

VILLAGE OF TARRYTOWN

PLANNING BOARD

- - - - -X

GREYSTONE ON HUDSON

612 SOUTH BROADWAY

DEIS PUBLIC COMMENTS

- - - - -X

March 26, 2012

7:00 p.m.

Tarrytown Village Hall

Tarrytown, New York

B E F O R E:

STANLEY FRIEDLANDER, Chairman

RONALD TEDESCO, Board Member

DAVID AUKLAND, Board Member

JOAN RAISELIS, Board Member

PAUL BIRGY, Board Member

FRAN MCLAUGHLIN, Greenburgh Representative

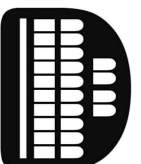
ALSO PRESENT:

MICHAEL MCGARVEY, Village Engineer

JEFFREY SHUMEJDA, Village Attorney

DALE BELLANTONI, Secretary

MICHAL BLAU, Village Administrator



A P P E A R A N C E S :

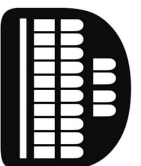
FOR THE APPLICANT:

RIVER TOWNS ESTATES, LLC

15 Faulkner Lane

Dix Hills, New York 11746

BY: ANDY TODD, President



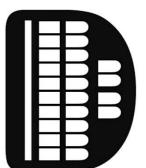
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CHAIRMAN FRIEDLANDER: The next item on the agenda is a new public hearing on Greystone on Hudson. I'll read the public notice.

"Please take notice that the Planning Board of the Village of Tarrytown will hold a public hearing on March 26, 2012, at 7 p.m. at the Municipal Building, One Depot Plaza, Tarrytown, New York, to hear and consider public comments on the Draft Environmental Impact Statement for the proposed Greystone on residential subdivision application by Broadway on Hudson Estates LLC, Huntington, New York; River Towns Estates LLC, Huntington, New York; and Michelle Coppola 1994 Trust, 620 South Broadway, Tarrytown, New York.

As Lead Agency, the Planning Board of the Village of Tarrytown has accepted a Draft Environmental Impact Statement and a proposed Greystone on Hudson residential subdivision.

The residential subdivision is located at 612 South Broadway in the Village of Tarrytown, New York, which contains the applications for approvals from the Village of Tarrytown and the Town of Greenburgh. The action involves an

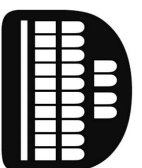


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application by Broadway on Hudson Estates for the approval of a 9-lot residential subdivision, eight homes, on approximately 28 acres in the Village of Tarrytown. And a 13-lot, 12 homes, subdivision on approximately 56 acres in the Town of Greenburgh by River Towns Estates LLC, and related development approvals.

A 21.7-acre parcel within the Greenburgh subdivision will be donated to the Town of Greenburgh for permanent open space, and will be added to the adjacent Taxter Ridge Park. An additional open space parcel, including a historic gateway, will be donated to the Village of Tarrytown, which will connect the Old Croton Aqueduct when leaving Lyndhurst.

The property in Tarrytown is shown on the tax maps of the Village of Tarrytown as sheet 29, lot P42B, and is located in R-60, one-family residence, 60,000 square foot zone. The properties in the Town of Greenburgh is shown on the tax maps of the Town of Greenburgh as 25-52P247, and is located in an R-40, a one-family residence, 40,000 square foot zone.



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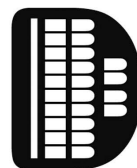
2 Documents are available for inspection at
3 the Village of Tarrytown Planning and Zoning
4 Office, Town of Greenburgh Division of Planning
5 office, the Greenburgh Town Library, Tarrytown
6 Library, and on the Tarrytown Web site at
7 www.tarrytown.gov.com. All interested parties
8 are invited to attend and be heard. Access to
9 the meeting room is available to the elderly
10 and the handicapped. Signing is available for
11 the hearing impaired. Request must be made to
12 the village clerk at least one week in advance
13 of the meeting. By Order of the Planning
14 Board, Dale Bellantoni, Secretary, dated
15 March 7, 2012."

16 Okay. Andy?

17 MR. TODD: Thank you.

18 MR. AUKLAND: Andy, before you start your
19 piece here, I'd like to make one public
20 statement for the record.

21 As a Planning Board member, I've been
22 working with the Board and the applicant on the
23 completeness and accuracy of the Greystone
24 subdivision application. Now we're starting
25 public hearings on the DEIS, I'm recusing



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2 myself to avoid the possible appearance of
3 conflict of interest, given my property adjoins
4 the Greenburgh portion of the land being
5 subdivided.

6 I shall be following the progress of the
7 application, and intend to resume my full
8 Planning Board role as and when the site plan
9 applications involving Greystone lots in
10 Tarrytown are presented.

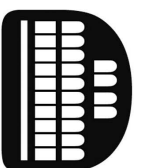
11 MR. TEDESCO: Mr. Chairman, I can't
12 believe I'm saying -- because David is giving
13 me a lot of work over the last couple of
14 months. But I would -- I think that David has
15 been working well on the project. You've been
16 a very important guide, and I would waive his
17 recusal, if that's okay with the Board.

18 MR. SHUMEJDA: It can be done, yes. If
19 the applicant is waiving that and he doesn't
20 see any issue, that can be done.

21 CHAIRMAN FRIEDLANDER: And is that
22 acceptable?

23 MR. SHUMEJDA: Well, it's acceptable
24 legally, yes.

25 MR. AUKLAND: Then it's acceptable to me,



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2 and I'm still with it.

3

4 (Multiple people speaking.)

5

6 MR. TODD: Okay. I see mostly the same
7 people in the room that I've seen before, so
8 I'll give a -- I've been asked to give a quick
9 overview of this, and I'll do that again
10 quickly since it seems like mostly the same
11 people.

12 As the Chairman read, this is a 84-lot --
13 I'm sorry, 84-acre development in two --

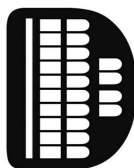
14 CHAIRMAN FRIEDLANDER: You were much
15 better the first day.

16

17 (Multiple people speaking.)

18

19 MR. TODD: Overall, there's 84 acres; 29
20 of them in Tarrytown and 57 of them in
21 Greenburgh. There's going to be eight lots in
22 the Village of Tarrytown. All lots are a
23 minimum -- in the whole development are a
24 minimum of two acres, and they go up to
25 five acres. So the zoning in Tarrytown is



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R-60. The zoning in Greenburgh is R-40. So we're generally almost double, you know, at the minimum.

We're donating 21.7 acres to the Town of Greenburgh, which will be added to Taxter Ridge Park, which is kind of back here. We view this as an important donation, because Taxter Ridge Park kind of makes a "U" around our property, and this will kind of complete the middle of it and allow for path -- we're going to build actual paths that are going to -- trails that are going to connect Taxter Ridge Park -- the existing Taxter Ridge Park. It will actually end up going through another development who we've been working with and -- jointly Jardim Estates, and the trail will end up going out to Sheldon Avenue. And ultimately, if you walk down Sheldon Avenue, you can connect with the Old Croton Aqueduct, and we think that this is a very positive thing.

In Tarrytown, we're also donating a historic gateway. Kind of right over here was the Northern Gateway to the original Greystone property, and we're donating that gateway to



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2 the Village of Tarrytown, which will connect
3 the trail of the Old Croton Aqueduct, which
4 dead ends currently at our property when
5 leaving Lyndhurst, and as well as a gateway
6 that could lead to Gracemere Park.

7 This property has a lot of historic nature
8 to it. It was part of a subdivision in 18 --
9 in the 1840s where three grand estates were
10 kind of subdivided out of this Recua [ph.]
11 farm. And the first one was Lyndhurst, which
12 is still standing today that everybody knows.

13 The second one was called Pink Stone,
14 which was the Leiman [ph.] Estate, which is
15 currently Kraft [ph.].

16 And the third estate was ours, called
17 Greystone. And this came to form what was
18 known in the area as the "Millionaires' Row."
19 And you know, when Tarrytown was at its glory,
20 this was really, like, the center of -- the
21 center of where all the action was.

22 CHAIRMAN FRIEDLANDER: Excuse me,
23 Tarrytown was at its glory in the 1840s; it's
24 at its glory right now.

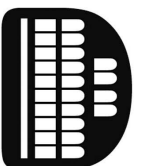
25 MR. TODD: Historic --



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2 MR. BIRGY: That's two, Andy.

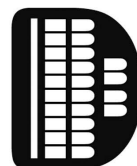
3 CHAIRMAN FRIEDLANDER: One more.

4 MR. TODD: Okay. Does anyone in the
5 public want to -- opening up for questions.6 So anyway, you know, there's tons of
7 history. Even recently, there's history. So
8 this is a picture of Greystone and what it
9 looked like. This is -- these are pictures,
10 which is just a big castle. There's lots of
11 history. There's still some castles that were
12 kind of subdivided out of Greystone recently.
13 This is the -- it was originally called the
14 Craig Anell [ph.] Mansion, which was the --
15 which is the current Nigerian Embassy. And the
16 Coppola estate was the original Father of
17 Divine Castle; this is a picture of it back
18 then.19 And these are all multi-story, you know,
20 big, largely proportioned houses that still
21 exist today. And of course, here's Lyndhurst,
22 which was out of the Recua [ph.] subdivision,
23 which still exists today.24 This is a picture of the Coppola Castle
25 today. It's 21,000 square feet. You couldn't

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get it all into one slide, but it's obviously a big, large castle that goes four stories, and so on and on so forth.

We are -- the property is -- the property is beautiful. This -- the original tree-lined road, which lead from the Greystone -- which lead to the Greystone Mansion from South Broadway kind of came along here. And when we first purchased the property, we actually didn't even know that this existed, and we found it on an old archaeological map, and we dugout the road. And you know, it's totally -- it's very beautiful. So this is a picture of it, you know, today as to what it looks like. We're going to restore -- we're going to restore it and make it -- you know, make it into a great roadway that we're going to use throughout the property. It's filled with -- this is a -- this is a Beech tree that was imported from England in the early 1900s. It's just beautiful. There's rock outcroppings and all kinds of just beautiful, beautiful -- you know, we're just working with the most beautiful features.



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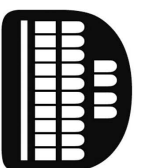
2 The property is actually going to be kind
3 of a tribute. The site is a tribute to the
4 historic Greystone and the historic district,
5 and all the architecture and everything about
6 the property is actually going to be along the
7 lines of this historic district that Greystone
8 helped to create.

