

Planning Board  
Village of Tarrytown  
Regular Meeting  
April 22, 2019 7:00 pm

PRESENT: Members Tedesco, Aukland, Birgy, and Raiselis; Counsel Zalantis;  
Building Inspector/Village Engineer Pennella; Village Planner Galvin;  
Secretary Meszaros

ABSENT: Chairman Friedlander, Alt. Member Lawrence

Member Tedesco chaired the meeting in Chairman Friedlander's absence and called the meeting to order at 7:00 p.m.

#### APPROVAL OF MINUTES - March 25, 2019 Planning Board Minutes

There is no quorum to approve the March 25, 2019 minutes. They will be considered at the next meeting on May 29, 2019.

#### Mr. Tedesco announced the following adjournments:

- Michael Degen- 86 Crest Drive  
Additions and Alterations to a single family home
- Peter Bartolacci – 67 Miller Avenue – Removal of railroad tie-wall,  
construction of retaining walls and landscaping of rear yard.
- Sisters of the Sacred Heart of Mary- 32 Warren Avenue - Driveway  
widening, construction of retaining walls and demolition of existing structure

#### CONTINUATION OF PUBLIC HEARING - Artis Senior Living, LLC 153 White Plains Rd

Don Walsh, of Development Strategies, White Plains, NY, a planning and consulting firm for Leon Silverman of Crescent Associates, owner of 153-155 White Plains Road, appeared before the Board also on behalf of the applicant, Artis Senior Living. Mark Fry, of Main Street Consulting, who is assisting in the preparation of the SDEIS for this project, was also present. Mr. Walsh updated the Board on their progress and explained that they have responded to most of the comments in the draft SDEIS and have submitted it to Planner Galvin for his review. The Engineering material has also just been submitted. Once reviewed and deemed complete, the Planning Board can recommend that the next step be to set up a Public Hearing. They are not driving this project on a time basis, but would like to know the timeline and if possible, have the Public Hearing scheduled for the May 29, 2019 Planning Board meeting.

Mr. Galvin advised the Board that he received the SDEIS this morning and will need to review it for completeness with Counsel and the Village Engineer. There should be no deadline on the village's part, it is the Board's decision. He explained that document "completeness" does not mean that the Board agrees with everything in the document, it just means that all of the items that were discussed have been addressed and the document is ready for public review. He is hoping to come to conclusion within the next

three weeks. Counsel Zalantis also agreed that no determinations have been made, the applicant has just responded to the issues raised in the scope. She is also hoping to complete the review by the next work session, which is May 16, 2019.

Mr. Tedesco asked if anyone in the public had any questions. No one appeared.

Mr. Tedesco felt that that they not rush this process. He would like to give everyone a chance to weigh in on this and have the public hearing set at the May meeting if that is possible. Mr. Walsh noted that the engineering issues have been addressed and will be included. Mr. Pennella advised that they have revised their water flow numbers but still have to work out issues with the sewers but at this point he is satisfied. In addition, the Village's water consultant responded earlier today and will begin the modeling starting next week.

Mr. Tedesco moved, seconded by Mr. Aukland, to continue the public hearing. All in favor. Motion carried.

#### CONTINUATION OF PUBLIC HEARING - JCC on the Hudson- 371 & 425 S. Broadway

Member Raiselis recused herself from this application.

The applicant did not appear. Mr. Tedesco asked Mr. Galvin if the applicant has submitted any additional material with regard to the requests made at the last meeting. Mr. Galvin advised that Suzanne Nolan, the village landscape architect, met with Dan Pennella on site and submitted a memo which has been shared with the applicant. No other comments have been received with regard to the different types of pavement surfaces, the dual use for parking and play, or possible parking with the Doubletree.

Mr. Galvin said that the applicant is aware of the information requested at the last meeting. The Westchester County Planning has no objection to the Board assuming Lead Agency. Revised plans will be needed and the items discussed at the 3-25-19 meeting will need to be addressed.

Mr. Tedesco moved, seconded by Mr. Aukland, to assume lead agency. All in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to continue the public hearing. All in favor. Motion carried.

#### PRELIMINARY PRESENTATION (CONTINUED)

Lexington 202 Group, LLC – 29 South Depot Plaza

The applicant did not appear. Mr. Galvin advised that the zoning text has been provided to the applicant. Counsel Zalantis had nothing to add.

#### ADJOURNMENT

Ms. Raiselis moved, seconded by Mr. Aukland, to adjourn at 7:16 p.m. All in favor. Motion carried. Liz Meszaros- Secretary