

Village of Tarrytown
Planning Board
Regular Meeting (Via Zoom Video Conference)
October 26, 2020 7:00 pm

PRESENT: Chairman Friedlander, Members Aukland, Birgy, Raiselis, Tedesco,
Alternate Member Lawrence, Counsel Zalantis, Village Engineer Pennella,
Village Planner Galvin; Secretary Meszaros

ABSENT: All Present

This meeting is being held via Zoom video conference in accordance with the Governor's Executive Order issued in response to the COVID-19 Pandemic that authorizes public meetings to be held in this manner. The public will be able to view the meeting through the Zoom application and be given the opportunity to speak during the public comment period for each application by pressing the "raise your hand" icon to speak or *9 on their phone.

Chairman Friedlander called the meeting to order at 7:02 p.m. and thanked Mr. Ringel for his time in coordinating these meetings. He apologized for the lengthy agenda at the last meeting and noted that there is also a long agenda this evening. In keeping with the methodology of the Board of Trustees, he will ask the public to restrict their comments to three minutes and, after everyone has had a chance to speak, the public will be given another go around for a period of a minute and a half. In addition, any documents that the public wishes to share at these meetings should be submitted three days in advance so that they can be shared by staff at the meeting.

Approval of Minutes – September 30, 2020

Mr. Tedesco moved, seconded by Mr. Aukland, to approve the minutes of the regular September 30, 2020 Planning Board meeting.

Dr. Friedlander asked for a roll call vote:

Member Raiselis: Yes
Member Aukland: Yes
Member Tedesco: Yes
Member Birgy: Yes
Chair Friedlander: Yes
The minutes were approved 5-0.

Dr. Friedlander announced the following adjournments:

Adjournments:

Tarrytown Snack Mart, Inc. (tenant)
440 South Broadway
Expansion to existing automotive filling station to include
a net increase of 776 s.f. to the existing convenience store
with store front parking and other related site improvements.

Adjournments continued:

Raining Threes LLC

9 Carriage Trail

Construction of a single-family home with pool/spa and pavilion.

Artis Senior Living, LLC

153 White Plains Road

Construction of a 64 Bed Alzheimer/Dementia Care Facility.

CONTINUATION OF PUBLIC HEARING - Wilder Balter Partners, Inc. – 62 Main Street

Site Plan review for the development of 109 units of affordable mixed income, in a senior/multi-family building, in the newly created “Senior-Community Floating/Overlay District”.

Alternate Member Lawrence recused herself from this application.

Bill Balter, applicant and Principal of Wilder Balter Partners, Inc., appeared before the Board and shared his screen for a relatively short presentation to the public. The presentation is attached as “**Exhibit A**” of these minutes.

Mr. Balter noted the Planning Board recommended the zoning changes to the Board of Trustees in order to move the project forward. The Board of Trustees had adopted the zoning changes and they are back before the Planning Board for site plan review. They are proposing 109 apartments, 80% for senior housing and 20% for existing residents. They will be preserving the original building on Main Street. A municipal parking garage will be built on the first floor and accessed from S. Washington Street. One of the goals of this Development is to re-house the existing residents who live on site. In addition to the 69-car municipal lot, they will provide 121 resident spaces on site. A green courtyard is proposed and the building will be designed with the LEED gold standard. Mr. Balter showed the proposed building from Windle Park and the aerial views that show the green roof courtyard. He noted that the original building will remain and a portion will be used to house the existing tenants while construction of the new addition is going on. This has added an additional 2 or 3 months to the schedule but the residents are very pleased to stay where they are. He showed the first floor and the parking level on the lower level and the 3 levels of apartments. He noted the onsite amenities, including a lounge, gym, laundry and courtyard.

He referred to the Westchester County site plan SEQRA comments and the possibility of allowing employees who work in the village use the extra resident parking during the day. Another suggestion was to install a bike rack. Mr. Balter will respond to the County comments.

Mr. Balter advised that they are currently working with Dan Pennella to ensure adequate sewer flow downstream. In addition, they met with the Architectural Review Board last week and they have suggested some changes. He has engaged a façade consultant to help them with the design. They have also been working with the Village Landscape Architect to install more dense landscaping to better buffer the building and improve the Windle Park southern elevation. The revised plan has been forwarded to

Suzanne Nolan, the Village Landscape Architect, and they look forward to receiving her comments. He noted that the courtyard has an abundance of plantings and will be a great amenity for the residents.

Mr. Balter presented the site circulation plan to show how people will get access to the parking garage from Main Street and in general get from one place to another. He is here to answer any questions this evening and was hoping that the Board would close the public hearing this evening.

Dr. Friedlander asked the Board Members if they had any questions or comments.

Ms. Raiselis said this project will be an amazing benefit to Tarrytown. They have always wanted this type of housing so that our seniors are able to stay in the community and also be near Main Street. She likes the circulation plan that leads people to Main Street. She hopes the access on the south side will have a paved way that will allow people to stay off the grass. She agrees with the ARB comments on the Windle Park facade and she is happy to see they are engaging a consultant to improve this.

Mr. Aukland agrees that this is a great asset to the village and he welcomes the project. He is glad they have preserved the Main Street building façade to maintain the historic character of the village and looks forward to changes in the Windle Park façade.

Mr. Tedesco feels that this is a great project for the village. He advised Mr. Balter that this Board does not close public hearings until they are ready to consider a Resolution. There are still remaining items that need to be signed off of such as the landscaping, stormwater and sewer. Should these items be resolved, it is quite possible that they could consider a draft Resolution at the next meeting.

Mr. Birgy said this is an example of a development that is very beneficial to the village. When projects are proposed, the emphasis should be on how these projects will make Tarrytown a better place to live. This project certainly checks all the boxes. He thanked the applicant for the comprehensive and clear response and he looks forward to moving this project along.

Dr. Friedlander asked where the parking is accessed. Mr. Balter said that the parking entrance for the residents and their visitors will be from the Windle Park location. Dr. Friedlander asked the total height of the building. Ms. Giordano, the architect noted that it is under 50 feet.

