

Planning Board
Village of Tarrytown
Regular Meeting
June 24, 2019 7:00 pm

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

ABSENT: Chairman Friedlander

Mr. Tedesco chaired the meeting in Dr. Friedlander's absence.

MOMENT OF SILENCE – JAMES MALONEY – ZONING BOARD MEMBER

Mr. Tedesco asked for a moment of silence in honor and memory of Zoning Board member Jim Maloney, who suddenly passed away over the weekend. Jim was an active member of the community. He served on the Zoning Board for many many years and was also a volunteer member of the Hope Hose fire department and many other organizations.

APPROVAL OF MINUTES – May 29, 2019

Mr. Birgy moved, seconded by Mr. Aukland, to approve the May 29, 2019 minutes as submitted. All in favor. Motion carried.

Mr. Tedesco announced the following four adjournments:

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

Continued Preliminary Presentation

4. Lexington 202 Group, LLC - 29 South Depot Plaza - Referral by Board
of Trustees for the review of petition for zone changes to allow for the
development of 46 residential units above a Self-Storage facility with parking

CONTINUATION OF PUBLIC HEARING - PUBLIC HEARING ON ACCEPTED SDEIS

Artis Senior Living, LLC - 153-155 White Plains Road

This portion of the meeting was transcribed by a court stenographer and the transcript will be included and become part of the official record as "Appendix A". A brief summary of the hearing is included below.

Mr. Tedesco read the public hearing notice into the record:

**VILLAGE OF TARRYTOWN PLANNING BOARD
NOTICE OF COMPLETION OF A SUPPLEMENTAL DRAFT ENVIRONMENTAL
IMPACT STATEMENT (“SDEIS”) and NOTICE OF PUBLIC HEARING ON SDEIS**

PLEASE TAKE NOTICE that on May 29, 2019, the Planning Board, as Lead Agency under SEQR, accepted the Supplemental Draft Environmental Impact Statement (SDEIS), dated May 29, 2019, as adequate for the purpose of commencing public review and comment regarding issues addressed in the adopted Scoping Outline for the Proposed Action described below.

Pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law (“SEQR”), and Chapter 147 (Village Environmental Quality Review) of the Code of the Village of Tarrytown, **the Planning Board of the Village of Tarrytown will hold a Public Hearing, on Monday, June 24, 2019, at 7:00 p.m. at the Municipal Building, One Depot Plaza, Tarrytown, New York, to receive comments on the SDEIS document submitted by Artis Senior Living of Tarrytown.**

Additional written comments from members of the public and Involved and Interested Agencies will be accepted by the Planning Board, as Lead Agency, until the close of business on **July 5, 2019**, or ten (10) business days after the close of the Public Hearing. Written comments should be addressed to Lizabeth Meszaros, Secretary to Planning and Zoning, Village of Tarrytown, 1 Depot Plaza, Tarrytown, NY 10591, or may be emailed to: lmesaros@tarrytowngov.com.

The property is located at **153 White Plains Road in the Village of Tarrytown** and is shown on the Tax Maps of the Village of Tarrytown as Sheet 1.201, Block 121, Lot 5.12 and is located in the OB Zone.

The action involves a proposal to amend the Tarrytown Zoning Ordinance to create a new floating/overlay zone and a site plan application to apply the new zoning to a 4.6-acre site located at 153 White Plains Road (NYS Route 119). If the zoning is amended, the applicant would seek approval to construct a 35,952 square foot, 64-bed Alzheimer/Dementia memory care facility.

The SDEIS can be accessed on the Village of Tarrytown website at <https://www.tarrytowngov.com/planning-board/pages/artis-senior-living-153-white-plains-road-segra-documents>

and is also available for review at the Warner Public Library- 121 N. Broadway, Tarrytown, New York, (Telephone number 914-631-7734) during normal Library hours or in the Tarrytown Village Hall - Planning and Zoning Dept. – 2nd Floor, – 1 Depot Plaza, Tarrytown, New York.

All interested parties are invited to attend and be heard. Access to the meeting room is available to the elderly and the handicapped. Signing is available for the hearing-impaired; request must be made to the Village Clerk at least one week in advance of the meeting.

By Order of the Planning Board

Dated: June 14, 2019

Lizabeth Meszaros
Secretary to the Planning Board

The mailing receipts were received and the signs were posted.

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, also present, appeared before the Board also on behalf of the applicant, Artis Senior Living, also present. He introduced Mark Fry, of Main Street Consulting, who is assisting in the preparation of the SDEIS for this project, along with the project engineer, Rich Williams, and Attorney John Kirkpatrick. Don Walsh presented a brief history of the site. Mark Fry advised that the complete SDEIS is available at the Warner Library, the Building Department or online at the village website. He briefly explained how to access the pages of the document online and referenced page 50 of the document which describes the need for Alzheimer/Dementia care facilities which includes statistics, and on page 98, he referenced a fiscal analysis. Attorney John Kirkpatrick introduced himself as a city planner and land use attorney. He feels that this proposal makes sense for the village and his role was to come up with a zoning mechanism to allow for Alzheimer/Dementia care facilities within the village. He spoke briefly about the floating/overlay zone proposal. A brief discussion took place about affordability and the presentation ended with Rich Williams, the project engineer, who presented the conceptual site plan and spoke briefly about water and sewer alternatives.

Mr. Kirkpatrick asked that the Planning Board consider closing the public hearing this evening and leaving the comment period open so that they may address these comments and begin to prepare the FSEIS.

Mr. Tedesco asked if anyone in the public had any comments.

Daniel Patrick, Attorney with the law firm of Cuddy and Feder, appeared on behalf of his client, Montefiore, owner of 555 S. Broadway. He said that Montefiore fully supports this application. Their only comment is to ask the Planning Board, in any recommendation that they make to Board of Trustees, to consider Cuddy & Feder's comments raised in their March 14, 2018 letter, which copied a letter initially sent to the Board of Trustees making suggestions regarding the proposed rezoning and the floating zone.

Mr. Tedesco asked if the staff had any comments.

Planner Galvin asked Mr. Pennella to comment about the water modeling study provided by Woodward and Curran. Mr. Pennella said that there are two options: either to connect to the water main on Martling Avenue or to the water main on NYS Route 119. Martling Avenue has a small line with inadequate flow so the better option without major improvements would be to connect on Route 119; there would be adequate flow on Route 119. With regard to the sewer connection, originally Martling Avenue was considered, but after exploration there were some pump systems and flat areas so the alternative is to connect to the sewer on Route 119. Additional studies are needed to see if there are any additional low spots that may need to be improved. Mr. Galvin asked the applicant to include what they plan on doing going forward in the FSEIS. He also mentioned a manhole issue which the applicant is aware of. In addition, Mr. Galvin

asked the applicant to address the traffic conditions specifically with regard to any conditions on Broadway that distinguish it from Route 119 for this type of development.

Ms. Raiselis asked the applicant to consider renewable energy either as a primary or supplementary source. She feels that solar panels could be used at this site since they are proposing a flat roof. She said there are state grants available for this work. Mr. Kirkpatrick advised the Board that they will study this more thoroughly and respond.

Ms. Lawrence asked about where the affordability component question was in the SDEIS. Mr. Kirkpatrick said it was addressed in "Appendix W".

Mr. Birgy would like the applicant to address back up power alternatives to diesel generators.

Mr. Fry said 15 questions were asked of them during this process and are answered in "Appendix W" of the SDEIS.

Mr. Tedesco asked the applicant to address the recreation fees associated with this application.

