

Planning Board
Village of Tarrytown
Regular Meeting
February 22, 2016; 7:00 p.m.

PRESENT: Chairman Friedlander; Members Tedesco, Aukland, Birgy; Raiselis,
Counsel Zalanta; Village Planner Galvin, Village Engineer McGarvey;
Secretary Meszaros

ABSENT: Village Administrator, Michael Blau

Chairman Friedlander read the following adjournments:

- Continuation of a Public Hearing – Peter Bartolacci - 67 Miller Avenue
- Continuation of a Public Hearing – Toll Brothers, Inc. - 112 Wilson Park Drive
- Continuation of a Public Hearing – Ann E. Hanley - 73 High Street
- Continuation of a Public Hearing -- Tarrytown Associates - 1-7 Main Street
- New Public Hearing – Paul Jeris – 15 Baylis Court
- New Public Hearing – Brad Zucker – 55 Stephen Drive

APPROVAL OF THE MINUTES – January 25, 2016

Mr. Tedesco moved, seconded by Mr. Aukland, that the Planning Board minutes be approved as submitted. All in favor. Motion carried.

CONTINUATION OF PUBLIC HEARING – KAUFMAN ORGANIZATION - 69 NORTH BROADWAY

Architect Dave Barbuti, on behalf of the applicant, referred to parking study conducted to address the comments raised by Michael Maris Associates' December 29, 2015 letter. Mr. Barbuti introduced Frank Filiciotto, P.E., of Stonefield Engineering and Design, who conducted this study, to discuss the February 9, 2016 report.

Mr. Filiciotto explained that there were 182 spaces available within a minute walk to the facility. They looked at two time periods for their study based on industry data peak time highest level of demand: during the week from 4 pm to 8 pm and on Saturday from 9 am to 1 pm. This study found that peak demand occurred on weekday around 4:20 pm and much later on a Saturday after lunch. In terms of reserve capacity, 65 spaces were available during the weekday and 53 were available on Saturday. Majority of vacancies were in McKeel Avenue lot. Demand during weekday is about 40 parked vehicles that will be using facility.

Chairman Friedlander asked if anyone had any questions.

Ms. Raiselis commented that perhaps the McKeel lot will get more use.

Mr. Eric Thomas, Facilities Manager for SNAP Fitness, explained that fitness centers peak much later than most retail and that SNAP gym customers like to get in and get out quick, unlike other gyms that offer classes.

Mr. Filiciotto concluded that there is adequate parking for this facility.

Mr. Tedesco referred to the February 19, 2016 Maris Report highlighting 3 specific areas they identified in their review:

1. Existing Parking Availability – Based on their observations, the available parking space numbers are reasonable.
2. Parking Utilization – It is our conclusion that the vacancies in the parking assessment are accurate.
3. Snap Fitness Parking Requirements – A comparison of the vacant spaces indicates that sufficient vacant spaces to serve the needs even when the cellar space is added.

Village Planner Galvin recommended that information be provided regarding peak hours used by customers and also should address security protocol.

Mr. Tedesco requested that the applicant provide this narrative to review before the next work session. Meanwhile, the applicant can proceed to Zoning Board for a parking variance, but cannot make a decision until the planning board closes the SEQRA process. The Planning Board will work on a negative declaration for the March 28, 2016 meeting. Mr. Tedesco indicated that the parking looks good.

Mr. Galvin will provide the applicant with items to be addressed in the narrative to be submitted to the board at its next work session. Chairman Friedlander requested that part of the narrative explain utilization clearly.

Mr. Aukland asked if Fire Department concerns should be addressed. Village Planner Galvin said these issues are building issues which will be included in the resolution.

Mr. Aukland also referred to Police Chief Brown's request that the back parking lot not be used at night and residents enter from Broadway. Mr. Barbuti said this could be possible.

Mr. Filiciotto said the lower level of the facility, 3,500 SF, is not going to be used for equipment but will serve as a second means of egress.