Dr. Friedlander echoes the Board's favorable reaction to this project. He repeated the public benefits:

1. Provides 109 units of affordable housing which will keep our seniors in the village. This is a wonderful addition to the village in terms of affordability.
2. Provides unusual amount of parking for the village and the merchants. There has been talk for many years and this development will provide a substantial which will help the retail – all parking is off street.

3. Preserving historic building on Main Street.
4. The residents are able to remain on site until their new apartments is completed.

There are numerous benefits and he thanked the applicant for his cooperation.

Counsel Zalantis noted some correspondence submitted by the public and wanted to address some procedural issues so that everyone present understands the process. There was a comment made, and she doesn't know if it was specifically in connection with this application or other applications, but the comment was that it shouldn't be up to "a handful of unelected village officials (meaning the Planning Board) to grant a rezoning." She would like to clarify that it is not within the Planning Board's purview to grant a rezoning, a zone change, or a zoning text amendment. This falls within the jurisdiction of the Board of Trustees. In this particular case, the Board of Trustees has granted the rezoning for the 62 Main Street application and the applicant is now before this Board for site plan review. Other applications that will be heard tonight, such as the 29 South Depot Plaza application, are before this Board to study the impacts in order to make a recommendation to the Board of Trustees. It is ultimately up to the Board of Trustees to determine whether to grant any changes in zoning. The public will have an opportunity to address the Board of Trustees, to hear a presentation from the applicant, and participate in the public comment process at the Public Hearing.

Dr. Friedlander asked for any public comment.

PUBLIC COMMENT PERIOD

Mark Fry, noted that he has a company named Main Street Restorations, but he is before this Board purely as a private individual. He is working in coordination with other people that are working on various issues in town. He would like to thank the Board Members for their comments on this application before them. He commented at the ARB, but will repeat quickly that he is pleased, as a preservationist, to see that the historically significant neoclassical facade of the former YMCA building will be preserved in its entirety. Main Street and some buildings on Broadway are recognized as local, national and state historic buildings. This building has been a cornerstone of this district. He is pleased to see that Mr. Balter is providing 69 additional badly needed and conveniently located public parking spots, in addition to those required for the residents. As a senior citizen, he would love to come back to Tarrytown, as it might be an affordable place to live. He applauds the fact that the 109 units of affordable housing will be at 40% to 80% of the Westchester average area median income and would like to request from the applicant, having looked at the AMI table today, if they might update the table and let the public know what the maximum allowable income will be at these percentages. He is happy that this project is being undertaken by an extremely credible developer with a long proven track record for constructing this type of housing in a manner that is responsive to the community. On other applications, he may speak quite unfavorably about what he considers to be extremely high density. He believes that the public benefits that the Chair has enumerated here, far outweigh the density proposed.

Mr. Ringel advised the public that these meetings are recorded and televised and asked that the public refrain from using any inappropriate language.

Terrence Murphy, resident of Tarrytown feels that it is a good development for this location. He represents the Masonic Building, at 54 Main Street, and he has seen the plans. He wants the developer to be clear where the property line is for their building.

Sadie McKeown, who lives at 3 Archer Place, also the Chair of the Tarrytown Housing Committee, which was an outgrowth of the Comprehensive Plan Management Committee, called in to say that she is in support of this project for all the reasons everyone has stated. As an affordable housing professional, and from an affordable housing perspective, this is a terrific mix of incomes. Preserving the units for the residents that live there is really important to her. She applauds Bill Balter for making that a priority and for working hard and being incredibly responsive to this issue. On the addition of parking, it will be a huge win for the merchants, and for the village. This is a walkable transit-oriented development, which is in keeping with the Comprehensive Plan, that the village took a lot of time and expense to adopt. The project is extremely appropriate for the village and will not impact the schools given the age restrictions. It will bring tax revenue to the town where there has not been tax revenue before. It will preserve the historic facade on Main Street. Mr. Balter has hired the best professionals and architects and has proven his ability in many other communities and the village is very fortunate to have him take this project on. It is also a great opportunity for the YMCA to be able to exit with some money to maintain their programs at another location. The Tarrytown Housing Committee has discussed this project at length and is in full support of this mixed income, very affordable project, which will really enhance our village.

Jack Jolly, 68 Main Street, lives next to the YMCA and they share a property line. Mr. Jolly wants to know what the hours will be for construction with regard to the noise and if they will have to use his yard during construction.

Dolf Beil, 108 Main Street, supports the comments made this evening with regard to the parking, the green roof, the solar, the affordable, moderate income, height, finances. He appreciates that Mr. Balter has brought a historic legacy consultant in to make sure that the plans integrate with Tarrytown as well as a façade consultant. He intends to speak later on some of the other developments that are in front of the Board. He is pleased with the progress and the cooperative spirit that has been engendered. It is spectacular. He encourages others to look at this project and to try and create the same kind of environment with virtually every development that is planned in this village.

Mike Love, who lives in Tarrytown, is a big fan of what is going on at the YMCA. He would like to know who will be managing the parking garage, the developer or the village? And how much will the parking fee cost?

Counsel Zalantis advised that it is her understanding that the garage is going to be owned by the developer and an easement will be granted to the village who will have the ability to put parking meters that would generate the income for the village. The garage itself would be maintained over its life through a PILOT agreement. The big ticket items, such as the structural maintenance, will be the responsibility of the developer, but the village will be responsible for routine maintenance.

Jeannie Michael, of 37 Hamilton Place, asked when the Planning Board reviews projects like these, do they take other projects that are coming up at the same time into consideration. She is concerned about the fears that many people have in the village over the traffic problems, the increased traffic, as well as the density.

David Barnett, 104 Main Street, who lives around the corner from the YMCA, applauds Wilder Balter Partners. This project is a very intelligent and respectful solution. He has been swimming at the YMCA several times a week and he is going to miss it. They used to provide parking spots for the public and residents and they have been taken away so, he is hoping that maybe they can use that parking lot. He likes the way they handled the approach to the street façade. Affordable housing is great. The height consideration is really respectful. The transition of the residents while this is under construction will be handled very well. The consideration for the people currently living there is impressive. He is happy to endorse this project.