9 So here is a picture of the front entrance
10 we're going to re-use.

11 CHAIRMAN FRIEDLANDER: Andy, I just
12 noticed -- if you could put it over there, it
13 gets to be seen on the -- it gets to be seen on
14 the TV.

15 MR. TODD: Okay. Thanks. So this is the
16 actual gateway that -- the actual entrance gate
17 that lead to the Greystone Mansion. We're
18 actually restoring it. And it's made for a
19 carriage, so it won't fit a car, but we're
20 going to restore it kind of in a park with a
21 path right behind it. And that's going to be
22 the front entrance.

23 There's going to be a gate -- this is a
24 replica of the actual gate that was used. For
25 Greystone, we're matching the stones to



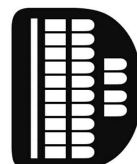
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2 Lyndhurst, which is right across the street.
3 And there will be no sign on -- there will be
4 no actual sign that will say "Greystone on
5 Hudson." It's just going to make a left turn
6 into -- it's kind of like -- kind of like what
7 the castles were back in the early 1900s, where
8 they were mysterious; you kind of wanted to see
9 what was around the corner. We are kind of
10 mimicking that.

11 The printer had a brain freeze, but this
12 is an example of what the road will look like.
13 So when you're coming -- this -- it's going to
14 be a tree-lined road that's actually going to
15 simulated with cobblestone, kind of like back
16 in the 1800s. So when you're driving out of
17 the complex, when you make the right around the
18 race track, that's kind of what you will see.

19 CHAIRMAN FRIEDLANDER: Andy, pull them
20 closer. Stand by the mic and use the pointer,
21 I guess.

22 MR. TODD: Okay. So anyway, you get the
23 idea. Okay. Architectural inspiration.
24 Again, these are all historic homes. They are
25 going to use historic true divided light



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2 windows. Real, real, real historic.

3 So this is the inspiration board for
4 our -- for the different types of homes and
5 castles that we're going to build. They are
6 going to be 6,000 square feet to 10,000 square
7 feet on the first and second floor. This is --
8 it didn't print right as far as the colors, but
9 this is -- this is the first home that we're
10 going to -- that we are -- as soon as we
11 hopefully get approvals, we're going to submit
12 this on lot 2. And this is going -- this is
13 reminiscent of an old -- an old Newport, Rhode
14 Island, you know, kind of castle that we're
15 going to do. This is about 9,000 square feet.
16 This is it from -- that's it from the front;
17 this is it from the back. This will give you
18 an idea of the kind of homes that we're going
19 to build.

20 This is some architecture that we're
21 working on. This is, again, rem -- very
22 reminiscent of the Greystone -- the actual
23 Greystone Castle. This is a home from Newport,
24 and we're working on architecture that's going
25 to look exactly like this.



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2 This is another, you know, historically
3 correct piece of architecture. So you're
4 getting the idea; that these homes are going to
5 be beautiful, big, fancy, historic homes.
6 We're going to be working in the -- in the FEIS
7 as far as the proportions and how -- and the
8 scale of the homes, and how they are going
9 to -- and how they're going to work out, along
10 with a lot of other things that we're going to
11 put in the FEIS.

12 So anyway, everyone gets the idea of what
13 that's going to be. This is -- this is
14 essentially -- this is the property.

15 I'm going to open it up to the public now.
16 I think it's time.

17 CHAIRMAN FRIEDLANDER: I think that would
18 be a good idea. Just so everyone knows, this
19 vast amount of material has been placed in the
20 DEIS in terms of the environmental impact of
21 this project, and has been available for the
22 public. And the time has come for any
23 questions or comments that the public wishes to
24 make.

25 It turns out that there's a ten-day



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2 response period, so you have ten days to get in
3 your other written comments to this DEIS, and
4 then the applicant is required to address all
5 of those comments before he resubmits it to the
6 board. So it's very important, if anyone has
7 any comments to be made and wants a response or
8 a question, if there's any other concerns about
9 the procedure, we have our consultant Frank
10 Fish [ph.] here.

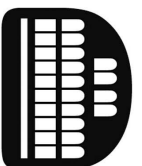
11 So if it comes up you have a concern, I
12 will turn it over to Frank and he will answer
13 the question about the procedure and the
14 timeline that's involved.

15 Are there any comments from the audience
16 or questions?

17 All right. Danny, you want to come up
18 first. Just introduce your name and where you
19 live.

20 MR. GOLD: I'm Danny Gold, 21 Shaw Lane in
21 East Irvington. President of the East
22 Irvington Civic Association.

23 We've been involved with Andy and
24 Greystone for many months, and we had a Civic
25 Association meeting attended by a couple of



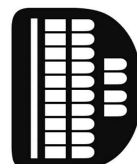
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2 dozen people at my house. Though the community
3 would have loved to have this property
4 purchased as open space, without the lack of
5 money around these days to have this purchase
6 as open space, the community supports the plan
7 because it results in low density, as few
8 houses as potentially possible.

9 We're also appreciative of the 21.7 acres
10 that Greystone will be donating for open space,
11 though we want to make sure, due to some past
12 history, that Greenburgh makes this provision
13 to be designated as park land and registered
14 with New York State, and will bring that
15 forward as we go to the Greenburgh hearings.

16 We're also grateful for Greystone's
17 commitment to build a parking lot on Taxter
18 Road as an entranceway into Taxter Ridge Park.

19 The only concern that the community had
20 that the number of houses be restricted by
21 deed, which the developer has written as he
22 was -- is willing to do is to restrict to eight
23 houses in a deed in the Tarrytown portion and
24 12 in the Greenburgh portion, and having those
25 commitments so there's no further subdivision,



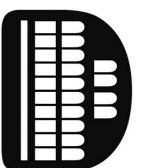
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2 then the community of East Irvington approves
3 and supports the proposal.

4 CHAIRMAN FRIEDLANDER: Okay. Let me ask
5 you a question, Danny. I share your concern
6 about the preservation of that park land,
7 because I understand the problems that existed
8 there and still exist. Is there a mechanism
9 that you would suggest, if and when this gets
10 approved, that Tarrytown can make an action
11 that would certainly obtain the goal that we
12 want in terms of making park land in
13 perpetuity?

14 MR. GOLD: Yeah, I think it would be good
15 in Tarrytown and its support to hopefully say,
16 maybe not as one of the conditions, but you're
17 supportive of Greenburgh registering this as
18 park land with New York State to preserve it
19 forever as open space. So expressing your
20 support, I think it would be a good thing to do
21 because I don't think you can do anything else
22 legally. I believe it would be up to
23 Greenburgh.

24 CHAIRMAN FRIEDLANDER: Would you be
25 available to look that up in terms of what we



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2 can do to make sure that happens?

3 MR. SHUMEJDA: Yes.

4 CHAIRMAN FRIEDLANDER: Because we have to
5 recognize that, in fact, that park land really
6 gets Taxter Ridge Park and is not part of the
7 Tarrytown Park system, even though we are the
8 lead agency in terms of the application.

9 MR. GOLD: And to be straight forward,
10 it's not going to be part of Taxter Ridge. We
11 can talk about that in general --

12 CHAIRMAN FRIEDLANDER: No I understand.

13 MR. GOLD: -- because Taxter Ridge is
14 jointly owned by three entities.

15 CHAIRMAN FRIEDLANDER: Right, I
16 understand.

17 MR. GOLD: So -- but we want that
18 designated as park land with New York State to
19 preserve it as open space in perpetuity.
20 Anything --

21 MR. SHUMEJDA: That requires action by the
22 town board of Town of Greenburgh to pass a
23 resolution adding it to their parks and their
24 designation, and then sending it to the
25 Secretary of State for filing.



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2 CHAIRMAN FRIEDLANDER: I'd like to figure
3 out a mechanism for which we can influence that
4 to happen.

5 MR. SHUMEJDA: Okay.

6 CHAIRMAN FRIEDLANDER: Very good. Thank
7 you. Any other questions? Linda.

8 MR. TODD: I take notes on my Blackberry.
9 I'm not texting anybody, I promise.

10 CHAIRMAN FRIEDLANDER: It's being
11 recorded, though. There's an official report
12 of it.

13 MR. TODD: I know. Just for myself.

14 MS. VIERTEL: Linda Viertel, 8 --

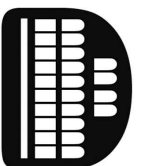
15 CHAIRMAN FRIEDLANDER: Linda, speak a
16 little louder and into the microphone because
17 I --

18 MS. VIERTEL: Linda Viertel --

19 CHAIRMAN FRIEDLANDER: You're very
20 soft-spoken.

21 MS. VIERTEL: Yeah, right. You know me
22 well. Most people in the room do.

23 I do want to second what Danny said about
24 how cooperative Andy has been in terms of this
25 process, and I do want to commend him for

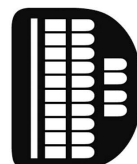


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keeping David on the planning board, because David's been invaluable in terms of the details of the environmental issues, the lot counts; everything that we have all been facing with this.

I, like Danny, try to preserve the land, but I appreciate the quality of the development we're now seeing in this area. So in that sense, I'm supportive.

I do have some questions. And I have worked with Andy, who did answer a good many of my questions at the last Planning Board hearing. I'm curious about who will -- will there be a site overseer when this project is being done? Andy, somebody. A go-to person. There have been issues in Wilson [ph.] Park. There are always -- I've worked with Pete in Jardim Estates. And when there's construction and when there are tree issues and when there are environmental issues involved, it's very good to have a go-to person onsite. And I hope we have somebody, or the Planning Board sees that there is somebody in place on this site, because if there is blasting and if there is



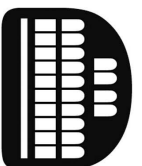
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2 damage, and how do we -- that was a question
3 that I don't think was quite addressed when I
4 last asked it at the meeting. How do you
5 assess what damage there is from blasting when
6 there is blasting, both in Greenburgh -- I'm
7 closer to the unincorporated Greenburgh, so --
8 you know, I have to admit I'm closer to that
9 portion of the development than the Tarrytown
10 side, even though I live in Tarrytown. But I
11 don't even actually understand how you assess
12 those damages. But I want to make sure
13 somebody knowledgeable and accessible is onsite
14 whenever possible. And --

15 MS. RAISELIS: Could we respond to that
16 for a second, Linda? We have talked about that
17 first project, because of past experience for
18 projects of this site, that we would appoint
19 someone or hire someone or whatever -- help me
20 out here.