Mr. Tedesco moved, seconded by Mr. Aukland to continue this application to the March 28, 2016. All in favor; motion carried.

PRELIMINARY PRESENTATION – Sarah Greenwald – 67 Lake Avenue

Jonathan Abraham, Attorney and fiancé of the applicant, Sarah Greenwald, explained that the existing home is old and in need of urgent renovations. They are here before the Board because they are increasing the footprint by just over 25% and adding most of the square footage on the second floor and they are on high ground.

Mr. Abraham presented the plan and pointed out existing and proposed footprints. The plan proposes 3 bedrooms upstairs with 2 full baths, a dining room and added living room space with ½ bath on first floor.

He referred to the carport on the proposed plan but said that they will not be building it now due to financial restraints. Mr. Tedesco recommended that they include it as part of the application so they will not have to come before the board again. Mr. Abraham agreed to leave it in.

Mr. Tedesco asked if there was any variance needed relating to disturbance of high ground. Village Engineer McGarvey said there is no disturbance of high ground above 300 feet.

Mr. Aukland asked about skyline intrusion and height. Ms. Raiselis requested a streetscape be completed and presented to the Board before the next work session as required in the application. They would like a line drawing of the proposed action to see how it compares in height to the other nearby properties along each side of the property. Ms. Raiselis is pleased that they are taking care of an existing property, rather than rebuilding.

A brief discussion took place about waiving the escrow fee requested by the applicant, Sarah Greenwald, due to financial hardship. Regretfully, Counsel Zalantis advised that this waiver is being denied because there are costs involved with each application. She advised that all unused funds will be returned to the applicant when the planning process is completed.

Mr. Tedesco moved, seconded by Mr. Aukland, to designate this as a Type II Action with no further action required under SEQRA; All in favor. Motion Carried.

Mr. Tedesco moved, seconded by Mr. Aukland to set an escrow of \$2,500; all in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to set a Public Hearing for the March 28, 2016 meeting; all in favor. Motion carried.

PRELIMINARY PRESENTATION – Realty@460 SB LLC -460 South Broadway

John Hughes, Jr., Esq., attorney for the applicant, introduced Jack Ryan, Manager-Tarrytown Honda, Craig Zimmerman, P.E. and John Manilio, P.E. of Redcom Engineering, and Dwight Dachnowicz, Owner of Tarrytown Honda. He stated that they were again bringing same concept to the Board's attention. The property has a diner on it and is leased by the owner, Friedland Properties. The diner is moving to smaller quarters within the next 6 months. The applicant has formed an LLC and entered into a long term lease with Friedland Properties, contingent upon approval and variances. The concept is to demolish existing property and build a full service dealership pursuant to the NS zone. This location will allow the applicant more space and there will be no imposition on the residential neighborhood. Traffic impact will be minimal. Two variances will not violate side yard requirements but they are facing coverage and parking.

Mr. Hughes advised that, with regard to the existing application, which expires in June, it is the applicant's intention to surrender that approval upon approval of alternate proposal.

Mr. Hughes introduced John Manilio, P.E. of Redcom Engineering who presented the plan and referred to the existing diner facility which is an 8500 SF facility with 114 parking spaces. He said they would like to knock it down with minimal disturbance and improve traffic flow.

The next exhibit he presented was a rendering of site showing landscaping and improvements. He explained that the site will be a 24,653 SF facility, consisting of an indoor service reception area to make it easier to enter and exit facility. They are proposing 90 parking spaces. Vehicles will enter from South Broadway; it is a quick turnaround to get vehicles moved to the service area or into the lot. Cars will come in, be inspected, and either driven into a bay or parked on the site for future servicing. They are designating 35 spaces for employees and customers.

Mr. Tedesco referred to this site as the "Gateway" to the village. He is disturbed about removal of trees. He envisioned that the trees would remain with additional landscaping and that cars could be moved back to make the front have a more appealing visual aesthetic impact.