Heather Haggerty, who lives on Kaldenberg Place, is definitely in favor of the project. She listened to the ARB comments and is glad to see that a facade consultant is being brought on Board to avoid having the building look institutional. She was wondering if it is possible to delete a few units to give some peek-a-boo views for the neighbors and so the building does not look so big. It is a great project, but it really is quite large for the other houses around it. She is happy to see that there is a recycling program being considered and wondering if there is a composting program to be considered. Maybe a community garden for composting could be considered which is something the residents might enjoy. She is hoping that they would consider see through staircases that seem to be common thing with the new green buildings. This would allow the view of sunsets. The staircases also seemed far apart and perhaps they could be closer for easier access to increase mobility for the senior citizens. These are some of her suggestions to help the project blend more into the community.

Alec Roberts, a resident at 63 Miller Avenue since 2006, and a member of the Tarrytown Housing Task Force, joins Sadie McKeown and everyone else in support of this project. It is a win-win for the community. It not only preserves a historic part of the village, but enhances it as an affordable mixed income development which will bring residents in to shop in the downtown area and be able to park in the village. This project was very difficult from a financing perspective and not many developers could have pulled this off. Wilder Balter Partners is an example of a developer who listens first, which is so important to gain consensus. He has known and worked with Bill Balter for two decades and he has watched him get better and better as he has grown his portfolio of projects.

Lauren Johnson, 87 Main Street, a resident since 1985, understands the positive aspects of this project but has yet to hear what is to become of the YMCA, which has been an important community resource for over 100 years, serving our diverse community in countless ways. She sincerely hopes that the Tarrytown YMCA does not go the way of the White Plains YMCA, which would be very sad. There are so many families, children, underserved residents of our community that use the facility, or in better times, on an almost daily basis. She hopes that the Planning Board and Mr. Balter can be instrumental in finding a new home for the YMCA.

Mark Fry returned to say he was pleased that they have hired a façade architect for this project. He has a collection of old Tarrytown postcards, including pictures of that building, which he would like to make available to Mr. Balter. He would like to remind the Board that the Station Area study strongly recommended a cumulative impact study that will look at the total impact of the five projects. There are four more coming down the pike that are in the Planning Board minutes. He would like to make a strong plea for a cumulative impact statement. He believes this project has already cleared all the hurdles but he thinks the others need a very hard look at a GEIS.

Dolf Beil, 108 Main Street, returned to talk about the benefits of cooperation versus conflict, and how this project is at one end of the spectrum versus the others. He thinks that the public benefits for this project are self-evident. He could list 10 things that this project does for the

village. Projects should be evaluated on what is good for Tarrytown rather than what is good for the developer.

Greg Gall, resident of Tarrytown for a number of years, supports the project overall. He is concerned about the future of the village and would like to restate Mark Fry's concern about the cumulative impact of all the projects that are being proposed and the total number of new residents. He thinks that the village should look at what the overall town objective is to maintain the village as a neighborhood town. With regard to the proposed building, the existing family homes that are along the street, present a different type of style and scale and openness between them. He hopes that the architect will pay some concern to varying the roofline and the long horizontal massing of the building, which, although it is very well done, still in some ways is very out of character with the homes on that block. He is concerned about future developments and the seepage intrusion off of Main Street into side streets. He is happy about the affordable housing to allow residents to walk into town, which will decrease the use of cars and fossil fuels and increase business along the street.

Stewart Schectman, a Tarrytown Resident, wanted to follow up on what Greg Gall said about Windle Park, with regard to the setbacks. He feels that as we get into situations where buildings are taller, bigger and wider, that we really have to think about setbacks. The southwest corner will be just a couple of feet from the sidewalk and it is going to be tall there. The South and North setbacks are also minimal. This project seems to be breezing along and it has a lot of positive aspects but it is a 109 unit building, with a big parking garage inside. It is a big building and we can't hide that. It will probably be our first big building built here on this side of the tracks in quite a while. He thinks this should be thought about more.

Mistrella Murphy, who lives on John Street, understands that this development has been in discussion for a while but she is new to the conversation. She feels the building is too tall and too dense for where it is and she is concerned about the impact on the village as a homeowner.

Greg Gall, resident of Tarrytown, returned and commented on the length of façade, which, even though it's broken up in materials, still seems to be a larger mass along the street. It would be nice if it could be set back somewhat similar to the homes on the street, and somehow engage the street the same way as the single family homes along the street so that the residents could enjoy the activity in the street rather than just look out. He suggested some type of porch that would allow the large development to maintain the continuity of street life on both sides of the street.

Mr. Ringel advised that there is one last speaker.

Howard Jaffe, who lives on Main Street, feels that the setback is a real issue because you have a lot of low rise housing there and the Whisper Hill development across the street. If the building is too high, it is going to overcrowd that whole development. In the morning, it's just going to be dark, if the building blocks the sunlight.

END OF PUBLIC COMMENT

Dr. Friedlander confirmed the length of the building, which is 184 feet long, and the depth is about 140 feet along the southern border. Mr. Balter said that the depth of the building makes it possible to have the courtyard amenity. He noted the comments received this evening with regard to the façade which is why he has hired a consultant to work with them on the facade. There's a real push and pull here and he appreciates

all the positive comments. It is a very difficult site and it has been very hard to make all of this work, in order to build the public parking level which is what the merchants association desired. They have pushed the building back in response to a neighbor and every time they push the building back, they lose parking on the public level and it also affects the apartments. In an effort to work on the setbacks, the top of the third floor goes approximately eight feet back off of window to break up the massing. Mr. Balter still thinks there's a lot more they can do, which is why he has hired the consultant. When he returns back to the ARB, he thinks he will have a plan that they will be more comfortable with. He added that they have added landscaping as suggested by the ARB which will also help to break up how the building looks.

Mr. Tedesco moved, seconded by Mr. Aukland, to continue the public hearing.