Mr. Tedesco moved, seconded by Mr. Aukland, to continue this public hearing to next month to give the Planning Board, Village staff more time to review the document at the next work session and also give the public one more opportunity to comment at the next meeting. All in favor. Motion carried.

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

Ms. Raiselis recused herself from this application and left the meeting room.

Mr. Pennella advised the Board that Suzanne Nolan, the village landscape architect, has provided a landscape report in response to the plan submitted on June 21, 2019. This report will be forwarded to the Board members.

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

Mr. Tedesco said only a portion of this Negative Declaration will be read. A copy will be provided to the applicant and the entire Negative Declaration will be recorded in the minutes of this meeting. Mr. Tedesco read through the Negative Declaration which is attached as "Appendix B".

Mr. Tedesco moved, seconded by Mr. Aukland, that this action will not result in any significant environmental impacts and that a negative declaration be issued for this action. All in favor. Motion carried.

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

Ms. Raiselis returned to the meeting room.

NEW PUBLIC HEARING - Rohit Sareen - 203 Riverview Avenue

Mr. Tedesco read the public hearing notice into the record:

PLEASE TAKE NOTICE that the Planning Board of the Village of Tarrytown will hold a public hearing on **Monday, June 24, 2019, at 7:00 p.m.** at the Municipal Building, One Depot Plaza, Tarrytown, New York, to hear an application by:

Rohit Sareen
203 Riverview Avenue
Tarrytown, NY 10591

For site plan approval for a change of use from an existing garage into habitable space.

The property is located at 203 Riverview Avenue and is shown on the Tax Maps of the Village of Tarrytown as Sheet 1.100, Block 65, Lots 32 and is located in the R-7.5 Zone.

Documents are available for inspection in the Planning and Zoning Office. All interested parties are invited to attend and be heard. Access to the meeting room is available to the elderly and the handicapped. Signing is available for the hearing-impaired; request must be made to the Village Clerk at least one week in advance of the meeting.

By Order of the Planning Board

Lizabeth Meszaros
Secretary to the Planning Board

DATED: June 14, 2019

The mailing receipts were received and the sign was posted.

Sam Vieira, R.A., the project architect, appeared on behalf of the applicant, Rohit Sareen, also present.

Mr. Vieira advised the Board that his client was granted a parking variance necessary for this project last year in June of 2018. The project was put on hold for personal reasons and his client has returned for site plan approval to allow him to convert the garage into habitable space, which is required under the code. Approval from the ARB was granted last week replacing the garage door with two windows.

Mr. Tedesco asked if anyone in the public or staff had any comments or questions. No one appeared and there were no comments from staff.

Mr. Tedesco moved, seconded by Mr. Aukland, to declare this a Type II action, with no further environmental review required under SEQRA. All in favor. Motion carried.

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

Mr. Birgy read through portions of the resolution and a copy of the general and specific site plan conditions will be provided to the applicant and the entire site plan approval will be recorded in the minutes of the meeting as follows:

RESOLUTION
VILLAGE OF TARRYTOWN PLANNING BOARD
(Adopted June 24, 2019)

Application of Rohit Sareen
Property: 203 Riverview Avenue (Sheet 1.100, Block 65, Lot 32 and Zone R-7.5)
Resolution of Site Plan Approval

Background

1.The Applicant requested site plan approval for a change of use from an existing, single car garage into habitable space at property located at 203 Riverview Avenue. The existing attached garage will not be enlarged. The only exterior change will be the replacement of the existing garage door with two new windows.

2.The Planning Board on June 24, 2019 determined this to be a Type II Action under NYS DEC 617.5 (c) (11) *"construction or expansion of a single-family, a two-family or a three-family residence on an approved lot"* and, therefore, no further SEQRA review is necessary.

3.The Planning Board has conducted a duly noticed public hearing on June 24, 2019, at which time all those wishing to be heard were given the opportunity to be heard.

4. The Planning Board has carefully examined the Application and received comments and recommendations from the Consulting Village Planner in memorandum dated June 11, 2018 and a denial letter from the Building Inspector/Village Engineer dated May 29, 2019 which they have considered.

5.The Zoning Board of Appeals reviewed the Applicant's request for a variance to allow parking in the front yard. The existing driveway provides space for two 8" x 18" parking spaces. The variance was granted on June 11, 2018 and remains in effect.

6. The Planning Board closed the public hearing on June 24, 2019. After closing the public hearing, the Planning Board deliberated in public on the Applicant's request for approval.

Determination

The Planning Board determines that based upon the findings and reasoning set forth below, the Application for site plan approval is granted subject to the conditions set forth below.

I. Findings

The Planning Board considered the standards set forth in Village of Tarrytown Zoning Code ("Zoning Code") Chapter 305, Article XVI and finds that subject to the conditions set forth below, the proposed site plan is consistent with the site plan design and development principles and standards set forth therein.

The Planning Board has reviewed the Applicant's site plan and application. The Applicant is seeking the conversion of the existing, single car garage into habitable space. The existing, attached garage will not be enlarged nor will there be any site work necessary for this renovation. The existing garage is attached to the right side of the house and has the required 10' side yard setback. The only exterior change will be the replacement of the existing garage door with two new windows. The site plan shows that there is room for two vehicles to be parked in the driveway in front of the garage. The existing driveway provides space for two 8' x 18" parking spaces. The Applicant received a variance to allow parking spaces in a required front yard, the required to allow parking in the front yard. The variance remains in effect. The Zoning Compliance Form and Environmental Clearance Form have been provided with no issues identified. Approval from the Architectural Review Board is required since the exterior change is visible from the public street.

II. Approved Plan:

Except as otherwise provided herein, all work shall be performed in strict compliance with the plan submitted to the Planning and approved by the Planning Board as follows:

Plan by Samuel F. Vieira, Architect P.C. dated May 6, 2019 and last revised May 10, 2019 unless otherwise noted entitled:

- SP-1 *"Site Plan, Proposed Floor Plan and Proposed Elevation" for Proposed Conversion of One Car Garage to Habitable Space, Location at: Allen/Sareen Residence, 203 Riverview Avenue, Tarrytown, NY 10591"*
(the "Approved Plans").

III. General Conditions

- (a) Prerequisites to Signing Site Plan: The following conditions must be met before the Planning Board Chair may sign the approved Site Plan ("Final Site Plan"):

- i. The Planning Board's approval is conditioned upon Applicant receiving all approvals required by other governmental approving agencies without material deviation from the Approved Plans.

- ii. If as a condition to approval any changes are required to the Approved Plans, the Applicant shall submit: (i) final plans complying with all requirements and conditions of this Resolution, and (ii) a check list summary indicating how the final plans comply with all requirements of this Resolution. If said final plans comply with all the requirements of this Resolution as determined by the Village Engineer, they shall also be considered “Approved Plans.”
 - iii. The Applicant shall pay all outstanding consultant review and legal fees in connection with the Planning Board review of this Application.
- (b) Force and Effect: No portion of any approval by the Planning Board shall take effect until (1) all conditions are met, (2) the Final Site Plan is signed by the Chair of the Planning Board and (3) the Final Site Plan signed by the Planning Board Chair has been filed with the Village Clerk
- (c) Field Changes: In the event the Village Engineer/Building Inspector agrees that, as a result of conditions in the field, field changes are necessary to complete the work authorized by the Approved Plans and deems such changes to be minor, the Village Engineer/Building Inspector may, allow such changes, subject to any applicable amendment to the approved building permit(s). If not deemed minor, any deviation from or change in the Approved Plans shall require application to the Planning Board for amendment of this approval. In all cases, amended plans shall be submitted to reflect approved field changes.
- (d) ARB Review: No construction may take place and a building permit may not be issued until Applicant has obtained approval from the Board of Architectural Review in accordance with applicable provisions of the Village of Tarrytown Code.
- (e) Commencing Work: No work may be commenced on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and to establish an inspection schedule. **Failure to comply with this provision shall result in the immediate revocation of all permits** issued by the Village along with the requirement to reapply (including the payment of application fees) for all such permits, the removal of all work performed and restoration to its original condition of any portion of the site disturbed and such other and additional civil and criminal penalties as the courts may impose.