21 MS. VIERTEL: The developer usually has
22 somebody --

23 MS. RAISELIS: To do that. And I think we
24 decided that this site would be one of the ones
25 that we would do that to.



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MS. VIERTEL: There's a lot of frustration often, and Andy has been very accessible and amenable, and I can't imagine it would be a problem. But I think, given the proximity to Tarryhill and the number of people who live there, and the environmental features that are in unincorporated Greenburgh, in particular in the slopes and so on, I think this would -- and the trees. When you look at the size of those homes and you look at what's disturbed property and undisturbed property, there are going to be a lot of tree issues.

So there are a good number of people throughout the village on the south end who care about that. So I don't know what the process is; I'm just presenting it to the Planning Board.

MS. MCLAUGHLIN: Linda, I would just speak to the Greenburgh side. We have a very strict blasting law, and properties within so many feet of the blast site are required to be videotaped beforehand, and an accurate record made of the existing conditions of the properties.



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2 MS. VIERTEL: Thank you. Good. Well,
3 that's good to know. And in line with that,
4 what is the Saturday -- what are the -- just a
5 specific question: What's the Saturday code
6 for construction? Blasting, tree cutting,
7 whatever. 9:00 or 8:00 in the morning?

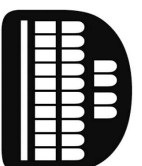
8 MR. MCGARVEY: It's 9:00. 9 to 6.

9 UNIDENTIFIED SPEAKER: It's 8 to 6. I
10 looked it up.

11 MS. VIERTEL: I've seen 9 and I've seen 8.

12 UNIDENTIFIED SPEAKER: It's 8 to 6, Monday
13 through Saturday. No construction on -- for
14 construction equipment.

15 MS. VIERTEL: Well, I -- I don't know what
16 I can request of the developer or the Town or
17 the Village, but if you're talking about four
18 years and two trenches of development here, and
19 we're not even getting close to discussing what
20 the noise and particulate level is going to --
21 air level problems are going to be in the
22 Tappan Zee Bridge on the south end. I would
23 respectfully request that we certainly go to
24 9:00 on Saturday and stop at 5. Most of us
25 live outside in the summer on the south end and

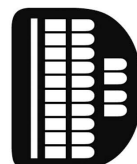


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around the Village, and it's going to be hell for us for four years. And then I don't even know what the Tappan Zee Bridge is going to do to the rest of us, our lives.

So I think some respect has to be shown for the residents who are going to be living with this ongoing tree cutting and blasting and hammering and sawing and everything else. I would love Saturday to be off the books completely, but I know, economically, that's difficult. But I think we have to figure out something, as a community, that's respectful to everybody who is in the area. I would assume Tarryhill people would agree with that, too.

A question: I noticed in the DEIS, a reference to 60 buildable lots in unincorporated Greenburgh area, and now we're deeding it at 12. Is that a hard and fast number? I've never seen anything with 60 in it, any document at all that says -- just because you can chop up the land mass into 60 lots, that is not a buildable -- once you're crossing the stream. So I'm wondering, do we have to stick to 12? Can it be less than 12?



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And why are we deeding it at 12? So that's the question. I'm just asking the Planning Board and, you know -- and the Greenburgh representative.

And Andy, I'm sure it's an economic consideration for you, but I would respectfully submit that it doesn't necessarily have to be 12 in Greenburgh, and I don't know why we are determining that now.

CHAIRMAN FRIEDLANDER: Well, it's --

MS. VIERTEL: That's a question.

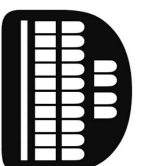
CHAIRMAN FRIEDLANDER: There is a rationale behind that, and the rationale is very important to you and me more than most people, because we spent a lot of time and many years trying to get the land as park land.

MS. VIERTEL: Right.

CHAIRMAN FRIEDLANDER: The rationale, basically, is lowering the density significantly to what it would be from the alleged 23 that the Greenburgh planner --

MS. VIERTEL: 20, I think.

CHAIRMAN FRIEDLANDER: -- was, and to the 13 that was the possible lot count. So the



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2 rationale for the lots that were proposed was
3 based on a significant lowering of the density,
4 and the donation of public land that we were
5 very, very interested in acquiring.

6 MS. VIERTEL: Right.

7 CHAIRMAN FRIEDLANDER: So that's where the
8 numbers came from.

9 MS. VIERTEL: But --

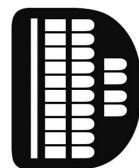
10 CHAIRMAN FRIEDLANDER: Aside from the
11 development proposing that, when we discussed
12 it with them, that's basically where the
13 numbers came from; our discussions at his
14 proposal.

15 MS. VIERTEL: So we are hard and fast at
16 12 without any site -- you've looked at all 12
17 sites and you've determined that they are all
18 appropriate and they all can be done and it
19 can't be lowered in any way, shape, or form?

20 CHAIRMAN FRIEDLANDER: Anything can be
21 lowered.

22 MS. VIERTEL: Okay. But if it's going to
23 be tonight --

24 CHAIRMAN FRIEDLANDER: I mean, we can --
25 we can make it lower in the sense that if we



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had the right to do it and the capabilities of doing it and it was legal to do it, we would be able to do it.

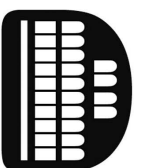
MS. VIERTEL: I would just like that to be on record as a possibility because, in fact, you don't know until you start the procedure -- you start the process. It's just respectfully to consider that 12 is not --

CHAIRMAN FRIEDLANDER: But, Linda, we have to start the process --

MS. VIERTEL: -- the number.

CHAIRMAN FRIEDLANDER: We understand that. But when we have to start the process at 23 and 13 and then we can lower it, because that would be sort of the conforming zone, that we have 23 lots in Greenburgh -- I'm just picking a number; it doesn't have to be exactly that, but a larger number -- and 13 lots in Tarrytown, and we would have to work down from that. And yes, we can reduce it from 23 and we can reduce it from 13 and we get a lower number.

The point was, we kind of jump-started the whole thing saying this is a significant reduction, this was a donation of public land;



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2 we thought it was a good site. So we're
3 looking at it as a subdivision that looks
4 promising. We haven't approved it --

5 MS. VIERTEL: I agree.

6 CHAIRMAN FRIEDLANDER: We haven't approved
7 it, but that's what we're doing.

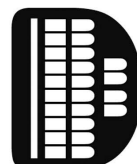
8 MS. VIERTEL: I agree. It's totally
9 promising at 12. It might be more promising at
10 ten, if you look at the land masses --

11 CHAIRMAN FRIEDLANDER: You're saying the
12 same thing -- this is the Tarrytown Planning
13 Board. What we would say is, if you want to
14 reduce the density, we reduce it in Tarrytown.
15 Why don't we make it four in Tarrytown and 16
16 in Greenburgh. Or 18 in Greenburgh and none in
17 Tarrytown; I would be happier that way.

18 Frankly, that's the point. If you're
19 going to start picking and choosing where you
20 want density reduced, I would go to zero in
21 Tarrytown, take the eight houses and make 20 in
22 Greenburgh.

23 MS. VIERTEL: I'm not picking and
24 choosing.

25 CHAIRMAN FRIEDLANDER: In fact, that's

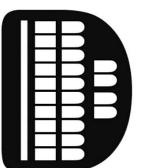


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what I think I would vote for.

MS. VIERTEL: I want this all to be open space, Stan, so I'm not picking and choosing. I'm just wondering -- I only know -- I've been working on the Tarrytown property with Andy and the lots and so on. I have not been working on the Greenburgh property; I'm being very honest about that. So I don't know the 12-lot configuration as well as I know the eight count lot configuration. I just want to understand the process a little better so that, Fran, you would say that, in fact, 12 -- is deeded at 12, does that mean it has to be 12, or might it go lower in the Greenburgh planning process?

MS. MCLAUGHLIN: I think "deeded" isn't a correct word. I think what the Tarrytown Board is doing now is doing the process of the State Environmental Quality Review Act, and the Board is looking at the eight in Tarrytown and the 12 in Greenburgh, and they are looking at significant impacts that might result from either. And at the end of the process, they will make the decision for both boards since Greenburgh agreed that Tarrytown would be lead



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agency.

Now, obviously, any fewer houses would have less impacts than the one being looked at now by the Tarrytown Board. But right now, you have to have a number in order to do the review, and I think that Greenburgh has agreed that Tarrytown would do that.

MS. VIERTEL: Right. So the understanding is it could or might go down, if necessary, in unincorporated Greenburgh.

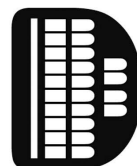
MR. AUKLAND: I believe BFJ, the Village consultant, is going to advise on the count of 12.

UNIDENTIFIED SPEAKER: That's right.

MS. VIERTEL: Oh, that's fine. That's why I'm just trying to understand the process. It's not requesting it.

MR. BLAU: If I might, and I have to ask this question: BFJ is not serving as Greenburgh's consultant on this project. Greenburgh's Planning Board -- Planning Department is serving as Greenburgh's planning consultant or planning reviewer on the project.

UNIDENTIFIED SPEAKER: That's correct.



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MR. AUKLAND: Not unless, Mike, to the extent that 12 effects Tarrytown --

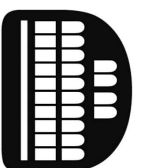
MR. BLAU: Sure. Absolutely.

MR. AUKLAND: -- BFJ has set the requirement.

MS. VIERTEL: I'm sorry, I didn't realize that. Thanks.

And there's a reference to topping trees to create distance for Greystone houses, homes being built. There were trees topped without permission at the Minn [ph.] household, and that was sort of a travesty there. It's really been devastated up there. I just want to make sure that there is an arborist or there's some, once again, oversight in terms of topping trees.

And one of the issues that I had was the viewshed in this area from the Tappan Zee Bridge and looking into the hillside, so that we have obviously 9,000 square foot houses, so you've got a lot of disturbed landscape and a lot of trees. And I know Andy's been terrific about trying to preserve a lot of the old trees, but as you can see from the size of the



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houses, we're going to lose a tremendous amount of trees. So I would just pay special attention to topping trees.

Wetlands. It was said that wetlands don't exist; am I incorrect on this? They do exist in the unincorporated Greenburgh portion.

MR. AUKLAND: Greenburgh.

MS. VIERTEL: Not in the Tarrytown?

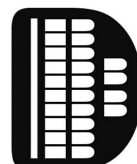
MR. AUKLAND: Not in Tarrytown.