Dr. Friedlander asked for a roll call vote:

Member Raiselis: Yes
Member Aukland: Yes
Member Tedesco: Yes
Member Birgy: Yes
Chair Friedlander: Yes

All in favor. Motion carried. 5-0

CONTINUATION OF PUBLIC HEARING - Sunrise Development, Inc. - 99 White Plains Road

Referral by Board of Trustees for review and recommendation of a Zoning Petition to permit "Service Enriched Assisted Living Housing" and for site plan approval for 85 units of Service Enriched Assisted Living/Memory Care Housing pending the adoption of the zoning by the Board of Trustees.

David Steinmetz, appeared with his partner, Brad Schwartz, attorneys with the law firm of Zarin & Steinmetz. He introduced Philip Kroskin, the Senior V.P. of Sunrise who is also present. They are here tonight in connection with a proposed rezoning application to facilitate the development of an 85-unit, senior assisted living/memory care residence in the Goebel Building, located at 99 White Plains Road. They attended the work session and are mindful of the questions that the Board and some members of the public. Tonight, they will present the PowerPoint presentation which is attached as "**Exhibit B**" of these minutes. In general, the topics address operational issues, pricing information, affordable housing, engineering and layout of the site, environmental sustainability, and grading and utilities. After the presentation, they will answer the questions and comments from the Board Members and the public.

In addition to the detailed PowerPoint presentation, Mr. Steinmetz noted that Steve Tilley has been retained to preserve the existing building and they will build off of that. He noted the detailed answers in the Q&A format which are included in the PowerPoint Presentation, which Mr. Kroskin briefly addressed on pages 3 -7.

Brad Schwartz spoke about the proposed zoning changes to the existing Artis Overlay Zoning. After further review, they believe it would be more efficient to tweak the existing Artis Overlay Zone without negatively impacting the Artis Proposal. Mr. Schwartz went through each of the minor redline changes as outlined in the presentation on pages 8-11.

Ms. Raiselis wanted to know why they changed the number of beds in the text. Mr. Schwartz said they are proposing 85 units, but the bed count is 108, so they rounded it up to 115 beds in the zoning text.

Dr. Friedlander asked the methodology for the distribution between memory care and assisted living. Mr. Kroskin said that generally, it is about a 2/3 to 1/3 ratio and then they see how the building lays out. Dr. Friedlander asked if there are national figures to support this ration. Mr. Kroskin said their experience suggests that this is a good proportion. They design the buildings on the interior to allow for flexibility and they can turn a portion of the assisted living into memory care if need be, or vice versa. They allow the market to change and grow over time.

Dr. Friedlander asked Mr. Kroskin if he was aware of the fact that there was a 64 Bed memory care facility being proposed right next to them when they made their decision to come to Tarrytown and based on that, is there a market for the additional memory care. Mr. Kroskin said that there is a significantly more of a market than what is proposed. They are just touching on the need. Ms. Raiselis said there are also many couples that come in together and some need memory care while others may not. Mr. Kroskin agreed and said this is why they do not have the separation.

Ms. Raiselis asked if they have expectation of how many people come in from the community. Mr. Kroskin said that Assisted Living is a “needs and convenience-based business”, and 70% of residents look for these homes that are close to their families, usually about a 10 to 15-minute drive from them.

Rob Aiello, P.E., the project engineer, showed the site plan in the PowerPoint presentation on page 12. They added a connection on the west side of the driveway to provide more convenient access to all points west and also to the adjacent Old Croton Aqueduct. On page 13 and 14, Mr. Aiello briefly discussed the parking ratio and requirements for this project. The reason why parking is minimal is because the residents do not drive and 50% of the sunrise employees take mass transit. Typically, there are 5 to 10 visitors in the building at any one time. They also provide a shuttle on site for the residents to take care of their daily needs, like going to the food store, places of worship, etc. Typically, a Sunrise will have a parking ratio of about point .5 to .6 spaces per unit, which equates to about 43 to 51 parking spaces. On this site, they exceed that with 54 parking spaces. Industry standard typically looks at it per unit, they are providing it per bed, because that's consistent with what the Artis Facility has done.

Mr. Aiello referred to the Expanded Environmental Traffic Assessment on Page 15 of the presentation, which also included a traffic study. They analyzed all 4 intersections and conclude that traffic associated with an assisted living facility is nominal. There are approximately 21 trips in the am peak hour, and about 28 trips in the pm hours, which is one car every two to three minutes in its maximum usage. To provide a conservative analysis, they took those peak trips and put them on the peak hours of the highway, which

are typically 8 or 9 am in the morning or 5 pm at night, even though their shift changes do not really coincide with these hours. They have taken these trips and added them to the peak hours of the roadway where that really won't happen based on shift changes. They have done the full analysis with capacity analyses of each of these intersections and have demonstrated that there's no adverse impact to these roadways based on these trips.

On page 16 of the presentation, Mr. Aiello briefly commented that the expanded environmental assessment also included a visual study to assess the neighborhood character. He noted their adaptive reuse of the Goebel Building and that they will be maintaining the Porte Cochere in the circular driveway with the stone walls and flagpole. The scale and height of the development is also consistent with the scale with the height of the existing building as well as the scale of the other developments along the 119 corridor. The existing vegetation specifically around the perimeter of the site and the proposed vegetation in the front will provide sufficient screening.

Mr. Aiello provided an overview of the additional items that were covered in the expanded ETF as follows:

With regard to Energy and infrastructure, they have coordinated with Con Ed and are aware of the moratorium. Sunrise was aware from their due diligence process early on and they have confirmed with Con Ed that they can serve the project's electricity demand, assuming that gas is not available. They have given them the loads and they do have capacity to serve. There is an existing gas main on White Plains Road, and if that moratorium is lifted, they have the ability to plan for a future connection. There are also energy efficiency programs that sunrise uses on each of its properties that will be considered during our LEED process to reduce the energy use of the building.