Mr. Tedesco moved, seconded by Mr. Aukland, to approve this site plan application. All in favor. Motion carried.

PRELIMINARY PRESENTATION -Tarrytown Self Storage II, LLC-South Depot Plaza (Lot 37)

Referral by Board of Trustees for recommendation of a petition for a zone change to allow for a brewery type restaurant use.

Mr. Tedesco advised that the Planning Board discussed this matter in great detail at the last work session and are in favor of making a recommendation to the Board of Trustees for a zone change from WD to ID.

Mr. Tedesco moved, seconded by Mr. Aukland, to recommend this zone change and have the secretary forward this recommendation to the Board of Trustees. All in favor. Motion carried.

Ms. Whitehead, Attorney for the applicant, showed a rendering of the site and advised the Board that her client has just hired a new architect. Mr. Tedesco was not impressed at the rendering. Ms. Whitehead explained that they are working with the existing footprint so it is a difficult site. Mr. Galvin said in essence, this is an adaptive reuse of an existing building. A brief discussion took place as to how the building was sited. Ms. Raiselis said it looks underdeveloped but it is a good start and to keep working at it. Mr. Birgy would like to see glass that is not blue or reflective; it should be more open and inviting. Ms. Whitehead thanked the Board.

ADJOURNMENT

Ms. Raiselis moved, seconded by Mr. Birgy, to adjourn at 8:20 p.m. All in favor. Motion carried.

Liz Meszaros- Secretary

**PLANNING BOARD
VILLAGE OF TARRYTOWN, NEW YORK**

-----X
**PUBLIC HEARING:
ARTIS SENIOR LIVING, LLC**

-----X
June 24, 2019
1 Depot Plaza
Tarrytown, New York
7:01 p.m.

BEFORE:

**RONALD TEDESCO, Acting Chair
PAUL BIRGY, Member
DAVID AUKLAND, Member
JOAN RAISELIS, Member
SALLY LAWRENCE, Alternate Board Member**

PRESENT:

**LIZABETH MESZAROS, Planning Board Secretary
BOB GALVIN, Village Planner
KATHERINE ZALANTIS, ESQ., Village Attorney
DONATO PENNELLA, Village Engineer**

FOR THE APPLICANT:

**DON WALSH, Development Strategies
JOHN KIRKPATRICK, ESQ.
RICH WILLIAMS, Engineer
MARK FRY, Main Street Consulting**

Douglas F. Colavito, Court Reporter

ARTIS SENIOR LIVING - PUBLIC HEARING

MR. TEDESCO: Please take notice of our May 29th, 2019, the planning board as lead agency on the SEQRA, accepted the supplemental draft environmental impact statement dated May 29, 2019, as adequate for the purpose of commencing public review and comment regarding issues addressed in the adopted scoping outline for the proposed action. Pursuant to Part 617 of the implementing regulations pertaining to Article A, SEQRA Review Act of the Environmental Conservation Law and on SEQRA and Chapter 147 of the Village Environmental Quality Review of the code of the Village of Tarrytown, the planning board of the Village of Tarrytown will hold a public hearing on Monday, June 24th, 2019, at 7 p.m. in the municipal building at 1 Depot Plaza, Tarrytown, New York to receive comments on the SDEIS document submitted by Artis Senior Living in Tarrytown.

Additional written comments from members of the public and involved and interested agencies will be accepted by the planning board as lead agency at -- for ten business days after the close of all the public hearings.

1 **ARTIS SENIOR LIVING - PUBLIC HEARING**

2 Written comments shall be addressed to Liz
3 Meszaros, secretary to planning and zoning in
4 Tarrytown.

5 The property is located at 153 White
6 Plains Road in the Village of Tarrytown. It's
7 shown on the tax maps of the Village of
8 Tarrytown in Sheet 1.201, Block 121, Block 5.12
9 and is located in the OB Zone. The action
10 involves a proposal to amend the Tarrytown
11 zoning ordinance, to create a new floating
12 overlay zone and a site plan application to
13 apply the new zoning to a 4.6-acre site located
14 at 153 White Plains Road, New York State Route
15 119. If the zoning is amended, the applicant
16 will seek approval to construct a 35,952-square
17 foot, 64-bed Alzheimer/dementia care facility.
18 The SDEIS can be accessed on the Village of
19 Tarrytown website, and is also available for
20 review at the Warner Public Library during
21 normal library hours or from the Tarrytown
22 Village Hall planning and zoning department
23 second floor.

24 Before we get into the public hearing on
25 this, I'd just like to mention very briefly the

ARTIS SENIOR LIVING - PUBLIC HEARING

procedure that we will follow for the benefit of those who are watching on television and in the audience. The applicant will be required to provide responses to all the substantive comments, questions raised at this hearing. In the final SEIS, which the applicant will prepare. The applicant does not have to make those responses tonight. There is a stenographer who will record these comments and provide them to the applicant.

When we go through the process, I'm going to begin with those in the audience first and then have comments and questions from the board members and the staff. And I invite the applicant if he wishes to say a few opening words before we get into the public participation.

MR. WALSH: Thank you, Mr. Tedesco.

I'm Don Walsh Development Strategies in White Plains. And speaking extemporaneously before we start, and for the very close friends of the Maloneys [ph.], I'm sure everybody is very grateful that this board mentioned that. I served with Jimmy for more than 30 years in



1 ARTIS SENIOR LIVING - PUBLIC HEARING

2 the fire department here. We were officers
3 together. And he was one of my best friends.
4 And I think he did a lot for Tarrytown. And I
5 think he would have been very, very glad to
6 hear that this board and his colleagues on this
7 board remember that. And thank you from the
8 bottom of our hearts.

9 And I'd like to introduce on behalf of
10 Artis Senior Living, the team that will speak
11 briefly tonight. And I did promise you that
12 this will be -- our presentation will be brief,
13 and lead into what we're doing. I'm going to
14 introduce the site briefly.

15 Right after me, my colleague, Mark Fry of
16 Main Street Consulting who assembled most of
17 this massive environmental impact statement --
18 draft supplemental environmental impact
19 statement. Will give the public knowledge of
20 how it's set up and where you could access it,
21 typically, do it online.

22 Following him will be our counsel, John
23 Kirkpatrick, who is sitting behind Mark. John
24 will go over the -- particularly the overlay
25 zone and some of the legal questions that come

1 ARTIS SENIOR LIVING - PUBLIC HEARING
2 up for the benefit of the public.

3 And finally, our engineer, Richard
4 Williams, Insite Engineering in Carmel, who has
5 been working on this site. Insite has been
6 working on the site with us for more than 16
7 years. We will bring up a summary of the
8 engineering material to date.