MS. VIERTEL: Because there are row [ph.] ponds and, you know, the rock outcroppings and all -- which you, I know, know. But I do want to make sure that we know that there are wetlands in the unincorporated Greenburgh section.

And there was a reference to 17 students. Andy, is that in 20 homes or is that in --

MR. TODD: 20.

MS. VIERTEL: Okay. So you've got 9,000 square foot homes and 17 students in 20 homes? I'm sorry, but I have, you know, homes next to my home, and one of the gentlemen is here, and every one of them has at least two youngsters in them, and they are not 9,000 square feet.



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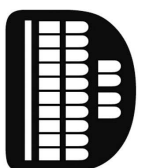
So you know, I think we need to be honest about how one comes to that figure. If there are 34 persons occupying the Tarrytown homes on your -- in your DEIS, that's 34 people occupying eight homes; I don't see how you could possibly have 17 students in 20 homes.

MR. TODD: It was taken from a multiplier -- well, there's --

MS. VIERTEL: The famous multiplier index that comes out with many less students than --

MR. TODD: We took the legends, and we used them as the closest to us, even though I think we're probably at a higher price point. And then we were asked, just recently, to use the Rutgers [ph.] multiplier, which will be added to the FEIS, which is slightly more. It adds four more students.

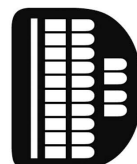
MS. VIERTEL: Let's be honest. I mean, you know, there are going to be fewer students I know in Irvington School System. And my children are grown, you know, so I'm not part of the school system, but I think we have to look at the figures very honestly when we are building homes like that, and not -- and having



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less than one child per home, because I don't know who's living in those homes otherwise.

And just for Greenburgh, the -- one of the things I had asked about was the national -- the Clemens [ph.] resource inventory. Because of the unincorporated Greenburgh side, with the loss of the Biotic Corridors, there's going to be a tremendous more amount of deer pressure. You know, we talked about that extensively at the last meeting. There is going to be a lot of -- a lot more problems in terms of the loss of natural habitats that's there. And that will mean, you know, a lot of problems for the rest of us in the area, and many more problems for the people who are moving into Greystone that they can never possibly imagine in terms of their landscaping. So I just -- I really can't highlight that enough, because it is -- it is an epidemic, the deer in our area, and all of Tarrytown, actually. And I wish Greenburgh, I wish the county, I wish somebody would finally do something about it, because it's becoming deadly and it's a hazard in traffic and so on.

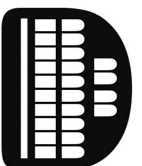


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And lastly, I just want to say that I appreciate also that the developer is mitigating a lot of the water problems that all of us have. And I -- you know, we have it on South Broadway, we have the problems in Greenburgh. There is an extensive set of rain gardens and onsite mitigation, and he's going to work with neighbors in Tarryhill and he's going to work with us. I would suggest that that work get done almost at the -- even though you're not doing it in unincorporated, that you do it in conjunction with beginning all your construction, because we are all going to be impacted by all this work.

But anyway, I think it will be an amenity for the community, and I appreciate all the work that the Planning Board has done. Thanks.

MR. BIRGY: I just want to respond to one point, Linda, that you had made. As far as the 12 lots in Greenburgh, I don't think we've really addressed the density question yet. But one thing that we did take a look at was the consistency of the lot layout as it transitioned from Tarrytown to the Town of



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2 Greenburgh, and nothing has been really
3 determined on that. But that's something we're
4 going to be taking a closer look at just to see
5 that there's a -- at least as far as the way
6 the lots layout, going from one town -- you
7 know, village to the next. So that will be,
8 you know, closely looked at, and hopefully that
9 will, you know, be better than what we -- you
10 know, what we're looking at right now; there's
11 something that doesn't quite, you know, look
12 right as far as -- but we're going to be
13 looking at that closer as time goes by.

14 MS. VIERTEL: I appreciate that. I mean,
15 I've hyped it a fair amount, so I know it as a
16 layout from somebody whose spent a lot of time
17 in Taxter Ridge, but I just -- I just want to
18 know that it isn't a hard and fast number, and
19 if it needs to go down, it can go down. And if
20 it can't or if it's appropriate, I understand.
21 But I don't -- somehow it seems too early in
22 the process to set it at 12 without going any
23 further.

24 MR. AUKLAND: Linda, thank you for that
25 list. I took notes here. You had asked in an



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2 earlier session about the views and the effect
3 particularly of the heights of the homes on
4 views, and Andy has produced a document to show
5 that this probably isn't too much of an issue.

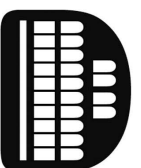
6 MS. VIERTEL: I know.

7 MR. AUKLAND: However, we will be
8 following that as well. And I'll take that
9 moment to say that I do appreciate, Andy, how
10 responsive you've been to every one of the
11 questions the various office have raised over
12 this review period. So be sure that we will
13 follow up on your points, Linda.

14 CHAIRMAN FRIEDLANDER: Any other comments,
15 questions?

16 MR. TROTH: Zubine Troth [ph.], 21
17 Tarryhill. First of all, congratulations to
18 the Planning Board. I think you work very hard
19 and you're very deserving of this office and
20 all the tools you have because you put in the
21 time.

22 I was able to read the DEIS because it was
23 online. I was surprised by that. But it was
24 in the agenda for today. And Andy, you showed
25 some inspiring pictures. I was wondering, is



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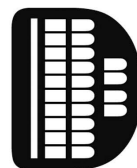
this available online?

MR. TODD: Some of the pictures should be online, yes. In the DEIS, one of the appendixes has pictures. Maybe not all inclusive, but --

MR. TROTH: I don't know if there are project folders, but as the Greystone development progresses, to the extent they can put some of the documents that are being discussed today online, I think it would make it easier for people to refer to them and that would be very helpful.

I have comments and observations now about the development. So I moved to Tarryhill in about 1993, so we're coming up on 20 years. Also lived in Dobbs Ferry since 1976. It was interesting in 1976, I actually used to be able to bike ride all the way up the Croton Aqueduct, cross the street where Lyndhurst ends, and then go onto that property actually and bike ride and continue all the way up to Ossining.

When I had young kids and moved to Tarryhill in the early '90s, it was no longer

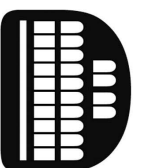


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obvious where that trail would lead you, and then you'd have to go across the parkway. And so it will be great if that's restored. I'm not sure what the maps show and how that will work, but it would be great to see that online and accessible.

In terms of actually the development, I'm not familiar with where these houses are going to be positioned. They actually seem like they are very large. And while I think we always expected development to take place, and it sounds like we've got a great developer, and the number of units is going to be low, these sound like huge homes. And in a way, while we're saying it's low density, how do you hide a 12,000 square foot home in that property? I don't know. So I think it will be quite important.

You know, Emerald Estates I guess is relatively new, and they must have expected that the property was going to be developed. But for Tarryhill, you know, when I look outside my backyard, I just see clear woods. I looked up today, I looked off the back of my

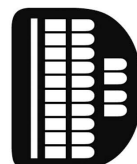


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porch; I do see the Tarrytown Clubhouse on one side, but I just see a hill and a wooded forest as far as the eye can see. And that, for sure, is going to change.

There's already trees coming down; from what I could tell now, they might have been dead. But there's a tremendous number of trees I can see down, and so it's almost as though the project has started. Some neighbors I was talking to today before I came here asked whether shielding -- it's anticipated that there would be shielding on the property and would that shielding go up even before the homes and the construction begin to reduce the noise, as well as the visibility of the whole projects. So that was a question that several people on the northern Tarryhill border are asking.

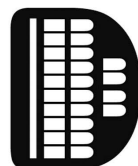
Other questions are, I guess that that old road -- I haven't traveled that road in a while, I think since the Coppolas moved in. I think, you know, we used to track up there to the parks, but, you know, there was an incident with dogs, and actually, you know, it's not



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appreciated that we use that roadway anymore.
So I haven't journeyed up that way and I have
not walked that property in several years.

Actually, I was surprised to see that the
land between what would be Northern Tarryhill
and the roadway, I'm surprised that that's not
wetlands. And it certainly, at certain points,
used to be marshy. I know as you go up the
street, there are pipes and old piping and you
could see it and it actually crosses the
street. But at the lower Tarryhill end, it's
almost like a swampy field that used to be
there. And the swale, you know, is in so-so
shape. I didn't realize it was -- I didn't
realize -- I guess at the lower end, Tarrytown
must have done some work on the storm drainage
or -- I don't know. I didn't think Tarryhill
did that. But you know, years after we moved
in, I know that a grading was put for the storm
drainage area and some work was done at the
very bottom so that you do have a proper swale.
And I think they may have even put grading.
Although, at one time, I saw children playing
there, and I was worried that, in heavy

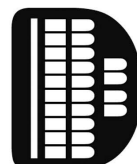


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rainfall, a lot of water does go through that swale, if it's indeed only a swale.

Also, other observations -- I don't think the only source of water is those pipes from up on the top of the hill. So a lot of drainage actually probably coming off the back of those Tarryhill homes and used to go there, so what's -- where is that water going to go now? If you basically -- okay, I understand you might shut the pipes at the top, but you're going to -- once you remove the roadway, what are you going to do with that back end of the property, and how is the drainage going to take place for the homes that I think were experiencing drainage off the back of their property. So you know, that's a question.

And then, as I say, the shielding -- the natural foliage is -- it's a high canopy, so it's not naturally shielding. We might actually need landscaping using Evergreens or other foliage that is not so indigenous, but will provide far more shielding, particularly in the winter months because, you know, from what I can see, it's a high canopy; right now I



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2 can see straight up the hill.

3 So those would be observations, questions.
4 I didn't know if we had an opportunity to walk
5 the property with you or, you know, some of the
6 residents in Tarryhill had the opportunity to
7 do that, but it would be helpful to understand
8 the positioning of the homes. And I'm sure if
9 someone is going to buy a \$5 million plus home,
10 they don't want to see our homes either.

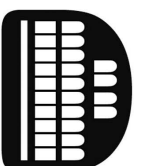
11 MR. TODD: I'll be happy to take you
12 around any time afterwards. I'll give you my
13 e-mail address.

14 MR. TROTH: Thanks.

15 MR. AUKLAND: Andy, there were a couple of
16 points in there maybe you can comment on
17 immediately.

18 MR. TODD: Sure.

19 MR. AUKLAND: One was the trails. I know
20 you've been working with Danny and with the
21 Jardim East team to talk about trail systems to
22 include that Taxter Ridge Park, and thoughts
23 about connections to the Aqueduct. So without
24 necessarily going into detail now, you are, in
25 fact, looking at that?