Other chapters in the expanded environmental assessment included the historical characteristics of the site and the building. They did an archaeological study of the site and a detailed analysis of the facade and how it can be adapted and used as part of the project. They looked at soil topography, steep slopes and geology; looking at geotech reports and doing an analysis of the steep slopes in order to minimize disturbances to points west on the property. There are no wetlands on the property, but there is a buffer to a wetland which is on the adjacent property. They have a small encroachment in the buffer which is identified. Their wetlands consultant, Evans Associates, has reviewed their stormwater management plan and grading plan and has determined that there would be no adverse impact to the wetlands, vegetation. Tree Removal was also studied and those drawings are being reviewed by the Village's Landscape Consultant.

They have provided a stormwater pollution prevention plan (SWPPP) which identifies the green practices that we're using on the project, including bio filtration, and the use of an infiltration practice, under the parking lot. They will be producing both peak rates of runoff and volume with their rain infrastructure practices in excess of what's required by the Village of Tarrytown and by the NYSDEC stormwater management requirements.

With regard to infrastructure and utilities, they did provide water and sewer estimates for the review and they are in the process of coordinating these items with the Village Engineer. They have also studied community facilities, ambulance trips, things of that

nature. Sunrise will be using a private ambulance system provider for its communities in New York. They have also included in the fiscal analysis to look at the taxes generated by the project.

Mr. Aukland asked to see the pedestrian access site plan again. He is concerned about pedestrians walking on Route 119 from the shopping plaza to points east of their facility. He asked if there was a way they could make the refuge more inviting on the little island with a slightly angled crosswalk painted on the road surface to bring people to the refuge and then make accommodation on the refuge for people standing there. Ms. Raiselis suggested bringing the sidewalk all the way across so that you actually cross the sidewalk to go in. The sidewalk gets priority.

Mr. Aukland said he didn't suggest that because some of the people are slow on their feet and he wanted to make sure they have somewhere to pause along the way. Ms. Raiselis said she would like both to be considered. Mr. Aukland asked for a proposal on that.

Mr. Aukland mentioned the parking ratio of .64 is above normal for the facility. He wanted to know if there is a way they could consider a landbank for these spaces if it proves that the spaces are not needed.

Dr. Friedlander asked about the overlapping of employees, a concern of Dennis Noskin, who owns the property across the street. Dr. Friedlander asked about peak visiting hours and raised his concern about parking for celebrations that usually take place on a Friday or Saturday when there could be as much as 30 to 50 people in attendance. He asked if they had a provision for handling this type of event.

Mr. Kroskin said the parking ratios provided are not just consistent for Sunrise's experience over decades, they are consistent with all assisted living facilities. They encourage events and parties for their residents. They have used valet parking and have had their employees park off site with a shuttle service and have also used shared parking options with other facilities. He noted that you can't build a parking lot just for these infrequent events.

Dr. Friedlander would like the applicant to consider adding in trees and benches in the side areas in front of the property. A sitting area with plants would be attractive. Mr. Kroskin said they like the nice open front lawn it is a huge amenity. They will be installing some type of gazebo in the area which is common for them to do. This plan is just not showing it yet. They certainly want their residents and their families to be able to walk around and enjoy these grounds.

Mr. Steinmetz said they will incorporate these details into the site plan but right now they have prepared a conceptual site plan for SEQRA purposes for a Planning Board recommendation to the Board of Trustees in connection with the adoption of the zoning.

Katy Sheesley, with GHP, the applicant's sustainability consultant, briefly reported on this project's sustainability proposal which starts on page 19 of the presentation. The building will be a version 4 LEED certified building. She showed the scorecard on page

20 which includes the implementation of green systems and technologies. All of the Sunrise buildings are ENERGY STAR certified. They have taken a lot of time to develop a realistic scorecard, not to say that it will not change as the building is designed and they get more into the detail when some points may not make sense any more while others may. She is happy to answer any questions about the scorecard.

Ms. Raiselis asked that additional data detail be submitted for the Board's review. Ms. Sheesley will forward more detailed information.

Ms. Raiselis asked them to address the mass of the building which was a comment raised by a neighbor, Dennis Noskin. She is not saying that the new part of the building dwarfs the old part, but would say that it certainly competes with the older part.

Andy English, the project architect, commented that from an aerial view of the site plan, the footprint of the new building looks rather large, but in terms of dwarfing the existing building, they were trying to step the new portion back. There is also the courtyard with landscaping in between the two buildings that attempts to create a separation between the new and old. They tried to differentiate the new and old with the color of the materials as well. The brick color of the Goebel house is much brighter than the brick color of the new building, and the trim around the windows is also darker.

Mr. Kroskin added that they respect the history of the Goebel building, we should not disrespect the fact that they are building something new and beautiful. He feels that the they complement each other.

Dr. Friedlander asked them to show the site plan and the dimensions of the entire site. In context of the massing, Dr. Friedlander wanted to see the size of the courtyard compared to the Building. A brief discussion took place and about 10% of the property is allocated for activity space for the residents. Mr. English said that the new portion of the building does extend past the face of the existing building and the Porte Cochere sticks out further than the new portion.

Dr. Friedlander asked if there was a reason why they did not make the building taller with a different roof line. Mr. Aiello said they were trying not to dwarf the existing building.

Mr. Kroskin said that the Sunrise buildings look to minimizing impacts to the neighbors. This is not an overly massed building. It is beautifully sited and fits beautifully on the hill. It is a large street with a lot of buildings and the new building is not even remotely oversized with the street.

Mr. Steinmetz noted that there is also a courtyard in the rear of the building for use by the memory care residents. Rob Aiello noted that 2/3 of the new building is either behind the existing building and the courtyard that is proposed.

Dr. Friedlander asked the Board Members if they had any questions or comments.

Mr. Aukland had no questions or comment.

Mr. Tedesco thanked the team for the detailed and thorough presentation. Once the landscaping and stormwater comments have been addressed, the Board should be able to consider a Negative Declaration and make a recommendation for the zoning to the Board of Trustees.

Mr. Birgy said, in terms of massing, the facade of the Goebel House has been identified as an historic landmark. When he compares the new building to the old building, the newer one takes on more prominence. He asked if they could maybe step back the new portion a bit so that the Goebel House stands out. The village has an important historic and cultural legacy and he would like to see more of an emphasis on the old building. He also feels that having a French mansard roof design with a Georgian colonial structure doesn't particularly do anything one way or the other. He thinks that the Historic Society will probably want to comment on this.