9 Also, at this time, I'd like to briefly
10 introduce the principals of this matter. The
11 executive vice president of Artis Senior
12 Living, Max Ferentinos is here. And will be
13 available in case the board's questions are in
14 his direction. The owners of the site,
15 Crescent Associates, LLC. Many of you know the
16 Silverman family, but Leon Silverman is here
17 tonight over here on the right. And with him
18 is another Crescent shareholder, his daughter,
19 Jill Greenspan, who does an awful lot of the
20 day-to-day work on the site. So, again, we
21 have principals here, just in case there are
22 questions that might go in their direction.
23 But, again, we have done this before with you.
24 And we have always submitted everything into
25 writing, after the fact, trying to be clear,

1 ARTIS SENIOR LIVING - PUBLIC HEARING
2 subject to your review.

3 The site is up here. I hope the camera
4 can pick it up. This shows you that we have
5 Martling Avenue which comes off Prospect and
6 heads up this way going towards Ridgcroft.
7 (Indicating.) This site is above the aqueduct
8 and behind what a lot of us call the Goebel or
9 Hummel Building. Even though it's part of this
10 or it was once part of the site that includes
11 155 White Plains Road, which as many of you
12 know was originally Peter Sharp Holdings. Then
13 it became Kaiser Permanente, it had more of a
14 medical bent.

15 Eventually, the property was sold to
16 Crescent Associates. And through decisions of
17 this board and the zoning board of appeals, the
18 interpretation was given that medical uses in
19 that building and that complex were
20 permissible, and it has become today just about
21 entirely a medical-related facility being
22 rented by Columbia Doctors which is part of
23 Columbia Presbyterian Hospital. They are the
24 ones who are here on the site as tenants of
25 Crescent Associates.

1 ARTIS SENIOR LIVING - PUBLIC HEARING

2 The outline they put in color on here
3 shows approximately what an Artis building
4 looks like. With its courtyards, it treats
5 several different kinds of dementia patients
6 including the most common one being
7 Alzheimer's. And it sets up in a garden-type
8 setting on two stories, not what we were
9 originally permitted. Three [sic] when we had
10 an office building that was contemplated here
11 some years ago. But it's trying to produce
12 more of a home atmosphere for the folks who are
13 unfortunately in there and in there for some
14 period of time not for the rest of their lives.

15 What we want to introduce tonight is the
16 site itself. And this is one of those unusual
17 things. What is a site doing in the Village of
18 Tarrytown that hasn't been developed at all,
19 ever. And it's sitting right in the center of
20 the village. Why did this -- how did this
21 happen? How did it come about? We commented
22 very briefly a year ago on this, but for the
23 benefit of the public, we will touch on it a
24 little bit more.

25 There was a family named Hoe, H-O-E. And



ARTIS SENIOR LIVING - PUBLIC HEARING

their name appears prominently on some of the maps in the village including the one in the back here. Mr. Hoe, the father was the inventor of the rotary press. The rotary press made newspapers going from being 25 copies an hour. You had to lower some big press devise on and make an ink impression. That was common from the time of the revolution to the 1840s. The rotary press allowed 25,000 copies of papers an hour. Also, it could be adapted for currency. And it could be adapted for postage stamps which were invented in 1847 and were being produced by that press.

The Hoes made a fortune. And they owned basically everything in Tarrytown from Church Street which many of you know runs east and west. They owned everything from Church Street all the way down to Irvington. The first Robert Hoe, his estate sat roughly between the thruway authority and the state police. The new buildings that are down by the bridge now. Almost where the toll booths were in a previous life before they became electronic. That was Mr. Hoe, Senior.

ARTIS SENIOR LIVING - PUBLIC HEARING

1 The next Mr. Hoe, Mr. Hoe, Junior, lived
2 in an estate just above -- just on the side of
3 Church Street. The one we really care about,
4 the one that owned this site is Robert Hoe III.
5 Robert Hoe III owned Mercyhurst [ph.],
6 Mercyhurst sat where Temple Beth Abraham is
7 today. There's traces of it still. If you
8 walk along 9, you can see there is old stone
9 walls. There is a curb of stone wall right on
10 the corner of Leroy and 9, that's not it. That
11 was built as a retaining wall in the 20s. But
12 the original Hoe walls ran along 9 from that
13 point on and then up the hill slightly up
14 Leroy. Mr. Hoe was a horticulturist. And if
15 you drive into Temple Beth Abraham parking lot
16 today and stop and look north, right at the
17 (indiscernible) Street, you'll see the remnants
18 of all those greenhouses. They are still
19 there. Little curved arches, they are set into
20 the side of the hill. There is one sister
21 [sic] left that fed them.

22 Dan, you and I talked about this not that
23 long ago when we were talking about why are
24 there lead pipes running down into Leroy
25

1 ARTIS SENIOR LIVING - PUBLIC HEARING

2 Avenue? They were the Hoe drainage pipes. And
3 they fed all the cisterns that accumulated
4 water that fed the greenhouses. There's one
5 left. If you walk down Grove Street, pass the
6 last house on the right, 159, it's not south
7 Grove but the regular Grove Street property.
8 Right past 159, look down, scuff off the earth
9 there, and you'll find a wooden cover. And
10 that's the last cistern that's still there.
11 And that fed those greenhouses.

12 The Laurie [ph.] House which is on the
13 right as you go down that little dirt road
14 portion of Grove Street, was a servants'
15 quarters there and was later converted into her
16 house. Those of you who don't know her name,
17 Mrs. Laurie owned Russell & Laurie's [ph.]
18 Which today is the restaurant the very top of
19 Main Street, the Gyros Place. And she was
20 still running Russel & Laurie into her 90s, in
21 the 1960s. That was her house.

22 Eventually, Mr. Hoe's house sat where
23 Temple Beth Abraham is, fell into disrepair for
24 reasons we'll get into in a minute. The only
25 trace, only building left really besides the

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Laurie House is the little second empire-style house right north of the medical building at 200 North Broadway. It's right in the corner of Leroy and Route 9. That was the gatehouse for Mr. Hoe.

Mr. Hoe was getting a lot of money. Not only did he have a dividends and all, but he owned a great deal of property in Tarrytown. And he decided he would build the largest and most well-put together private library in the world. And that's what he did. And that's what he built on this site, on the 153 White Plains Road site. He built a site to hold his Gutenberg Bibles, his old ink press editions, his manuscripts from the Babylonian times, cuneiform tablets, they were all in there. Unlike the Huntington Library in San Marino, California or the Grolier library in the city which he was a big part of, this was private. This was for one person. Want to go to Huntington Bay, absolutely; \$17, we could walk in there together, and have a wonderful time seeing the same Gutenbergs or things like that, or we could go to Harvard University, the



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Widener Library up there, where many of Robert Hoe's books are for a reason I'll mention in a moment.

Many of you may have seen the movie years ago Trading Places. Remember that? Eddie Murphy at the end of it, Dan Akroyd? At the end of Duke Brothers, they were the evildoers in that one, they bet wrong on the stock market. And at the end of it, Rip Torn is saying seize the Duke Brothers. Seize their assets. Sell everything. And they are being carted off. Robert Hoe invested through Lloyd's of London and insured the sugar crop in Cuba. And he insured it in 1898. Many of you may recall from your American History, there wasn't a sugar crop in 1898 because that was the Spanish-American War. No sugar crop. It was insured. Who had to pay? Seize Robert Hoe. Seize his assets. Sell everything. And covered the debt.