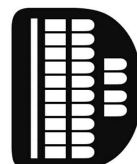
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MR. TODD: Yes.

MS. RAISELIS: And also, the water issue, if you can address that.

MR. TODD: Sure. Well, first off, from Tarryhill there will still be a trail -- but before I get to that point. From Tarryhill, there's still going to be a trail that kind of comes -- that still exists that kind of comes behind Linda's house, the purple house, and kind of comes through the cul-de-sac, and then into Taxter Ridge Park. So that will still remain and there won't -- so through Round A Bend Road, you will be able to get to the park.

And then as far as a trail system, we are connecting essentially, in this donated area, we are putting a trail kind of right over -- right over in this area. This will connect through Jardim East and out to Sheldon Avenue, which will essentially, if you take Sheldon Avenue all the way down, you would connect to the Old Croton Aqueduct, which is kind of over here. And like you said, now it does connect because we're kind of that gateway that -- at the north side of our property will actually



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connect the -- will connect it.

MR. TROTH: And that will be open to the public. Right now there's a chain across that gateway; correct?

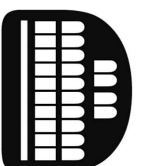
MR. TODD: Yeah, there's a chain across there. But that corner, it's kind of like right over here. I don't know if you can see it. But we're donating -- that's a 90 parcel in Tarrytown that will be donated as open space to the village, and it will serve two-fold; it will be to connect the Old Croton Aqueduct and Gracemere Park, which currently --

MR. AUKLAND: I think the chain that you have there at the moment is to stop adventurous drivers going up there.

MR. TODD: Yes, to stop adventurous drivers and just all kinds of people. There's people wheeling into our -- everything is going on back there. The Wild West.

MS. RAISELIS: And the water.

MR. TODD: Oh, I'm sorry, yes. So the water, there are essentially -- there's essentially -- there is no spring that's feeding -- there's a swale that runs right



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1 along the Tarryhill border, kind of -- it's --
2 there's two different sources. One of them
3 kind of up by Jean Claude's house, and water
4 comes -- water comes down there and there's a
5 whole story behind that that I will get to in a
6 second. But then there's another swale that
7 essentially old clay pipes have run to from the
8 Nigerian Embassy, from the Coppolas, from the
9 Old Greystone Mansion, from just everywhere.
10 There's -- under the ground, there is a million
11 old clay pipes that are kind of leading the
12 water to one point that kind of dumps out all
13 the water down to what you're kind of seeing
14 down by your house.

15
16 Essentially, all those old clay pipes
17 going to be demolished. They were never --
18 they just break all the time and they are no
19 good and you can't -- it just doesn't make any
20 sense. So we are going to catch all the water
21 at the source. So along -- you know, along the
22 borders, we'll catch that water and we'll
23 dispose of it. And there will be a lot less
24 runoff onto -- when we're done with the project
25 than there currently is today. Today, when



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there's -- we've done a lot of work to restore that swale to kind of help it catch the water, but by the time it's done, there will be no runoff onto South Broadway at all; it will be mitigated.

MR. TROTH: But what will happen there? Because you're quite right. Now, first of all, the clay pipes seem like they were broken a long time ago already, and water runs down along the road; right?

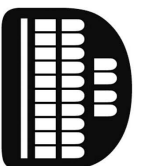
MR. TODD: It depends.

MR. TROTH: If you see a storm, you will see water run down the road.

CHAIRMAN FRIEDLANDER: You're going to have to go up to the mic, Zubine.

MR. TROTH: So I actually believe that those clay pipes have been destroyed long ago, and a lot of water runs along the roadway today at present. And then some does cross over and there seem to be pipes that go under that road. And then, you know, down towards the main drainage that sits at the top of the Tarryhill Clubhouse parking lot; right? So --

MR. TODD: Some of it goes there.



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MR. TROTH: But the four or five houses above that Tarryhill Clubhouse private road, there's drainage coming off the back of those properties.

MR. TODD: What you're getting -- what that is --

MR. TROTH: What's going to happen to that whole area? Is it going to be land filled or what?

MR. TODD: What's happening is, water is running off from the tennis courts from kind of, like, all over here. And it's coming down by Jean Claude's house. And then it's exiting Jean Claude's house, and there's an old drainage pipe that I guess is completely clogged up. It kind of, like, runs along the Coppola driveway then kind of makes a -- makes a turn into the 14 houses along -- along the Coppola roadway.

By Mr. Miran's [ph.] house, Mrs. Miran's house, there's a -- there's a pipe that kind of -- when we first saw it, we were like, how is this pipe coming out from underneath their house? We couldn't figure out -- it didn't

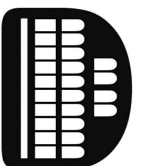


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2 make sense, because it looked like it was
3 coming directly out of the house. It actually
4 comes down and then makes a turn onto our
5 property, and then it dumps water over there.

6 Theoretically, all that water will be
7 gone. We're picking it up right when it leaves
8 Jean Claude's, and we have various ponds that
9 are all over the place that are going to detain
10 the water, and we're going to be working with
11 Mr. McGarvey to make sure that there is --
12 that -- theoretically, if it's all happening
13 the way that we believe that it's happening,
14 based on some things that the Mirans' told us
15 and some common sense of our own, there should
16 be almost no water coming out over there
17 anymore.

18 MR. TROTH: So if we look at the Mirans'
19 down to 21 Tarryhill, which is where I live,
20 what's going to happen to all the water that
21 comes off the back of those properties and --
22 because, you know, there's a natural sloping
23 towards the swale. And at least the swale
24 works partially today and with activity, it
25 kind of stays clear; right? It's constantly



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2 clearing itself. So now you're going to take
3 the water --

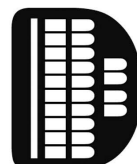
4 MR. TODD: Which swale? The swale closer
5 to your house or the swale closer to the
6 Coppola --

7 MR. TROTH: No, the swale closer to the
8 Clubhouse and my house. Okay. That whole
9 water system works. And depending on what you
10 do with the roadway and depending on what you
11 do, you're going to cut off the water supply at
12 the top. You know, what's going to happen to
13 the pitch and the natural runoff from the Miran
14 backyard, the Farber backyard, my backyard, my
15 neighbor's backyard; that set of five, six
16 homes that are in the middle of Tarryhill Road.

17 MR. TODD: It will go into an integrated
18 stormwater system. There will be a different
19 swale that will bring it to a pipe.

20 MR. TROTH: Off of that swale? So there
21 will still be -- you will still maintain
22 that --

23 MR. TODD: There will be a pipe going off
24 of that swale just in case we didn't pick up
25 all the water up here and bring it to where it

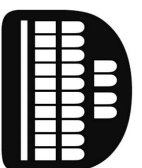


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was supposed to. So there will be a pipe that will be coming -- pick up the water from the Mirans', which is somewhere around here. And instead of having an open swale, the water will be piped into the -- it's all going to the same place; it's going to the Tarryhill Pond. So there will be a pipe just in case it doesn't work. It should work, but there's -- there's a pipe just in case somehow what we think is happening is not happening.

But the water -- there's a -- there's ponds all over the place, and the water is not going to travel. By your house, it has to go into Tarryhill Pond because of the pitch and because of everything. But all over the property, water will end up being put into a different place than it is now. And there will be significantly -- I don't have the exact numbers; I can look it up for you or we can talk afterwards; after the meeting we can get together.

But there is significantly, significantly less runoff from the site post-development than pre-development.



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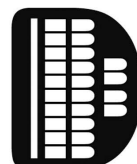
1
2 MR. TROTH: And so let me just ask: That
3 roadway and all the lands between the roadway
4 and what then abuts Tarryhill, what's going to
5 become of that land strip?

6 MR. TODD: That will be demolished. And
7 depending on which part of it, there will be
8 some utilities from Con Ed that will go
9 underneath it, and there will be, like you
10 asked, large Evergreens that will screen
11 Tarryhill from Greystone.

12 MR. TROTH: And that was a question that
13 Andy Farber, who I don't think made it tonight,
14 had was, will the existing road bed be where
15 you put the screening?

16 MR. TODD: The existing road bed will be
17 where we put the screening up until -- there's
18 a point where it kind of turns inwards. I'm
19 not sure -- it's somewhere around here. And in
20 this case, it will be closer to over here. It
21 will be closer to the property border.

22 MR. TROTH: So just for Tarryhill -- so
23 the Tarryhill Clubhouse, the tennis courts, the
24 pool, the road goes right and then cuts -- it
25 cuts to the right; right? And scoops upward?



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2 MR. TODD: Yes.

3 MR. TROTH: And so you're saying you're
4 actually -- in some places, you're actually
5 going to move closer to the property line than
6 the road?

7 MR. TODD: The screening will -- yes, will
8 be closer --

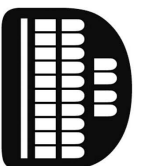
9 MR. TROTH: The screening --

10 MR. TODD: Will be closer to -- to the
11 border. To the Tarryhill border, yes. Down at
12 the bottom, particularly by the Clubhouse and
13 all the common areas, which we understand,
14 we've had a lot of -- a lot of meetings with
15 Tarryhill folks, and we understand how
16 important that is and it's going to be large,
17 mature Evergreens that are going to -- in
18 addition to other ornamental --

19 MR. TROTH: Is that beneficial to have it
20 closer as opposed to a little offset from the
21 property? I don't know from a screen because
22 you're saying --

23 MR. TODD: Yes.

24 MR. TROTH: -- you met with the Tarryhill
25 folks and they are happy with this screen being

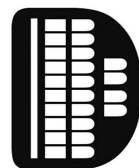


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right up --

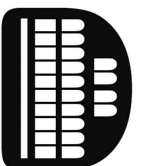
CHAIRMAN FRIEDLANDER: Let me explain something. That screen is going to be subject to our own -- their proposed screen is going to be submitted to the Board, and we have a landscape architect that's going to review that screen for the Board, and the public will be invited to look at that screening and make their comments. And as Andy has graciously offered to the people in Tarryhill, if anybody has any concerns about it, they should come and speak to him, all the [indiscernible] plan notes are -- can accommodate whatever interest they have. That's been ongoing as a general offer.