Mr. Kroskin showed the site plan to respond to Mr. Birgy. As you enter the site coming westbound, there is a lot of landscaping along that front wall in addition to the wall. As you turn into the site, they are respecting the view of the existing building. What they have tried to do is emphasize the front of the building. It is difficult to take that building and that footprint and make it usable since it is functionally obsolete. They have tried very hard to continue to use it and respect it as the main entrance to the building. The goal was to emphasize this building as you drive in from either direction. They feel that the building still holds total prominence to the secondary building and the site plan with all the landscaping that will be around it will be really just a secondary. Even if they stepped it back 30 feet, 50 feet, once you turn the corner, the building is still going to be there. He wanted to step it a bit farther back but because of the site constraints, the parking, and the steep slopes, it had to poke out a bit and work it so that the Porte Cochere was not impacted.

Andy English said they have been working with Steve Tilley, RA, on the historic aspects of the building. They have also been before the Architectural Review Board for a preliminary presentation to make sure that they were headed in the right direction. They have received a favorable response from the ARB. They did like the light brick building vs. the proposed darker features of the new building and were pleased with the courtyard separation. They are working with Mr. Tilley to ensure that they are putting their best foot forward to give the village a great product.

Mr. Schwartz briefly touched on the affordability component. Sunrise is now proposing a reduced rental program by which four units would be part of an offer at a rate 20% below the average full rental rate. This was also a topic raised by the County as part of their comments, and they will respond formally to the Westchester County Planning Department.

Dr. Friedlander asked if anyone in the public wanted to comment.

PUBLIC COMMENT PERIOD

Mark Fry, former resident of the village, is very much in favor of project. Happy to see a low-density project of 19 units per acre. He will make some negative comments about projects with

four times that density later on. The project preserves the historically significant neoclassical facade of the former Jonathan Maxwell, David Duke Estate. He hates to be a stickler, but it is not the Goebel Building. It was built by Jonathan Maxwell, the Maxwell of Maxwell Briscoe, the motor car company that was the largest employer in the Tarrytowns, around 1912. They created the first internal combustion motor company. He would like this to made part of the permanent record. There are eight pages in the "History of the Tarrytowns" a book that he published, devoted to Mr. Maxwell, and he believes he should get his due since he designed and built the building. He thinks it should be called the Jonathan Maxwell Estate. Goebel is a German company that produces Hummel figurines. And while that's a small moment in time, the historic importance of Jonathan Maxwell needs to be respected. In addition, the project will generate very little traffic, is well within the height restrictions of this zone, will be built with high energy efficiency standards and is being built by Sunrise, who is clearly a highly credible developer.

Greg Gall, who lives off of Loh Park in Tarrytown, is in favor of this project. This country and the elderly population need this type of project. He noted that the applicant was proposing affordable units, but wanted to know if there were some way that the village could require the applicant to have a certain percentage of our elderly Tarrytown residents be able to take advantage of the new facility. The applicant stated before that people tend to choose a facility that is within 10 to 15 minutes from their family and friends, but in Westchester, that area is halfway to New York City on 87. He also feels that the new building overwhelms the existing building in terms of mass. The bump out that extends past the existing building competes with the entry of the existing building and doesn't allow the existing building to take dominance over the proposed façade. If the little bump out could be changed to materials, then the only focus would be to the entry to the existing building. He asked whether they had looked into pushing back the East pavilion to align with the existing residence, and pushing the entire building west behind the existing building so that the actual mass being viewed from the street and everywhere else would be decreased visually. He agrees that the pedestrian sidewalk should take precedence over the driveway in material as well as use.

Dolf Beil, 108 Main Street, agrees that this is a great project. The historic building is being preserved. The density is phenomenal and traffic impacts are minimal. The height of the building is consistent with the zoning and he likes the energy efficiencies proposed. He did not see detail with regard to the impact on the schools, but obviously, that's going to be quite good. He feels that it is essential that the Board look at the benefits that each of these projects provides to the village, when evaluating different properties. With regard to the idea about cooperation versus conflict, it seems to him that this developer has experience, and has worked over a long period of time, in a cooperative spirit with various municipalities, and Tarrytown certainly is one. And so, there is a spectrum, and this one is well out on the cooperation plus spectrum. Later on, he intends to say some other things that don't look at this end of the spectrum, but look at the other.

Rob Wingate, who lives on North Broadway, a couple blocks north of Main Street, wanted to know if there have been changes proposed for the internal configuration in relation to changing visitation standards coming out of the COVID experience. With regard to the patio in the back, he wanted to know if the visitation standards have had to tighten up in different places. Also, he saw something about the expectation that showed that 50% of their workers planned to use mass transit. He would like to know if they are considering a shuttle service for the workers to the center of Tarrytown or down to the train station, or to other points in the village. Finally, in some other states, there are Medicaid subsidized assisted living beds, and he was interested to learn if New York State was doing any pilots around that, and if the applicant has considered looking into this prospect.

Mark Fry returned and commented on the accessible route to the bus stop in the front of the property. He was formally involved with the project at 153 White Plains Road, the neighbor, and that is to say he was formally engaged with Artis Senior Living and he thinks they are doing a wonderful job and he is sure they welcome, he does not speak for Artis Senior Living, but he is sure that they are very happy to see this complimentary facility right in the same area. There has certainly been a lot of discussion about getting people from the bus stop, 100 yards from this facility, into that facility. It seems that the architect has done an excellent job of making sure that there is an accessible route. He knows that Artis is struggling with the same issue because of the difference in the grading of the two sites. He would hope that, again, while not speaking for Artis, that perhaps they can assist Artis, their neighbor, in getting that accessible route from that existing bus stop.

Dean Gallea, of 28 Wildey Street, also a member of the Tarrytown Environmental Advisory Council, said that New York State has a mandate to become net zero by 2030 and he applauds the developers for proposing a LEED certified building, as a baseline, which will go a long way in terms of energy efficiency. He didn't hear whether or not solar panels were proposed on the site to take care of their local energy needs, at least partially. He wanted to know if there is a proposal.