And that is indeed what happened. The books were grabbed, seized by Sheriff's orders and shipped to London where they were appraised. It took nine years to appraise

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1 them. They were all sold though. And that
2 covered a huge portion of the debt. If you
3 look at that map in the back, you'll see in a
4 little note at bottom of the shelf Irvington
5 [ph.] Property. You see a huge line of
6 subdivided lots all with the name of Robert Hoe
7 on them. All of those are sold too. And
8 believe it or not, that covered the debt.
9

10 In those days, many, many millions of
11 dollars in terms of today's money. Robert Hoe
12 lived comfortably in London came back once or
13 twice after that. But his asset, his library
14 was gone. The library itself and Mercyhurst
15 were both seized but they never were sold.
16 They never had to be sold. They just sat
17 there.

18 Well, you asked some time ago, why are
19 there all these retaining wall with all these
20 miscellaneous rocks. That's because Tarrytown
21 builders for years were walking in on this
22 property that hadn't been repossessed and was
23 just sitting there and carted the rocks off.
24 And they were using those in retaining wall
25 structures all the way along.



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2 When I was a boy, I had the privilege of
3 sweeping out the historical society at age
4 nine. And I used to listen to Harry Storm, who
5 was a veteran of the Great White Fleet here.
6 And he went around the world on Theodore
7 Roosevelt's orders in (indiscernible), and Joe
8 Rizi [ph.], the last surviving bell boy here
9 from World War I talking about how they used to
10 go in and take cartons of rocks out to build
11 walls for them. And I never really understood
12 it until I really went into it and found out
13 what -- what happened. That's what happened.
14 The books were sold. Many of them ended up in
15 libraries around the world.

16 The most interesting story was Harry
17 Widener himself. A young man who went over bid
18 on them all any way. And got many of them.
19 And was so excited, shipped them all back to
20 the United States. And then leaving the
21 auction, he waved one copy of Francis Bacon's
22 essay, it's the only copy, over his head and
23 said I'm going to read this on the boat on the
24 way home, and I'll get home and sort out the
25 books later. I'm sure you don't have to wonder

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what boat that was in 1912. But he went down with the Titanic. That was the last copy, manuscript copy of Bacon's essays.

His mother who received all the books, the ones that were here in Tarrytown, endowed the Widener Memorial Library in Harvard. And they are there to this day. So an awful lot of what was in Tarrytown, if you're ever bored you can go up and take some pictures. They are there.

Meanwhile, the site fell into disrepair. The buildings gradually fell in. The library building itself. The gates are still left there. They are on Martling. Mercyhurst was completely gone because one of Tarrytown's leading contractors, A.P. Husted [ph.] Whose father is in this picture here, sitting in the center, his father is the one who dedicated the statue of Major Andre, the capture of Major Andre in 1885.

Burt Husted, who was 97 when he danced at our wedding. He used to tell stories about how they went in, took rocks from the pile and built Hanford Place and built Cottage Place and built the rest of Grove Street with what they

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2 had. These were huge contractor jobs. And
3 everything got disbursed including the
4 questions you had about the walls, et cetera.
5 The site sat there.

6 Eventually acquired by the folks who built
7 the first automotive plant in north Tarrytown,
8 the Maxwell Plant. And again that went on to
9 Mr. Lewis [ph.] Who was in the insurance
10 industry. He gradually subdivided out the back
11 portions and moved it over to the site that
12 became 155 White Plains Road. And it just sat
13 there.

14 The only thing that I know in my lifetime
15 almost 70 years now is the -- we had a couple
16 of scout grounds in there in 1962 and '63 that
17 was a winter camp site. And that was the last
18 thing I remember ever happening in those fields
19 since then. Since that time, when Crescent
20 eventually acquired the property, they had an
21 opportunity. They were approached by the
22 Village of Tarrytown in 2003, because Tarrytown
23 was looking for a site to build a new firehouse
24 with direct access up by the New York State
25 Thruway. And in conversation Mr. Silverman had

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1 with the village at that time and please
2 correct me if I'm wrong, but you had a
3 conversation with them, he donated a portion of
4 the land. But he wanted to do it at the same
5 time have one site plan in review. Because he
6 was thinking he might get an office building
7 tenant down the road. So we did another one of
8 these massive environmental impact statements
9 and did a review with your board. And you
10 approved a 60,000 square foot -- almost twice
11 as big as this building -- three story, another
12 story higher than this building, to go in the
13 back not quite where this is located, more over
14 here (Indicating.) Where the parking lot is now
15 for Columbia Presbyterian.
16

17 And the one condition Mr. Silverman asked
18 was let me renew the approvals automatically
19 every few years because I don't have a tenant
20 yet. And indeed it sat there just like that.
21 And as many of you know, the office building
22 market went down the tubes in 2008.

23 We were very fortunate, Crescent was
24 fortunate that Columbia Presbyterian looked at
25 the site, and took that as it was. They wanted

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2 a parking lot, and we came back to you. And
3 the porous paving parking lot which is there
4 today was a result of that planning board
5 matter.

6 And at that time, we also re-subdivided
7 the lots, and we were left with this portion of
8 this lot left. And that's really the object of
9 what we're here today. Part of this lot is the
10 detention pond that was planned as part of the
11 parking lot. And originally as part of the
12 office building and that's what you see down
13 here now. We'll be talking about that I'm
14 sure, at different times, because the board has
15 brought up some concerns about the design of
16 that which unfortunately is a state design.

17 But the main concern seem to be: Is it a
18 mosquito hazard? Even though we haven't found
19 any trace of anything down there, we have been
20 given the go-ahead to install the Evarcha traps
21 there, which are probably the most common,
22 well-working mosquito traps possible. And we'd
23 like to think that that is something that we
24 could use to solve any issues that might ever
25 come up.

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2 This site right now is under contract
3 between Artis Senior Living and Crescent. The
4 contractor's condition done the eventual
5 approvals of the zone and of a design that is
6 suitable to everybody.

7 So without further ado, I'd like to turn
8 this matter over to Mr. Fry. He will go
9 through with you briefly what we have here, and
10 how this book is organized, and where it is
11 online. And Mark, you can also in case any of
12 the public have any comments, he can ask to get
13 in touch with you so you can direct them to the
14 site, just in case there is a question. Thank
15 you very much.

16 MR. FRY: Good evening. Let me begin also
17 by adding a word of appreciation for Jim
18 Maloney. I've known him since 1980. And we
19 can all celebrate a life well lived, and an
20 exemplary life. He was on the zoning board for
21 at least 25 years, board of Transfiguration
22 Church. Extremely active right up to his death
23 at the fire department. So he will be sorely
24 missed. And I want to extend my sympathy to
25 his family.



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I'm going to be a -- brief. Don has asked me to highlight the contents, organization, and places to physically or electronically review the SDEIS. Those who follow it, Chairman Tedesco, have learned that it is available online on the village's website. If you go to the village's website tarrytowngov.org and click on planning board, right there on the left-hand side, you'll see SEQRA documents accepted, SDIS [sic] Artis Senior Living, 153 White Plains Road. When you click on that link, you'll get the body of the document. The five chapters in front. And if you click on any of the -- on the table of contents, it will automatically go to that section.

Now, the book itself has grown. In back -- 15 years ago, we did one volume. This has grown; so it is now a two-volume set. But it's as complete and correct as we can make it. And thanks to Mr. Galvin, we made 149 corrections to the earlier drafts. So now it is, at least, adequate for public review. All public comments on the document can be directed to Liz Meszaros. You will see that she is here as the

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lead agency on the left on the cover and also on the statutory cover sheet, which you'll see when you go on the web to see this document.