Mr. Manilio said that there are only 4 parking spaces in front of the building and explained that the building is set back almost as far back as the setback is allowed but they will take landscaping suggestions into consideration.

Ms. Raiselis asked to explain limiting the amount of disturbance. Mr. Manilio said the disturbance is very similar to the existing structure and they are not going outside of the limits of curbing and pavement area. Coverage is on 58,100 feet of impervious.

Chairman Friedlander asked about the uses of each facility.

Dwight Dachnowicz, owner of Tarrytown Honda, explained that they are keeping the footprint the same at 480 Broadway. There will be limited service at the 480 facility and improvements will be made to bring this property up to modern standards at a future date. If they flipped the use, it would not work since 480 borders on residential. The building at 480 will be set up for sales and prepping of new cars for last minute details.

Mr. Hughes explained that this proposal should be looked at as two full service dealerships in accordance with the NS zoning code.

Mr. Aukland referred to the 5,000 SF of steep slope. Mr. Ficorelli said they will build a retaining ranging from 2 to 8 feet in height. Village Engineer McGarvey said you cannot exceed 6 feet and will need to present a plan for approval.

Mr. Ficorelli presented a rendering of the building.

Chairman Friedlander expressed that he would like to see changes to the rendering.

Mr. Birgy expressed that he was looking to see something extraordinary that fits in with the Tarrytown story since this location is the gateway to the Village.

Mr. Hughes said that Honda has certain requirements and it would be difficult to accommodate the type of building that the board would like.

Mr. Tedesco said that Tarrytown deserves a nice gateway and it needs to be aesthetically nice. He referred to the Doubletree Hotel which looks beautiful. Aesthetics is what he is concerned about.

Ms. Raiselis asked if they considered installing solar panels. Mr. Ficorelli said this is something they will explore. All lighting will be LED.

Mr. Ficorelli continued and described the plan:

- Entranceway - 9 cars and waiting area.
- Bays are in the back of the building
- Parts stored upstairs in mezzanine

With regard to entry by the NYS thruway, Village Engineer McGarvey asked if customers come in from the back instead of the front. Mr. Ficorelli said the south side can be egress only because customers would have difficulty finding their way.

Chairman Friedlander raised concern about the backup of traffic on South Broadway affecting the thruway traffic due to unforeseen circumstances when cars are being evaluated for service. With the new expansions of JCC, Montefiore and the new bridge, traffic has changed and impacts will need to be addressed with a traffic study.

Mr. Ficorelli said he believes that there are more than enough bays with a quick turnaround and he does not believe it will impact traffic.

Village Planner Galvin said that a traffic study will be recommended to address the traffic impacts.

Mr. Aukland asked that a narrative be completed with regard to variances and steep slopes. John Hughes will submit this narrative and present it at the public hearing.

Mr. Aukland also stated that this location is the gateway to Tarrytown and he is unhappy with the rendering. The Mavis facility and gas station should not be considered models of what should be done with this application.

Mr. Tedesco hopes that this will be a great project for Tarrytown and that they can all work together to make it work.

Mr. Tedesco moved, seconded by Mr. Aukland that the Board determines this to be an Unlisted Action and asked the applicant to provide a long form EAF.
All in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, that the board declares its intent to be lead agency with proper notification to involved and interested agencies and application be referred to the Westchester County Planning department for review under GML; all in favor. Motion carried

Mr. Tedesco moved, seconded by Mr. Aukland to set an escrow of \$10,000; all in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to set a Public Hearing for the March 28, 2016 meeting; all in favor. Motion carried.

Bob Galvin added that the Stormwater and Landscaping plans have already been referred to Village consultants and the traffic impact and study will also be referred to our consultant.

PRELIMINARY PRESENTATION – Education First – NY Campus - 100 Marymount Avenue

Mr. Philip Johnson, Executive Director of EF Schools, Inc., briefly described the application and its purpose to bring EF School in the 21st century. He explained that there is currently inadequate and dilapidated parking on the site. This application is

designed to clean up the parking lot, upgrade lighting and drainage and add additional parking.