We will be reviewing it with our consultant, and they will be presenting a formal landscaping plan. The issue about the road where the trees go is important. I mean, the road is going to be pulled up; we've already established that. And then the other road, hopefully, will be the road that will be the development road. But the screening issue we recognize as being very important, as well



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2 as the --

3 MR. TROTH: And the timing? Or that's
4 determined --5 CHAIRMAN FRIEDLANDER: That's a question
6 that we haven't resolved, and it's a good one
7 in the sense that there is a desire on the part
8 of many people who live there that have the
9 screening put in when the road is pulled up as
10 they build the other road, so that
11 simultaneously they build the other road, they
12 pull this road out once that road -- when the
13 screening goes in. So that before the site
14 planning of the individual houses are done,
15 everyone will be invited -- who wants to come
16 will be invited to the site plan, the houses
17 will be staked out, and the planning board
18 would go through its normal process in saying,
19 this is the wrong place, that's the right
20 place, that should be stay, that shouldn't
21 stay, this tree should go, that tree should go.22 So everyone will be invited to that and
23 they'll have an opportunity say what they think
24 about the siting of the house and the
25 landscaping of that particular house, which

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will be in addition to any landscaping that's just a screening from neighbors.

So that will be taken care of at the appropriate time. But the question raised could be addressed in the DEIS -- I mean the FEIS to say that is what we plan to do at the current time subject to the approvals of the landscaping.

MR. TROTH: Yeah. I think one other point, which Andy, now that you're working on the project, you know, there were, in that zone right above Tarryhill Clubhouse, you know, there were a lot of dead trees. And we asked the Coppolas to, you know, come and chop them down; they never did that. And subsequently, in the storms, those have fallen. Anything -- as you're doing this, if there's any way to also facilitate the clean up of that area, I think --

MR. TODD: Not only that --

MR. TROTH: -- certainly get brownie points for that, but --

MR. TODD: We want to take the dead trees out so there's no problem --



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MR. TROTH: In fact, one is lying across the swale as we speak.

MR. TODD: Yes.

MR. TEDESCO: Andy, there's one, I think, just typographical error in the DEIS. And normally I would point that out later on, but it's an important typographical error. It's on page 26 of the DEIS, and it's under the heading "Mitigation."

I'm doing this to show you brought that with you.

MR. AUKLAND: And to show that you read it.

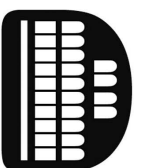
MR. TEDESCO: Page 26.

MR. TODD: Okay.

MR. TEDESCO: Okay. Under mitigation. The heading "Mitigation."

MR. TODD: Yes.

MR. TEDESCO: Bottom of the page, the second sentence under that says, "Currently, in addition, deeds transferring properties to the eight lots shall contain a restriction stating there shall be no further subdivision of the subject property in perpetuity," which is a



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wonderful condition, but I think you mean that eight to be 20, because this is for the full project of Tarrytown and Greenburgh.

MR. TODD: Yes. We will address that in the FEIS for sure.

MR. TEDESCO: Okay.

CHAIRMAN FRIEDLANDER: Yes, sir? Just state your name for the record and where you live.

MR. HELLER: Sure. Wayne Heller [ph.], Gracemere Lake Drive. I also would like to thank Andy for his cooperation. I took a look at the DEIS online, which was helpful, but I didn't see any of the exhibits. So if my questions are answered in them, then I apologize.

I live in Gracemere Drive closest to the Coppola portion of the project. I don't know if that portion has been subdivided or not yet, or if it's -- if they own two separate lots; I couldn't exactly tell. But I would hope that the stormwater plan takes a look at the Coppola property, because there is a good amount of water that comes down the hill towards the --

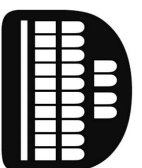


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some of the homes on Gracemere Lake Drive from that property. And I would hope that it could be mitigated, if not captured, at the Northern border, than captured near the subdivision line and brought into the system that's being put in place.

The other -- the other comment I would have about the -- what I read was on the percentage of land preserved in a natural state in Tarrytown being 18 percent. That -- I don't know if that's low or high. I don't know; that's not my expertise. But just in light of the severe sloping on this lot, I, again, would hope that the applicants' engineers, and ours as well, take a look and just make sure that leaving only 18 percent of the natural state doesn't take the rest of the property and turn it into level fields, soccer fields for each house or what have you, so that we -- those nearby have additional erosion and water and runoff problems.

I know people typically look at the footprint of the house, how big is it, that's going to create the water issues, but I think



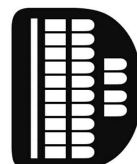
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that's probably the easiest to control from the gutters and leaders and things like that.

The -- taking the land and grading it to make it flatter, which seems, from what I've seen -- again, I haven't seen the exhibits, but from the plan and the percent of 18 left in the natural state, it sounds like there's going to be a lot of grading, and I would hope you would just do your best to make sure that no one gets any water. Thanks.

CHAIRMAN FRIEDLANDER: Thank you. Allen?

MR. ZICE: Hi. My name is Allen Zice. I live at 77 Round A Bend Road, and I'm also the President of the Tarryhill Board. It's been a long process and, you know, there was a lot of discussion early on about the use of Round A Bend Road as an alternative roadway. We're glad that the roadway is being shifted around. However, there is a road that goes through there, an easement and for emergency vehicles going to the water tower. And a lot of the residents have approached me regarding that easement, that once everything is built -- and it seems to me that it might be easier for



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autos or workers or delivery trucks to use the Tarryhill Road up through Round A Bend to get into the Greenburgh side, or homes that are close by. We want to make sure that -- we want to make sure that the -- that is a closed road and is not utilized by people. I know it's got to be policed and this is post-construction. We want to make sure that that doesn't happen.

As -- and the other thing is, along the tennis courts, on the lower part of -- the lower tennis courts of Tarryhill, there's a gate that is a secondary means of egress out in case of an emergency from the tennis courts. We would like that preserved and have some kind of route maintained in the event that there's a problem where we can't get back out the other way. Also --

MR. TODD: Which ones? I'm sorry. You mean the --

MR. ZICE: The lower tennis courts. There's a gate, and that's access from -- out from the tennis courts, secondary access in case there's an emergency that you can't get back out where the pool area is. There's



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also -- I would just like that to be --

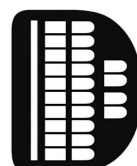
MR. TODD: Okay.

MR. ZICE: Also, we'd like to preserve -- make sure that there's a path for the Crows Nest Park [ph.]. I think that goes through the easement, and we'd like that preserved and, you know, and marked properly so that, you know, for the future, because we do have -- and that also leads up into, you know, the parks up on the Taxter Ridge.

There have been a lot of Con Ed people along the Coppola driveway, and we found out that -- one of the residents came to me and said there are a number of gas leaks there, and I don't know what's happening with that. He said there are a lot more. They are trying to fix them. I don't know if that's a hazard or not.

MR. MCGARVEY: It's a service to the Coppola's house, if you see them out there. Actually, I think one of the pictures you took showed the service guys out there.

MR. TODD: There's been two gas leaks along his border in the last three or four



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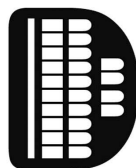
months, and Con Ed has fixed them. There's been two gas leaks along the Coppola driveway that -- over the last couple of months that Con Ed has come out and fixed. In the future, when our infrastructure is put in, those will no longer exist. Coppola will use our updated infrastructure and tap into the Greystone utilities, and that will -- you know, that problem will go away.

MR. MCGARVEY: It does not come through the Village service. It's a private home; it's a private issue.

MR. ZICE: Well, it's close to a lot of the Tarryhill homes.

MR. MCGARVEY: It's no different than the service that goes to your house. It's just a longer run.

MR. ZICE: Also, post -- we also have a piece by our driveway to the club -- our clubhouse and pool area that is becoming -- it's reverting from Coppola property to one of the lots, and there is going to be screening there. And regarding screening, we would like post-construction that all of the screening be



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2 maintained by either -- either the Homeowner
3 Association or the individual property owners
4 so that we're -- that the Tarryhill residents
5 are protected, you know, post-construction and,
6 I'm assuming, you know, in perpetuity, if that
7 could be done.

8 MR. TEDESCO: Yes.

9 CHAIRMAN FRIEDLANDER: If an agreement can
10 be, you know, inserted in --

11 MR. TEDESCO: That can easily be done.

12 MR. ZICE: Okay. And you know, I'm happy
13 to see something really nice going in also.
14 And we've worked with Andy for a couple of
15 years now and, you know, we're basically happy
16 with the way things are going.

17 CHAIRMAN FRIEDLANDER: Any other comments?

18 MR. AUKLAND: Let me just raise one point
19 based on that input. Andy, for the easement
20 from Round A Bend onto your property, the
21 intent is to keep that as simply an emergency
22 access; it'll be gated, but such that it can be
23 plowed?

24 MR. TODD: Yes, correct.

25 MR. AUKLAND: It will not be an active



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access in any way?

MR. TODD: Yes. That will only be used for emergencies, and we'll clean it up and pave it and make it look, you know, more presentable and more useable, you know. It's automatically more useable because it's going -- instead of a 10-foot road, there's a 22-foot road it's going to. But we will make it work.

MR. ZICE: I have one more item. There's also a buildable lot which is vacant that was acquired by Andy. We were just curious as to what was happening with that lot?

MR. TODD: We plan to build it once we get approvals.

MR. ZICE: Okay.

MR. MCGARVEY: Where is this lot?

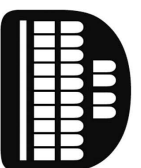
CHAIRMAN FRIEDLANDER: At the end of the cul-de-sac.

MR. TODD: It's right there.

MR. MCGARVEY: Up on the right on the cul-de-sac?

CHAIRMAN FRIEDLANDER: Yes. Any other -- Mark.

MR. WIDLER: Mark Widler [ph.]. I live at



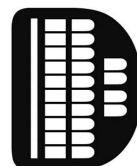
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1
2 94 Round A Bend Road. I'm at the top of the
3 cul-de-sac, possibly the house that's most
4 affected by this development. I just have a
5 few comments I'd like to make.

6 Danny had mentioned something that he
7 prefer this to be open space forever. You
8 know, I thought that's what this was going to
9 be when I first moved into the house -- into my
10 house nine years ago. But the reality is, is
11 that Tarrytown, and certainly the Irvington
12 School System, needs the tax revenue. I know
13 in the report, the expected tax revenue for the
14 school system is 1.6 million, and I have a
15 second grader and a kindergarten child in the
16 school system, and we've had three principals
17 in three years, and there's no assistant
18 principal. I know on the latest school budget
19 they were talking about eliminating foreign
20 language for fifth and sixth graders, so we
21 certainly need the tax revenue.