The applicant, of course, is Mr. Ferentinos. You can ask him any questions that are strictly for the applicant himself. I am listed here as the preparer. But all public comments can be made tonight. They can be made in writing. All directed to Ms. Meszaros. And, you know, we'd love to hear what the public has to say about this -- this book. But where can I go to get a hard copy? Where can I see the actual book? It's a lot easier to flip through the book. Right upstairs here, take the elevator to the second floor. You'll see Liz there in the building and planning department. And right there on the table is the two volume set. So you can take your time, work through the documents. What if I wanted to print out something? No problem. Just go home. Go online, and any of these 62 files that make up this document could be readily viewed on your home computer. You want to take some time see the photo simulations for

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2 instance, just click on them individually. You
3 can blow them up to as large as your monitor.
4 So we've tried to make it a very complete
5 document. And I'm going to leave pretty much
6 at that for now -- you know, I'm sorry. Warner
7 Library, you can go to Warner Library to the
8 reference room, and they have a set there. So
9 you can spread it out on a really big table
10 there, flip through it, flip through Volume 1,
11 the body and then all of the appendices, you
12 can simultaneously flip through, and the table
13 of contents will direct you to what you're
14 particularly interested in.

15 I thought I would touch just for a moment
16 on three very quick points: Page 50 -- page 50,
17 page 98, and page 31. Page 50 describes what
18 is the need for this proposed amendment.
19 What's the need for this facility?

20 My mother first started dropping stitches
21 forgetting words in 1993. It was the first
22 sign of Alzheimer's. She suffered for 12
23 years, and died in 2005 at the age of 85. She
24 had the help, thanks to my father's good
25 planning to be in a continuing care community

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1 with assisted living. And one of the first
2 things my father gave to each of us was a
3 booklet from Parke Davis. It's 140 pages
4 called Caring for the Caregiver. Caring for
5 the Caregiver. Having Alzheimer's is no
6 picnic. You get to the point you can't
7 remember this nice man who happens to be your
8 spouse of 55 years. But the -- a person like
9 my father, 85 years old, who has taken it upon
10 himself to feed, to clothe, to bathe, to shop
11 for, to cook for a -- a -- a person with
12 Alzheimer's or dementia very quickly will
13 become a second victim of the disease. There
14 -- I won't go through all of the statistics.
15 But right now, 5 million Americans are
16 suffering from Alzheimer's. By 2050, it will
17 be 16 million, one-third -- one out of nine
18 individuals over 65, I'm over 65 myself have
19 Alzheimer's. One out of three, one out of
20 three individuals in America over the age of 85
21 will have Alzheimer's. There are 10,000 baby
22 boomers turning 65 in the United States of
23 America every single day. 10,000 per day
24 turning 65. So this is a societal need that
25



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2 was not anticipated when the zoning code was
3 written in 1959. I have a copy of the '59
4 code. It talks about elderly residents and so
5 forth. So this was not provided for 1959 in
6 the Village of Tarrytown zoning code. It was
7 not provided for in 1987, but there is a
8 tremendous societal need, not only in
9 Tarrytown, across Westchester, across the
10 United States and around the world. The
11 statistics -- that's page 50, page 50. It will
12 have a very favorable effect. The fiscal
13 impact analysis we have -- did a complete job
14 on that. You'll find that starting on page 93.
15 But on page 98, right now the site as it is
16 right now this minute generates \$24,160 per
17 year of which about 15,000 goes to the school
18 district. 24,000 -- 15,000 to the school
19 district.

20 When this facility is completed in the
21 first year, it will generate 17 times that
22 much. It will generate \$400,000 in taxes for
23 the various (indiscernible) -- and it will
24 generate 259,000 for the school district. Or
25 to put it another way, it will educate nine

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Tarrytown children with no impact to anyone else. So there's a very large fiscal impact, positive fiscal impact. There's a summary of that in another table that shows it will generate about \$19 million in taxes over the 30-year life. I'll -- would also direct those who are interested in the history, Don certainly did a wonderful job on it. It's all in the book including the maps and the number is 166,000 complete newspapers per hour. 166,000 16-page newspapers per hour were made possible by Robert Hoe, III. The press, a picture of which is in the book. So those of you I think when Member Auckland is working on the comprehensive plan, he noted that we have to be careful as we move forward to also respect our past. Back at 1887, Robert Hoe III got together with eight of his friends at exactly where the toll booths were in 2015 and decided they should form a book club. A book club he formed in New York City is the Grolier Club. It's doing extremely well.

In addition to all of the libraries that Don Walsh has just mentioned, you can see the

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2 original Gutenberg Bible from Robert Hoe's
3 personal collection at the Grolier Club, you
4 know, tomorrow morning. So, again, thank you
5 for the time. We welcome public input on the
6 document, again on the website. It's at Warner
7 Library. It's here upstairs. And also the
8 same identical document is on my website. It's
9 easy to remember MainStreetConsulting.net.
10 Www.mainstreetconsulting.net and boom, there
11 you are on the front page. Thank you very
12 much.

13 MR. TEDESCO: Thank you.

14 MR. KIRKPATRICK: My name is John
15 Kirkpatrick. I'm a city planner and a land use
16 lawyer. I've been practicing land use
17 environmental law in the lower Hudson Valley
18 for about 40 years now.

19 As you heard from Don and Mark, we have a
20 client with a proposal that should make a great
21 deal of sense for the village. That client,
22 Artis Senior Living has a conditional contract
23 on this property. Meaning that if this all
24 goes through, if the village decides that you
25 agree this is a good idea, we get the zoning.

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2 We get the site plan approval. We get a
3 special permit. Then Artis will close and
4 build this project.

5 And as Rich Williams will explain after
6 me, what we are showing you so far is a
7 conceptual site plan for the property. It
8 really has been prepared to confirm Artis that
9 this project is possible on this property, and
10 also that we can do the level of environmental
11 analysis necessary at this phase.

12 My role in all of this really has been to
13 come up with a appropriate zoning mechanism.
14 This is not a permitted use in the village.
15 It's not permitted use in most municipalities
16 in Westchester.

17 In fact, our client had an unfortunate
18 experience in another village which was not a
19 total surprise to me when I heard about it.
20 I've been doing this 40 years and I'm familiar
21 with the concerns that arise when you propose
22 something new. In that particular village, my
23 client came forward with this idea, the
24 trustees thought it was a wonderful idea and,
25 in fact, they thought it was so wonderful that



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they proposed a zoning amendment that would make it possible throughout that entire village.

Naturally there were a lot of people who were then alarmed at the possibility, and instead of it being received with open arms, it was received with fear. And the trustees had to do a fast retreat and decide no, they didn't think they should approve this after all. That was very expensive to Artis. So we wish to avoid that kind of a situation.

Therefore, I looked for a way to make a proposal to this village that would be very limited. At least in the beginning. If after Artis proceeds, the village decides that this is, in fact, a wonderful idea and most of the citizens of the village decide it's a wonderful idea, well, certainly it's no problem for my client if you choose to expand the zoning. At this point, we're proposing to make this applicable only on properties along Route 119.

Now, we say that this would be a qualifying parcel of land in a floating, slash, overlay zone. It happens that the Village of

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Tarrytown was the first in New York State to use the concept of floating zone. And it was upheld by the court of appeals back in 1950. And, in fact, some of the apartment buildings in Tarrytown near this property were built under that floating zone. The idea is that if you could show that the your property qualifies for the conditions then the trustees could, if they wanted to apply this floating zone to your property. The underlying zoning remains as it is. And the floating zone is added on top of it to add additional standards. I said qualifying parcels, we are talking about, it's got to be presently zoned OB, LB, or MU and it's got to be either with frontage on 119 or partially within 350 feet of 119. So there are series of parcels along Route 119 that qualify. The other condition is this has to be a lot that is in existence now. It's on filed subdivision plat as of January. I think we said 2017.