END OF PUBLIC COMMENT

Dr. Friedlander requested that the applicant provide additional detailed information on the 20% affordability component and also more information about the subsidized Medicaid/Medicare program, if any. He would like the applicant to submit this information before the next work session.

Mr. Steinmetz asked if Mr. Galvin can begin to prepare a draft Negative Declaration. He feels that they can address the remaining open issues at the work session.

Dr. Friedlander has no objection but noted that issues do need to be addressed at the work session. Mr. Tedesco asked Mr. Galvin if he would be able to prepare a Negative Declaration at the work session should the applicant submit the necessary information. Mr. Galvin said that would be fine.

Mr. Tedesco moved, seconded by Mr. Aukland, to continue the public hearing.

Dr. Friedlander asked for a roll call vote:

Member Raiselis: Yes
Member Aukland: Yes
Member Tedesco: Yes
Member Birgy: Yes
Chair Friedlander: Yes

All in favor. Motion carried. 5-0

CONTINUATION OF PUBLIC HEARING - 39-51 N. Broadway Associates - 39-51 N. Broadway
 Referral by Board of Trustees for review and recommendation of a Zoning Petition to allow for the development of a mixed-use project in the RR zone and for site plan approval for 80 residential units with retail and off-street parking pending adoption of the zoning by the Board of Trustees.

Before starting the public hearing, Dr. Friedlander asked Mr. Ringel for a count of people who want to comment on this application. Mr. Ringel said that 14 hands are raised. He asked Mr. Ringel for a count of people who plan on commenting on the 29 South Plaza Application, the following and last item on the agenda. Mr. Ringel advised that we have 15 to 16 hands raised.

Mr. Tedesco suggested, in fairness to the public and the applicant, due to the late hour, that the Board and staff consider adjourning the last application to the next meeting, and put it first on the agenda at the next meeting so that everyone is given the opportunity to speak and participate.

Dr. Friedlander is in favor of this recommendation. He asked the other Board Members.

Mr. Aukland would like to find a way of doing it sooner since the applicant has been waiting a long time for the Board to take action. He asked if there could be a special meeting. Dr. Friedlander said we could have a special meeting if everybody agrees, similar to what we had last time. The only question is if it can be coordinated with staff.

Mr. Tedesco said maybe we could see if a special meeting would be possible if the and if not, as a fallback, at the next regular Planning Board meeting, put the 29 S. Depot Plaza application first on the agenda to make sure it gets the attention it deserves.

Dr. Friedlander suggested having the secretary poll the Board and the applicant for a tentative date and asked the Board Members how they feel.

Mr. Pennella commented that a special meeting takes a lot of effort to organize. There are noticing requirements and the village calendar is already filled with meetings that require the same staff to be present. Last month we were successful because we had a very small agenda on the ZBA meeting, and we were able to fit a special meeting in right after the ZBA meeting. So there are costs involved, staff conflicts and also the task of being able to broadcast the meeting live on cable TV. Based on these factors, at this point, he would not recommend another special meeting since it will be difficult to pull off.

Mr. Tedesco said if we do hold it over to the November meeting and we assure the applicant that it will be first on the agenda, he thinks that probably is the best way to go. He doesn't think one month or half a month will make that much of a difference.

Dr. Friedlander agreed to table the last item to the November meeting. Mr. Aukland agreed to this but noted that they have had the poor applicant hanging on for a long time.

Rick O'Rourke, Attorney with the Law Firm of Keane & Beane, appeared on behalf of the applicant to give a brief introduction and overview and then turn it over to John Sullivan, the project architect, who will address the most recent submissions, and answer any questions. John Canning, from Kimley Horn is also present to answer any traffic questions. Mr. O'Rourke reminded the Board that this proposal is the second iteration of a plan that was before this Board about a year ago. They have listened to the comments, took a look at the Village Comprehensive Plan and have come up with a plan proposing exactly what was proposed as an action item in that plan. They are proposing the construction of 80 units, with retail and off-street parking. They will be minimizing the existing traffic based upon studies by John Canning of Kimley Horn. He noted the presentation documents that will be presented and are attached as "**Exhibit C**" of these minutes. He summarized the community benefits: The project as proposed is to be Fitwel certified, and will meet the LEED checklist goals for certified Silver. Both of these programs provide for tenant and community benefits. The project will meet New York State codes and will reduce energy costs and therefore reduce the carbon footprint. The project as proposed with a green roof, green roof areas and light-colored roofing, will reduce stormwater runoff rates and reduce heat island effect, both of which are beneficial in urban settings. The project will increase public parking, which is a community benefit. The project will reduce overall traffic generated by the property and will reduce traffic even more at the existing alleyway by making it a one-way resulting in a safer intersection, both of which are community benefits. The project will enhance pedestrian walkway links to and from the rear parking lot. They intend to energize the large public sidewalk area that is in front of the building. The project will provide upgraded commercial tenant spaces, which are targeted towards public amenities, such as a cafe and fitness type uses. The project will increase residents in the immediate area to patronize local businesses. And the project will have an increased assessment yielding higher taxes and will increase the tax base. The project will contain 10% affordable units. He noted that the Comprehensive Plan supports an opportunity for greater density utilizing increased height limitations for dwelling space above business uses, especially along North Broadway. He feels that the project, as proposed, is totally consistent with not only the objectives and goals of the Comprehensive Plan, but more specifically, the action items. He turned the presentation over to John Sullivan, the project architect, to discuss the most recent submissions.