He introduced Chris Orofino, P.E., of VHB Engineering, Surveying and Landscape Architecture, LLC, who presented a plan and explained the inadequate existing conditions.

Mr. Orofino presented a streetscape of the 2 parking areas and explained that they plan to formalize, rehabilitate and upgrade the existing parking lots and build an accessible sidewalk to comply with current ADA standards (requiring 3 spaces). There will be some modification to existing steps and flooding conditions on the site from Marymount Avenue will be alleviated. 40 parking spaces are proposed in the front and 15 spaces in the back. There are currently 24 existing spaces in the front and 15 in the back for a total of 39 spaces.

Mr. Orofino presented the drainage plan and explained that in order to accommodate parking lot and existing grades along Marymount Avenue, retaining walls will be necessary and they will be the required 6 ft. height. The additional parking is necessary for staff at the sports building and residential staff and outside groups sometimes use the facility and have parking requirements.

Both Ms. Raiselis and Mr. Tedesco were concerned about minimizing the steep slope. Ms. Raiselis asked if parking could only be accomplished on one side. Mr. Tedesco suggested using St. Johns parking area. Mr. Johnson said it is very difficult to minimize and they really do need this additional parking.

Chairman Friedlander said he was sympathetic to the steep slope issue but the school does not have adequate parking for its visitors.

Mr. Orofino referred to the lighting plan which proposes LED lighting throughout the parking lot and walkway for pedestrian safety. Poles will be 15.5 feet high with pedestal. There should be no up glow; (dark sky) will be used so that they do not obstruct the view.

Ms. Raiselis was concerned that the light level will be at the same eye level. Mr. Johnson said lights could be on a timer and will explore this idea and any other options into consideration.

Mr. Orofino presented a steep slope plan stating that disturbance is approximately less than 5% or 4,924 SF or 1.5% of total site. He explained that the majority of steep slope is where the drainage patterns are for stormwater system and along Marymount Avenue for the 6 foot high retaining wall with fall protection.

Mr. Aukland asked for a narrative from the applicant to explaining why it is the Village's interest to allow the steep slope waiver.

Stephen Yarabek, Landscape Architect, presented the Landscape Plan for the site:

Mr. Yarabek said that he will meet with Lucille Munz, Village Landscape Architect and Village forestry officer to recommend the removal of the large 42" maple tree close to the entrance of the building, which will be replaced with 6 new hawthorn trees. The 3 forty- five year old birch trees along the terrace will need to be removed to repair the terrace and will be replaced with 4 american elms. An 8" caliper tree will need to be removed for construction of the lot and drainage. Basically, 4 trees will be coming out and replaced with 10. They will continue with native hawthorns to the south and provide elms to shade the building. The goal is to create a beautiful campus.

Village Engineer made reference to Neperan Road next to St. John's to possibly plant grass in this area which is currently asphalt. They were told that they need to get Village Board approval to accomplish this since it is Village property.

Chairman Friedlander made reference to the narrative that Mr. Aukland requested and said that applicant may want to consider the utilization of parking lot for Village use.

Ms. Raiselis mentioned that people are still not using the crosswalk and they are cutting across. John Canning, VHB traffic engineer, presented a plan to discuss the crosswalk and explained that this was reviewed by the Village Board and Police Department and it is the best that can be done.

Mr. Tedesco moved, seconded by Mr. Aukland that the board determines this to be an Unlisted Action requiring SEQR review with proper notification; all in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland that the board declares its intent to be lead agency with proper notification to involved and interested agencies and application be referred to the Westchester County Planning department for review under GML; all in favor. Motion carried

Mr. Tedesco moved, seconded by Mr. Aukland to set an escrow of \$5,000; all in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to set a Public Hearing for the March 28, 2016 meeting; all in favor. Motion carried.

ADJOURNMENT

Mr. Tedesco moved, seconded by Mr. Aukland, and unanimously carried, that the meeting be adjourned – 9: 25 p.m.