Now, a couple of issues that have come up have been that sort of relate to the zoning proposal. One is where are we going to get



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2 power? Because Con Ed as a moratorium on gas.
3 Well, Con Ed set a deadline. If you can make
4 your application by a certain time, you are in.
5 Artis did that, but just in case Artis has also
6 been looking at: Are there other options for
7 power? Unfortunately, wind and solar are not
8 practicable at this location due to shading,
9 limited site area and particularly with regard
10 to wind aesthetic impacts. But there are other
11 options that are on the table if it becomes
12 necessary. The idea of course is to stay with
13 natural gas, and it appears that that's not
14 going to be an issue.

15 Another interesting question that's come
16 up that we could have covered in the zoning has
17 to do with affordability. There's no question
18 that affordability of housing in general and
19 this kind of a facility is a serious problem.
20 It's a problem that many of us have faced with
21 our parents. It's a problem that some of our
22 children will probably face from us. And
23 insurance just doesn't seem able to cover
24 everything.

25 Now, the cost of housing varies quite

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widely. For many people even that is not affordable. But there are lots of programs out there about housing. There is Section 8. There is affordable housing. There is municipal requirements to add a percentage in any development. But those are all mechanisms that are put in to just address housing part of it. They don't address the healthcare part. And the healthcare is unpredictable. The cost of the healthcare from person to person and infirmity to infirmity can vary widely, and it can increase at an exponential rate. Any of you who are so lucky as to have long-term health care insurance every now and then for even that despite everything, you get that little letter that says it's going up.

Now, some states, notably New Jersey and Indiana, have, state-wide, come up with proposals that set a level playing field and describe how there can be a system of coverage for both the housing and the healthcare aspects. Now, that means that facilities like this will then be built in communities where they are needed and not just in the communities

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2 that offer the best economic deal. Because
3 otherwise that's what would happen. Developers
4 would just go where they can make the best
5 economic deal. State-wide regulation solves
6 that problem, and we are very much hopeful that
7 New York will follow suit and come up with
8 state-wide regulation. State-wide regulation
9 by the way will also address another
10 interesting issue which is that if you are
11 talking about affordable housing with
12 affordable healthcare, you have to think about
13 how you are going to govern that. That means
14 you have to be able to do asset review.
15 Looking at a professional level what are an
16 applicant's assets meaning so we use a tax
17 returns, bank accounts, looking at where the
18 money has been transferred to relatives,
19 looking at social security, disability,
20 retirement, fixed assets, investments, and then
21 of course over and over again doing that every
22 year to see if anything has changed. That's a
23 very complicated process for a village to take
24 on. But at this point, we are at a very
25 initial point of this process. You are looking

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1 at an environmental impact statement that has
2 shown you a zoning mechanism that has not been
3 approved but the trustees are awaiting your
4 opinion and recommendation of that. You are
5 looking at a preliminary site plan that gives
6 you some kind of idea of what the environmental
7 impact of this would be. And you are looking
8 at this impact statement and waiting for the
9 comments of the public and other agencies on
10 that. But the process means as the chair went
11 through, they are going to be many
12 opportunities for discussion. We, of course,
13 would like to move the process along as much as
14 we can.
15

16 So mainly I'm asking tonight, once you
17 heard from Rich and took a quick look at the
18 preliminary site plan, would you please give
19 very serious consideration to closing the
20 environmental public hearing tonight, and set a
21 deadline for written comments and ask us to
22 take those written comments and prepare a FEIS
23 for submission for you for review. So at this
24 point, I would like to ask Rich to give you a
25 run through of what we know about the site plan

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2 so far.

3 MR. WILLIAMS: I'm coming around so I can
4 point.

5 Good evening. My name is Rich Williams
6 I'm with (indiscernible) Engineering. I'll
7 take a few minutes and walk you through the
8 site plan --

9 SPEAKER: Could you stand on the other
10 side of that just because the mic is above you.

11 MR. WILLIAMS: Yeah.

12 SPEAKER: Thanks.

13 MR. WILLIAMS: Just to point out to the
14 site plan, we have White Plains Road which runs
15 east to west is at the bottom of the page.
16 North is up on the drawing. You have the
17 existing 155 White Plains Road development here
18 (Indicating.) Hitachi, Marshall Cavendish,
19 Ridgcroft and this is the piece of property
20 that we are talking about tonight. It's 4.6
21 acres.

22 We are proposing to access the site
23 through the existing 155 White Plains parcel.
24 So we would come in the main entrance. We
25 would be creating an access drive. Performing

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a slight reconfiguration of the parking lot on 155 White Plains Road and coming into our site.

When you come into our property, we will split into two parking areas. We have a total of 44 parking spaces. Most of the development will be located in areas that were previously shown to be disturbed as part of the previous EIS process. Meaning developing the eastern half of the site.

There's a band of steep slopes that form the western edge of our limited development. We are trying to stay out of the steep slopes to the maximum extent practical.

Also, on the western portion of our property along the Old Croton Aqueduct in the southwestern corner, there is a small regulated wetland, and we will be staying out of the wetland and the 100-foot buffer associated therewith.

From there, the site plan is relatively simple. We have the parking lots on the front side of the building. We will be creating an emergency access for the fire department. It extends out to Martling Avenue. Our building



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itself is contained.

We have a secured courtyard that forms the rear of the property. This is a heavily landscaped courtyard. It is fenced with decorative fencing for security of the residents. Within that courtyard, we will be weaving stormwater management practices. One thing that has changed since the previous EIS process is the stormwater regulations. We have provided a New York State DEC required practice which is still required, but the new regulations now require that we put green infrastructure ahead of that. And we have provided a stormwater pollution prevention plan which is part of the documents provided which meets the new regulations. That includes fire retention filters weaved in throughout the courtyard. Those are shallow depressed landscape features with engineered soil media that allow for stormwater off from the rooftops to be collected and filtered. We weave them into landscaping. So that you don't even know that you are walking through stormwater practice. It just becomes part of the

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1 courtyard. You feel like you're in a lush
2 green environment.
3

4 We also have a porous pavement parking lot
5 adjacent to the existing one that was
6 constructed between 2014 and 2016. And all of
7 those practices will then discharge into the
8 existing stormwater management practice for
9 peak flow attenuation. There's a series of
10 standards beyond what quality of treatment
11 require us to attain a water quantity from
12 larger storm events. And that's where this
13 practice is still applicable. Relative to
14 water and the sewer, we have provided water and
15 sewer flow demands to the village. I believe
16 they've verified the numbers.

17 We are currently awaiting some
18 village-wide modeling to review. And our
19 intent as we move from the SEQRA process into
20 detail site planning view when we come back to
21 the planning board is to coordinate with the
22 village engineer to decide the optimal
23 locations for both the village and the
24 applicant. So we could either tie to White
25 Plains Road. The water main currently stops on

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2 the property or to Martling. I haven't seen
3 the modeling yet. I'm guessing it's going to
4 show White Plains Road is the more optimal
5 connection.

6 But as we review the modeling, we will put
7 the village engineer to decide which is the
8 best way. Similar with sewer, we've begun
9 looking at what we would take from Martling
10 sewer versus 119, if any off-site improvements
11 would be necessary and any things that we will
12 coordinate as part of the site plan process
13 with the village engineer's office.