22 I wanted to ask about the screening. Who
23 is going to maintain the screeching on the
24 houses -- I mean on the trees?

25 MR. TODD: Greystone will maintain all the



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2 screening. Anything that's on Greystone
3 property will be maintained by Greystone,
4 whether it be the homeowner or the HOA.

5 CHAIRMAN FRIEDLANDER: So will that be
6 written in any type of bylaws?

7 MR. TODD: We will make sure that it's
8 worked out.

9 MR. WIDLER: Okay. At the last meeting, a
10 woman, Linda, who lives behind me, she had
11 mentioned that she was requesting speed bumps
12 along the road, and I want to say that I'm
13 completely opposed to that.

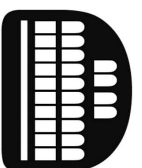
14 MR. MCGARVEY: Which road? Your road?

15 MR. WIDLER: Yes, along the side of the
16 road. That's going to lead from the older --
17 you know, from the Tarrytown portion to the
18 Greenburgh portion.

19 MR. TODD: Right. Kind of here.

20 MR. WIDLER: So I just want to say I'm
21 opposed to that. Is all this screening going
22 to be done at once? Like, could that be done
23 along my house and Linda's house before the
24 other parts?

25 CHAIRMAN FRIEDLANDER: Not unless it's



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2 been approved by the landscape architect and
3 the Planning Board. But I think that the
4 desire by a developer is to submit those plans
5 as soon as possible, and have the Board's
6 landscape architect review it, have the Board
7 review it, and have the public review it. This
8 will be reviewed publicly, and if people have
9 comments to make or suggestions -- if you have
10 suggestions on your own property or near your
11 property, you can talk to the developer
12 yourself, and maybe he will incorporate it. If
13 he doesn't incorporate it and you want to tell
14 us, then you can tell us at that time.

15 MR. WIDLER: Okay. So now is not the
16 appropriate time?

17 CHAIRMAN FRIEDLANDER: No.

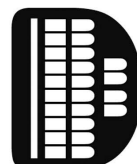
18 MR. WIDLER: Okay.

19 CHAIRMAN FRIEDLANDER: For the 40-foot
20 tree you wanted, Mark, no.

21 MR. WIDLER: Yes. Big Evergreens.

22 CHAIRMAN FRIEDLANDER: 32, but not a 40.

23 MR. WIDLER: Okay. I just want to say,
24 overall, that Andy has been great to work with,
25 and that myself and my family are in complete



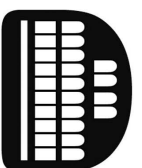
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support of the development. Thank you.

CHAIRMAN FRIEDLANDER: John?

MR. MIRAN: John Miran from 33 Tarryhill. I'd just like to follow up again, and I kind of did this the last time, on Linda's observation; that with the increasing amount of deer we're going to have with, you know, some clearing going on, that I think there may be some necessity to look at solutions for having screening in a deer population.

In other words, Tarryhill, at the moment of course, has an anti-fence property. And there's kind of a gray area on what we euphemistically call "deer fencing." I have a lot of experience from this, which is probably not totally relevant in Tarrytown from the fact that we happen to have a second house in Fire Island. And we're so inundated with deer there that it's really gotten to the point where the old philosophy that there were certain kinds of things that deer just didn't eat or didn't go near or didn't devour have just turned out not to be true. And unfortunately, you know, we've come to the conclusion that deer will



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effectively -- at least the deer I'm most familiar with, you know, will eat new growth on virtually anything, despite the fact that gardeners will come along and swear to you, you know, that certain things are deer proof.

And so, you know, as we continue to hear, you know, more and more people saying we're going to have shielding or fencing or anything like that, we've come off the experience of deer eating anything below five feet, and I don't know that the Board, at some point in the future, may be forced to kind of consider the possibility that to keep anything below five feet really growing with the kind of deer population you've got is going to require at least, what I euphemistically call that, "thin deer fencing."

I mean, just as an example, I have a border of forsythia in my backyard that's totally enclosed in deer fencing on both sides. My next door neighbor planted the same whole border, you know, maybe six or seven years ago; there's not one twig left. I mean, you know, the deer have just totally eaten everything

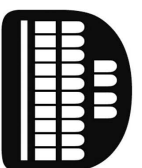


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below five feet. And it seems to be coming increasingly clear in Tarryhill that deer will almost eat anything that you put out, you know, that's at that lower levels.

If you then put that against your plans for screening, my question would be, and I think Linda alluded to this kind of the last time, which kind of sparked my interest in it. You know, even though you plant all these big and tall trees, if the deer come along and eat the bottom five feet of everything, we've had the experience unfortunately with most trees, if the deer eat the bottom five feet, the tree dies.

And you know, secondly, you know, you're going to be able to see straight through. So maybe there's not a total solution, but the thing -- the reason for getting up was just to say, for those who have not had extensive experience with, you know, gardening and treeing and landscaping around deer, I think there has to be a real effort to talk about deer screening. I haven't heard that word screening or fencing or -- I mean, I'm just



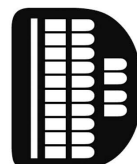
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1
2 talking about that green stuff, you know, that
3 I -- we actually plant -- put that around the
4 bottom of every tree we plant in Fire Island,
5 because it's the only way they survive. So
6 it's just a thought.

7 CHAIRMAN FRIEDLANDER: John, I mean, I'm
8 not trying to be funny, but I am. You know,
9 the Taxter Ridge Park was misnamed; we really
10 should have named it "Deer Park."

11 MR. MIRAN: Deer Park, exactly.

12 CHAIRMAN FRIEDLANDER: And what we should
13 do is fence that in, and then what we should do
14 is supply food to those deer or coyotes; one of
15 the two, preferably both, because the only
16 things that will eat those deer is not -- I
17 know I'm going to get in trouble with the
18 Animal, you know, Rights people, but the fact
19 is, we've had an increase in the coyote
20 population. We see them, they are visible,
21 they have been reported. They haven't been
22 growing fast enough, literally, to basically
23 cull the herd. And that's really the -- part
24 of the issue; that we don't have any predators
25 for the deer population. It just keeps



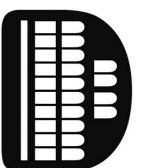
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expanding. And what we are doing is feeding it. We're feeding it with more and more plantings.

MR. MIRAN: Right. And thinking that they are here to stay, I mean, I think you seriously have to look into some solutions for protecting the stuff you're going to plant with -- some of the deer fencing doesn't actually look that bad because it kind of blends in to what you're doing.

I mean, as I said, I have a back border of forsythia with that subtle green deer fencing, and it's kind of grown into it. And you know, the fencing almost is not that obvious because it's kind of subtle and, you know, maybe only four, five feet high.

MR. TEDESCO: While we're dispensing all of this wonderful environmental knowledge, I have found the solution that works provided the bushes will survive: Rugosa rose bushes. The deer will not touch the blossoms or the bush because of the incredible thorns that it has. And we have it all in the front of our property, and we have five to ten deer a week



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2 in the property and they don't bother them.

3 So --

4 UNIDENTIFIED SPEAKER: They will
5 eventually, because I had the whole entire
6 front of my house in Fire Island was rosa
7 rugosa, and it kept disappearing. And I'm
8 saying it must be a blithe --

9 MR. BIRGY: Stanley got it.

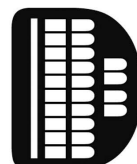
10 MR. TEDESCO: Those deer haven't been in
11 Tarrytown.

12 UNIDENTIFIED SPEAKER: Tarrytown deer
13 aren't that smart yet.

14 CHAIRMAN FRIEDLANDER: The homeowners --
15 Andy, I don't know if this is possible, but the
16 Homeowner's Association that -- you know, the
17 rules and regulations that exist there, are
18 they required to take those bowman's courses at
19 the Sleepy Hollow Country Club? And that's
20 another way of culling the herd? You don't
21 know that yet. That could be one of the
22 requirements of the ATO.

23 MR. TODD: I feel a lot of pressure on my
24 shoulder to take care of these deer now.

25 CHAIRMAN FRIEDLANDER: It is a problem.



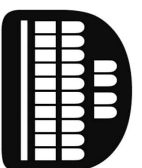
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It's a county-wide problem, as Linda alluded to. There's very few solutions offered by the county, whether by the planning department or the health department of this problem. I'm concerned about the coyote problem frankly, because I think there's a real issue about safety for children and for pets.

And you know, when it was called up and they said this is a native habitat for coyotes and we can't do anything about it, it doesn't sound very good until someone's kid gets bitten or maimed or killed. And that's a real issue, because as someone -- I think John said, we don't have fencing in Tarryhill. We're not allowed to have fences, and all the kids are outside and playing and they could be hurt.

But on the other hand, they are the solution to the deer problem. So if you want to get rid of the coyotes, you're going to have more deer and vice versa. It's not an easy solution and no one has a solution.

Any other comments? I got a request from the staff, so I'm going to follow it. Is there any other comments? Mark. Remember the



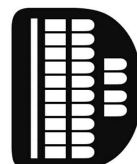
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2 five-minute rule, Mark.

3 MR. FRY: I'll remember the five-minute
4 rule. Good evening, Mr. Chairman. I have
5 three solutions to the deer problem. Back when
6 I first came to Tarrytown in the 1970s, I
7 worked at Tappan Hill under Hunts Bindman
8 [ph.], a very fine sous chef. So the three
9 solutions are: Venison Ragu, Saddle of
10 Venison, and Venison Steak Diane. I have
11 recipes for all of those.

12 There was another item, though. There's a
13 fourth possible solution for all the animal
14 lovers in the audience, is something that we're
15 still working out, but it's basically we're
16 calling it tentatively "Bambi Soup."

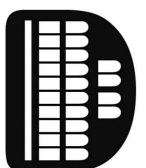
17 But let me get onto a more serious vein
18 for a moment. And I have actually followed
19 this application quite closely from a distance,
20 and I want to say that I think they have done
21 an extraordinary job. I was very pleased when
22 I saw the more detailed presentation today to
23 see the extraordinary effort they put into the
24 respect for the -- Tarrytown's history. Some
25 of you know, I republished -- I did not write



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the history of the Tarrytowns. There was a Millionaires' Colony in two places; both where Andy was, and certainly where Chris Badger and Toll Brothers are now. Those were the two Millionaire Rows. It's nice to see the Millionaires' Rows coming back, quite frankly. It's part of the mix that makes Tarrytown, Tarrytown.

