing/1732 Original house/1760 addition
New Alaskan Yellow Cedar Shake Roof, plus Eaves
Gutters/Leaders – $145,000

Photograph No. 3
View of house from Northeast showing The 1760 addition
With 1907 one-story addition (1907 Addition not proposed to be rebuilt)
Photograph No. 4
North Elevation, with
1732 house at center,
Note gutter and
downspout
Structural Emergency
Shoring – $16,000

Photograph No. 5
South elevation
Left to right: 1853
Stone wing/1732
Original house
Window & door protection – $15,000
Photograph No. 6
1732 House, First Floor, front room. Location for reconstruction of removed fireplace.
Debris Removal - $3,500

Photograph No. 7
1732 House, First Floor, rear room. Location for reconstruction of removed fireplace.
Fireplace/Chimney
Reconstruction - $32,000
Town of Greenburgh - “Odell House” - Hartsdale, New York

Photograph No. 8
1907 Addition destroyed, will not be rebuilt

Photograph No. 9
Traces of painted plaster along wall at base of stairs in 1760 addition.
Photograph No. 10
Damaged plaster ceiling in Second Floor stair hall.

Photograph No. 11
Typical example of missing and damaged plaster, located in 1760 addition, Second Floor front room.
Interior Structural Framing, Walls, Floor Assemblies, Roof Framing - $5,000
Photograph No. 12
Original stair opening in 1732 house as viewed from First Floor.

Photograph No. 13
Original stair opening in 1732 house as viewed from Second Floor.
Staircase Reconstruction - $15,000
Photograph No. 14
Rear partition wall at Second Floor stair landing is not original and will be removed.

Photograph No. 15
Interior of roof in the 1732 section of house. Note sunlight at numerous holes and openings.
Temporary Roof Protection – $5,000
Photograph No. 1
View of house from Southeast. The 1760 Addition is in the foreground

Photograph No. 2
View of house from South-west. Left to right:
1853 stone wing/1732 Original house/1760 addition

Photograph No. 3
View of house from Northeast showing The 1760 addition With 1907 one-story addition
Photograph No. 4
North Elevation, with 1732 house at center,
Note gutter and downspout

Photograph No. 5
South elevation
Left to right: 1853 Stone wing/1732 Original house
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1732 House, First Floor, front room. Location for reconstruction of removed fireplace.

Photograph No. 7
1732 House, First Floor, rear room. Location for reconstruction of removed fireplace.
Photograph No. 8
1907 Addition. No longer Present (Not proposed to be rebuilt)

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Traces of painted plaster along wall at base of stairs in 1760 addition.
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Interior of roof in the 1732 section of house. Note sunlight at numerous holes and openings.
82418, Q_7330, ODELL HOUSE

Image A

EXTENT OF IMAGE B

Reference Scale: 1:24,000

Image B

Odell House
425 Ridge Road
Applicant – Town of Greenburgh, Environmental Protection Fund: Parks, Preservation and Heritage Grants

Standard Questions:

Ground Disturbing activities

Q_6986

Minimal ground disturbance activity is proposed at the site. Two dead trees within 50 feet of the house are proposed to be removed in July/August 2018. The tree stumps for these trees will be ground down and reseeded with grass. The stump grinding activities will be confined to the extent of the stumps of the respective trees.

As depicted on the existing architectural drawings in support of the Odell House restoration, all restoration work is proposed to be confined to the façade, roof, and interior of the house.
ODELL HOUSE

EXTERIOR RESTORATION TO
HISTORIC RESIDENCE OWNED AND OPERATED BY
THE SONS OF THE AMERICAN REVOLUTION
425 RIDGE ROAD
HARTSDALE, NY 10530

OWNER:
The Sons of the American Revolution

ARCHITECT:
STEPHEN TILLY, Architect
22 Elm Street
Dobbs Ferry, NY 10522
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© STEPHEN TILLY, Architect
Exterior Restoration

General Notes:
1. All work to be performed as per architect's specifications.
2. Replace missing, deteriorated, cracked and broken shingles in siding, all surfaces.
3. Restore exterior hood elements. Repairs to exterior millwork may be completed with epoxy or acrylic repairs. All seams will not be painted.
4. Epoxy repairs may be acceptable. Epoxy will not weather in the same manner as surrounding hood materials. All surfaces are to be kept in a good state of repair.
5. Remove all vegetation from building surfaces.
6. Remove all foundation plantings.
7. Salvage and reuse all window and door hardware.

Interior Restoration

General Notes:
1. Provide support for plaster ceilings on second floor, halls in stairwell, and any other rooms affected by work.
2. Provide temporary protection for all surfaces that are affected by work.
3. Provide temporary floor at attic level as required to complete work.

Attic

Test, FL

4th FL

1st FL

1

EAST ELEVATION

SCALE 1/4" = 1'-0"

NOTE:
Base graphics by Dan Hopf, Architect, PA.
1. Provide support for plaster ceilings on second floor, halls in stair hall, and any other rooms affected by work.
2. Provide temporary protection for all surfaces that are affected by work.
3. Provide temporary floor at attic level as required to complete work.

**General Notes:**

- All work to be performed as per architect's specifications.
- Clean all sashes, replace missing, deteriorated, cracked and broken shingles in siding. Apply hood preservation treatment.
- Restore exterior hood elements. Repairs to exterior millwork may be completed with epoxy or鬱die. Repairs to building millwork may be painted. Visible epoxy repairs will not be acceptable. Epoxy will not weather in the same manner as surrounding hood and will become visible as surfaces age.
- Repair all exterior millwork. Clean and treat per a hood preservative.
- Restore window, including sash frames, trim, dripcaps, sills, and flashings. Clean all detail, repair elements and treat per a hood preservative. Replace all glazing putty, replace all broken and missing glazing as required. Paint all sash metal.
- Remove all vegetation from building surfaces.
- Remove all foundation plantings, resgrade and seed.
- Salvage and reuse all window and door hardware.

**Exterior Restoration**

**Interior Restoration**

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**New Gold Roof Side Details**

**Replacement Gold Roof**

**New Gold Roof Side Details**

**Exterior Roof**

**Interior Roof**

**Sons of the American Revolution**

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**Project:** ODELL HOUSE

**Exterior Restoration**

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**Date:** 28 JULY 2004

**Title:** NORTH ELEVATION

**Scale:** not to scale

**Drawn by:** RF, MG, SJ

---

**Submission:**

---

**Revision:**

---

**STEPHEN TILLY, Architect**

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E-mail: office@tillyarchitect.com

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**A-3**

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**NOTE:**

BASE GRAPhICS BY DAVID MORRIS, ARCHITECT, P.Eng.