14 With that being said, we are really here
15 to listen and answer any questions.

16 MR. KIRKPATRICK: That concludes our
17 long-winded presentation, and we look forward
18 to any comments. Thank you.

19 MR. TEDESCO: Thank you. It was clear.
20 It was and precise. We compliment you on doing
21 that.

22 MR. KIRKPATRICK: Thank you very much.

23 MR. TEDESCO: So let's turn to the people
24 in the audience first. If anybody has a
25 question or comment that you would like to

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2 make. If you would come up to the mic,
3 identify yourself and where you reside.

4 MR. PATRICK: Good evening. My name is
5 Dan Patrick from Cuddy & Feder on behalf of
6 Montefiore, the owners of 555 South Broadway.

7 First of all, I want to say we are fully
8 supportive of this application. Our one
9 comment is that we hope that any recommendation
10 that this board makes to the board of trustees,
11 that this board will consider some of the
12 comments that we raised -- we submitted a March
13 14th, 2018, letter which copied -- and a letter
14 we initially sent to the board of trustees
15 making some suggestions regarding the proposed
16 rezoning and floating zone.

17 And so that's all we have to say. Thank
18 you.

19 MR. TEDESCO: Thank you.

20 Anyone else in the audience, any comments
21 or questions? Members of the staff, any
22 comments or questions.

23 MS. RAISELIS: I do.

24 MR. TEDESCO: Staff first.

25 MR. GALVIN: Okay. Just a comment and

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2 maybe Dan can address this. They provided the
3 information for the modeling for the I guess
4 the water study, has that been completed and --
5 do you have any other questions on that?

6 MR. PENNELLA: Rich, thank you for giving
7 us an update on it.

8 On the water study, we looked at two
9 options. One was to connect either on Martling
10 Avenue or onto Route 119; the initial option of
11 Route 119, it's a small line, it's a 4-inch
12 line. There is inadequate flow. So the only
13 option without major improvements to the water
14 system would be to connect on 119. The closest
15 water main there, tap, would be at Route 9
16 White Plains Road. So they would be adequate
17 flow for the water and in the same instance of
18 the sewer.

19 Originally, they wanted to connect on
20 again on Martling Avenue and after doing some
21 exploration, there are some pump systems and
22 there are some flat areas that seem to cause a
23 problem. And the alternative again, you go on
24 Route 119 to connect to the sewer upon that
25 road. There would have to be additional

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1 studies, explorations to see if there's any
2 other low spots down the road that would have
3 to be improved.
4

5 MR. GALVIN: The applicant may want to --
6 after talking to the village engineer embellish
7 that in the FEIS and kind of institutionalize
8 what you are planning on doing going forward.

9 The other thing and I think there was a
10 manhole issue too, but you are aware of that.
11 The other thing is the -- could you address the
12 traffic? I mean, Kimley Horn did a -- a
13 significant traffic study which addressed
14 Broadway as well as 119.

15 And one of the comments that you may want
16 to address is are there any specific additions
17 or other things on Broadway that distinguish
18 it, differentiate it from 119, be it be this
19 type of development, if that makes any sense to
20 you.

21 MR. TEDESCO: Any board-member comments or
22 questions?

23 MS. RAISELIS: I do. Yeah. The whole
24 notion of the gas moratorium and that you put
25 your application in and good for you. You got

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2 your application in on time.

3 There is an issue called climate change
4 and we're having some real ramifications of it.
5 And I think -- I think we ask as a board every
6 one of our applicants to consider renewable
7 energy either as a primary or supplementary
8 source of your energy for the building and I
9 think we will press pretty hard if you guys
10 agree with that comment for -- for addressing
11 that as an addition to, I mean granted you have
12 needs that all health care have pretty
13 significant needs for energy and for sort of
14 constant and constant flow.

15 I see a building there that has
16 potentially a big flat roof. To say that you
17 can't get any solar panels on it seems dubious.
18 So I would ask that part of this investigation
19 be to look that that and see how you can
20 benefit. There's a lot of money to be had to
21 help you with that by the state. No?

22 MR. KIRKPATRICK: No. No. All we wanted
23 to say, we will definitely study that more
24 thoroughly and give you a response on it.

25 MS. RAISELIS: Okay. That's great.

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2 MR. TEDESCO: Any other board member
3 comments or questions?

4 MS. LAWRENCE: I have a question. I was
5 wondering where in the document you've
6 addressed the affordable unit question. You
7 discuss that or when you had discussed it but I
8 just don't know where in the document it's
9 noted. Which was a suggestion to set aside a
10 few of the units for affordability.

11 MR. KIRKPATRICK: Mark tells me it's
12 Appendix W.

13 MS. LAWRENCE: Appendix W. Okay. Thank
14 you.

15 MR. KIRKPATRICK: Pretty much what I said
16 before.

17 MS. LAWRENCE: Okay.

18 MR. TEDESCO: Any other comments,
19 question?

20 MR. BIRGY: The question I have: What
21 were you planning on backup for backup power
22 for the facility? Because what we've run
23 across is that sometimes the backup generators
24 will be diesel-fueled, and we would like to
25 know what your plans would be to not go that



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2 route, if possible.

3 MR. KIRKPATRICK: We will look in that and
4 give you an answer.

5 MR. TEDESCO: All right. I'm going to
6 make a motion.

7 MR. WALSH: Just a housekeeping: There
8 were 15 questions that were asked of us between
9 the time we prepared the initial SDEIS, and
10 those 15 documents are separately listed and
11 they are in Appendix W. So if the question is
12 why do I find the new stuff? Where do I find
13 all these answers to the questions I've asked,
14 and the answer is Appendix W.

15 MR. GALVIN: It may be helpful because
16 we've gone in 149 questions, I forget. There
17 were comments that -- you may want to integrate
18 that with your FEIS and address those in one
19 document so you can see everything.

20 MR. TEDESCO: That's a good idea --

21 MR. GALVIN: That's 150.

22 MR. TEDESCO: I'm going to put a --

23 MR. GALVIN: You want to ask if there's
24 other questions?

25 MR. TEDESCO: Oh, Dan.

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MR. PENNELLA: Yes. Chairman, I'd like to ask the applicant how they plan to address the recreation fees and impact on recreation.

MR. TEDESCO: Oh. Yes. Dan brought up an important point. Addressing the recreation fees for the project should be part of the -- something we would want a response to.

MR. KIRKPATRICK: Absolutely.

MR. TEDESCO: Okay. Thank you. With the agreement of my colleagues, I'm going to move that we continue the public hearing on the draft SEIS at our next meeting.

So the planning board and staff has additional time for considering comments and questions at its July work session. We should be able to close the public hearing at the July meeting, I believe, but I think we'll need to do our due diligence by having another work session for the staff and the planning board to go have a little more time really for comments and questions. And also give the public one final chance at that next meeting and then I think we are ready for closure probably.

MR. KIRKPATRICK: So if I might --

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MR. TEDESCO: The motion is seconded. All
in motion [sic]

(A chorus of "ayes.")

MR. KIRKPATRICK: For clarification, the
public hearing date would be?

MR. TEDESCO: The fourth Monday in July.

MS. MESZAROS: We have July 22nd or
August.

MR. TEDESCO: July 22nd.

MR. KIRKPATRICK: July 22nd. And then the
written comment period will be ten days after
that?

MR. TEDESCO: Ten days after that. Right.

MR. KIRKPATRICK: Thank you very much.

MR. TEDESCO: Thank you.

(Time noted: 7:54 p.m.)

C E R T I F I C A T E

I, Douglas F. Colavito, a Certified Court Reporter and Notary Public of the State of New York, do hereby certify that the transcript of the foregoing proceedings, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

Douglas F. Colavito

DOUGLAS F. COLAVITO

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