I thought they did an extraordinarily good job on the correctivity [ph.]. We're working at one end of the village on hooking up trails, connecting old trails that have been disconnected. I'm very pleased to see that the applicant is seeing fit at the northwest corner of the property to reconnect that connection with the Old Croton Aqueduct, and it will be, I guess -- and to connect up with the Taxter Ridge property across and in between property that's not even under his control. I think he is, you know, doing an extraordinarily good job in that respect as well. It's certainly, I think, great. I see Chris Badger is here representing Toll Brothers, and I see that is a model project for any developer to follow in



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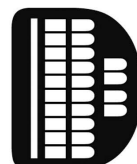
2 terms of reaching out to the people in the
3 neighborhood, really sweating the details and,
4 you know, all with the effort of what we have
5 found over 30 years.

6 And certainly, Mr. Chairman, you know
7 better than any of us, the more public input
8 that there is on any project, even though it's,
9 you know, a messy process sometimes, you end up
10 with a better outcome. So I congratulate both
11 the Board and the applicant on doing a great
12 job.

13 CHAIRMAN FRIEDLANDER: Thank you very
14 much, Mark. Any other questions? Randy.

15 MR. ECKERS: Randy Eckers, 53 Tarryhill
16 Road. My house is one of the ones that faces
17 the project that abuts the existing Coppola
18 driveway. Really, I just wanted to keep it
19 short and just say that my wife and I fully
20 support it, the project, and really just wanted
21 to thank Andy for really listening to our
22 concerns, addressing them, in particular about
23 removing the road, the screening.

24 And I guess one question, I guess Andy and
25 I have talked about is, from what I understand,

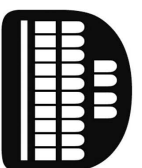


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2 the trees that he's going to put in will be on
3 the north side of the existing driveway. And
4 my house, in the backyard, there is some stones
5 and some fairly bare trees that I don't know
6 how they are going to look sort of next to
7 these new trees, so to speak. Andy and I have
8 talked about potentially removing the trees
9 that we have and clearing out some of the
10 stones, which would be great for us. Right now
11 these trees don't really provide any screening.
12 The leaves are sort of at the top, very little
13 screening, very little shade. They are not
14 particularly good looking. And I think that's
15 it. So thanks.

16 CHAIRMAN FRIEDLANDER: Okay. Linda?

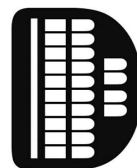
17 MS. VIERTEL: I just want to emphasize the
18 aspect of who is taking care of the screening
19 or who is taking care of what, whether it's the
20 Homeowner's Association or the developer,
21 because in Gracemere Park -- and I just talked
22 to John about this -- there's an entrance into
23 Jardim, Gracemere Park off of Broadway, and it
24 is a constant mess. It is filled with weeds.
25 It is filled with trash. It is filled with



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1 dead plants. And unless I raise holy hell, you
2 know, seasonally, twice a year or three times a
3 year, nothing ever happens. It's an
4 embarrassment to drive in there. Every other
5 property, whether it's The Quay or Carrollwood,
6 every other place in the Village has a
7 beautiful entry. And here, the Village
8 preserved Gracemere Park. We see people there
9 all the time in the gazebo, down by the lake.
10 The OCA has been daylighted. Andy is going to
11 be helping remove the invasive vines. And
12 driving in there is -- and actually, people
13 don't even know it's a public park. So I hope
14 there's a discussion about signage at some
15 point, because I think that park could be --
16 there's a maple ellay [ph.] that could be maple
17 sugared. There are all kinds of things that
18 can happen in that park and the village can
19 make better use of it.

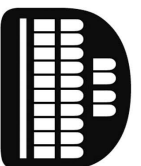
20
21 But the point being, it's really a mess
22 and it's -- and it's unseemly and unsightly for
23 the village to own that property, and yet not
24 have, whoever it is, the HSA, the Homeowner's
25 Association in Jardim, whoever it is, actually



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2 take care of it. So I would hope that whoever
3 the powers that be actually start to pay
4 attention there, rather than wait for somebody
5 to complain. And that when this property is
6 done, that there's actually a system in place
7 so that it's not up to whoever complains the
8 most or yells the loudest, but that it's
9 actually maintained appropriately. And knowing
10 Andy, I'm sure it will be. In our situation,
11 it has never been from day one. So I hope we
12 can solve that at Gracemere Park, and I'm sure
13 Andy will follow his development.

14 MR. TODD: I just wanted to say that we
15 have -- as the Board knows, we've offered to
16 clean up Gracemere Park as just something that
17 we offered to do. When Linda was referring
18 before about topping off trees for vistas, I
19 think it was actually in -- the only time that
20 I've ever heard of that was maybe in a memo
21 that we made about Gracemere Park that we're
22 going to get rid of all the invasive vines, all
23 the dead trees, everything -- in accordance
24 with the Village landscaper. And open up some
25 vistas so that our -- at the same time, you



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2 know, not kill trees, but just prune and do
3 things, so that some of our property from the
4 tree-lined road gets to see the river just like
5 it used to back in the day.

6 MR. MCGARVEY: Just so you know, you need
7 a permit to prune trees.

8 MR. TODD: Yeah.

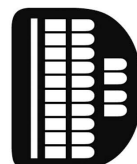
9 MR. CANFIN: Good evening. My name is
10 Jean-Claude Canfin. I live at 71. I have one
11 question, which I am not sure I understand.
12 Someone mentioned to me that the power lines,
13 the phone lines, Cablevision and others, would
14 be kept above the blacktop that will be removed
15 eventually. And if that's the case, who will
16 be servicing this? If there is no more road
17 there, how the trucks can access the lines to
18 repair them if there is an issue there?

19 CHAIRMAN FRIEDLANDER: Is it underground?

20 MR. TODD: Yeah, all the utilities will be
21 underground so the Coppola driveway will
22 disappear. Those lines in front -- in your
23 backyard will now disappear.

24 MR. CANFIN: Underneath everything?

25 MR. TODD: Everything is underneath, yeah.



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2 So you won't see those lines anymore.

3 MR. CANFIN: Phones and everything?

4 MR. TODD: Everything.

5 MR. CANFIN: Okay. And as well, I will
6 personally meet with Andy as far as what it
7 will -- how it will affect my property for the
8 fencing, since I am a little bit different
9 because I have a big rock out there, so I need
10 to understand how it's going to block the view
11 since I have this huge rock there in the back.

12 And also, as you have done, I would like
13 to commend Andy for the great work he has done
14 and thank you for to Board as well.

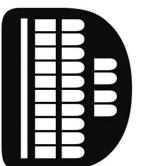
15 CHAIRMAN FRIEDLANDER: Thank you.

16 MR. TODD: There's been so much
17 commending, I think we have to go up to 14 lots
18 in Tarrytown and 32 in Greenburgh.

19 CHAIRMAN FRIEDLANDER: I was afraid of
20 that.

21 MR. TODD: My head is growing so now I've
22 got some power. I'm just kidding.

23 MR. MCGARVEY: Can I just make one
24 comment? I just want to make sure you
25 understand, Andy, you know, even though you



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2 have, like, two-acre lots, your maximum you can
3 build on is the 60,000 square feet, whatever
4 the zone is now for our 60; correct? You're in
5 our 60?

6 MR. TODD: We are in our 60, yes.

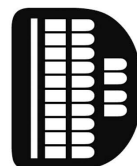
7 CHAIRMAN FRIEDLANDER: So the maximum you
8 can build on a maximum size house is, like,
9 8700 square foot.

10 MR. TODD: Yes.

11 MR. MCGARVEY: It's not the two acre
12 that -- even though you're putting it on a
13 two-acre lot.

14 MR. TODD: Yes. We are going to, in the
15 FEIS, be discussing proportions so that the
16 houses can -- because the choice is either you
17 build up or you build out. If you build out,
18 there's more disturbance. If you build up and
19 there's no viewshed problems, then there's no
20 disturbance. So we'll talk about the
21 proportions of that in the future.

22 CHAIRMAN FRIEDLANDER: All right. This is
23 one letter we received from Westchester
24 Department of Health -- actually, Westchester
25 Building Department.



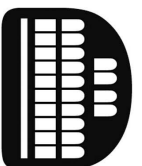
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"The Westchester County Department of Health has reviewed DEIS for the above referenced development and has the following comments:

One, project description "The action involves an application of Broadway for the approval of a 9 residential subdivision, eight homes, in the Village of Tarrytown. And the 13 lot, 12 home residential development in the Town of Greenburgh, and related development approvals. The development will be served by a public water system in the Village of Tarrytown, and a public sanitary sewer system, Village of Tarrytown lines connecting with the Westchester County Sanitary Sewer System. The collection lines will be installed by the developer within the internal roadways to be constructed to serve the individual homes.

The proposed development will require approval as a realty subdivision from this department in accordance with Article X of the Westchester County Sanitary Code.

Any proposed public water main extensions to serve this development will require approval



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from this department in accordance with Article VII, Section 873-707 of the Westchester County Sanitary Code.

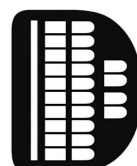
Any proposed public sewer main extensions to serve this development will require approval from this Department in accordance with Article XXII, Section 873-2202 of the Westchester County Sanitary Code.

Should you have any questions, please feel free to contact this writer." Gives the telephone number. "Respectfully, Natasha Court, Associate Engineer, Bureau of Environmental Quality."

So you can get this from Dale and respond to that in the next FEIS.

Any other questions? Okay.

MR. TEDESCO: I'm going to move that the Planning Board close the public hearing on the DEIS. Following this hearing, there will be a ten-day public comment period. During this public comment period, the applicant is required to respond to any substantive comments or questions that are received in the final FEIS, Final Environmental Impact Statement.



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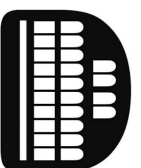
2 And as you know, please feel free to do this.
3 Andy will respond quickly and thoroughly, as
4 he's done so far we hope in all of this
5 process.

6 MR. AUKLAND: Second.

7 CHAIRMAN FRIEDLANDER: All those in favor?

8 (Board members respond in favor.)
9
10

11 (Time noted: 9:15 p.m.)
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STATE OF NEW YORK)
) ss.
COUNTY OF WESTCHESTER)

That I reported the proceedings that are hereinbefore set forth, and that such transcript is a true and accurate record of said proceedings.

IN WITNESS WHEREOF, I have hereunto set my
hand.

Registered Professional Reporter

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