John Sullivan, the project architect, referenced the checklist for the LEED chart. He noted that he is a Fitwel ambassador. They will be achieving a level of Silver LEED certification in addition to Fitwel. He showed the streetscape photo montages. He noted at this point, they have prepared more of a massing of the building and have not advanced out to any further designs since they do not know who the tenant will be and where the door entrances will be for a particular use. Some of the storefronts will be a little higher than they are now. He showed the slide looking we on Broadway and noted that they are paying a bit more attention at the retail level at this corner because of the enhanced pedestrian sidewalk connecting both North Broadway to the parking in the rear with the one-way going in. He said that there was some concern that the front of the building was not aligned with the Lyceum Building, which is not the case. The retail streetscape is essentially in the same existing location. He also noted that the second, third and fourth floors, are set back 5 feet from that first-floor retail façade and the top

floor is set back 15 feet further, layering the building both horizontally and vertically. He showed an aerial view of the bridge and the river and the location of the aqueduct trail. With regard to the streetscape, he said that you cannot see the site from the intersection of Croton Avenue and the LeGrande Avenue, looking west or from McKeel toward the intersection. He did say that this could change as the leaves fall at some locations along the aqueduct but, for the majority time of the year, you don't see this site or any of the buildings that are along N. Broadway. He showed the section of the proposed building looking across the street to the church and the steeple and noted the elevations. The elevation at the top of the building is 171 feet. North Broadway is approximately at 112 feet, which is about the center of the building. They are just under 60 feet and the aqueduct is at elevation 148. So, even from those perspectives there, this building is maybe 20 feet or so higher than that grade.

John Canning, the project traffic consultant, with Kimley-Horn, gave a brief presentation on the traffic generation for the benefit of the public. He noted that this application will replace close to 36,000 square foot of retail space, with a more modest amount of retail space, with 80 residential units. Residential units generate a lot less traffic activity than retail space does. He referred to the analysis which they have submitted previously for this property and three neighboring properties, the Kaufman property to the North, the McKeel Avenue lot, across the street diagonally, and the Chase Bank lot, directly across the street. They have determined that if you apply the same level of development to those parcels that you apply to this parcel, you end up with a net reduction of traffic volumes. They have since updated this study to add the property at 54 North Broadway, which is the tall Victorian type house next to the Chase Bank. They have reached the same conclusion, which is that there will be a net decrease in traffic activity by switching out retail for residential.

Dr. Friedlander said that Mr. Canning is comparing the traffic generated by retail versus by residential. He asked him to comment about the peak load traffic since most of the retail is on a Friday, Saturday, and Sunday and shopping days. He would like to know the peak load for the morning and evening trips for the residential. He commented that the load along Broadway going toward the village from Irvington north is extremely heavy. His concern is how everyone gets from three o'clock to six o'clock north along Broadway when these very same residents are doing the same trip. This is what most people worry about.

Mr. Canning said that they looked at the peak afternoon rush hour, not the Saturday traffic. During that time, retail generates a lot of traffic, people are getting out of work, or picking kids up after school and they go to the retail stores on their way home. With regard to parking, the existing facility is 36,000 S.F. It has a zoning requirement for 123 parking spaces, but only has 73 spaces, which is a deficit of 50 spaces. This places a burden on the surrounding streets. They are replacing the 73 spaces with 123 spaces, and 61 of those will be outdoor spaces, which will be metered. So, there will be more parking for the public in that regard. So, from a traffic and parking perspective, this is a benefit to the community as it is less intense than the retail spaces that are there.

Mr. Birgy asked Mr. Canning how he took into account the 1,100 units plus the retail and the other properties coming online in Sleepy Hollow, which will most likely go

through Tarrytown. This was a serious concern which prompted litigation between the Village of Tarrytown and Sleepy Hollow, which no one seems to talk about much anymore.

Mr. Canning replied that, number one: the Edge on Hudson traffic is projected, unfortunately, to go down Riverview Avenue and over the H-bridge and up Franklin, because that is quicker than going up Beekman Avenue and then crawling along Broadway. While there will be significant increases in traffic in the area, they are not expected to be as great along this portion of the corridor. Number two: that is going to happen regardless of whether this development materializes or not. And number three: if this development doesn't materialize, and the applicant leases out this space for retail use, it's going to generate more traffic and make things worse than if this project goes through. So regardless of how much traffic comes online, at Edge on Hudson, this project is going to reduce the overall level of traffic.

Mr. Birgy is speaking for himself, as a community member he feels that the topic of density always seems to be understated. We are looking at modern approvals in the neighborhood of eight units per acre. He does not see any reason to go beyond that for anything at this point, unless it has, you know, an extraordinary benefit to the village. There are no benefits mentioned in this proposal to be extraordinary. The impacts of this project will far outweigh any of the benefits that were mentioned. He thinks that the village needs to take a serious look at cumulative impacts. Unless there is a benefit such as an affordable housing benefit, he does not see a reason to recommend anything higher than eight units per acre, a three-story maximum limitation, 25% building coverage of the site, and a very strong recognition of Tarrytown's long and special historical and cultural significance. He would also like to see a building that falls within the character of the village, one that speaks for Tarrytown.

Mr. Canning noted that the architecture of this building is going to be of paramount importance and he believes that John Sullivan and his team will work with the village to ensure that whatever is approved will be tasteful, in keeping with the architecture along the corridor, beginning with the massing of the building. He feels that there will be a project that everyone can be proud of.

Mr. O'Rourke added that their model was to take a look at specifically what was stated in the Comprehensive Plan. And that is precisely what they have done. They are proposing what was a rather extraordinary statement to be made in a Comprehensive Plan. The area, in terms of coverage is 100%, and as Mr. Canning noted, the traffic generation will be far less than what is there now. So, they are implementing the action plan stated by the village. Respectfully, everybody has his or her opinion, but nevertheless, they have tried to incorporate in this design, what was proposed as the forward thinking for the village. Whether it is an injection of economic vitality and pedestrian traffic downtown, that is what they were attempting to accomplish.

Mr. Aukland agrees that this proposal is in line with the intent of the Comprehensive Plan. It provides revitalization for an area, which is not in great shape at the moment. It adds more residential units, which the village needs, and does not make the traffic

worse. He has yet to look at the numbers to see if it is really better, but these points are in favor of this proposal.

A brief discussion took place about the parking ratio. Mr. Canning summarized that the parking ratio proposed is 1.5 per unit, so, with 80 units, 120 spaces are required for overnight parking. They need 24 spaces for retail. During the day, of those 120 spaces, 30 or 40 will be vacant which is how they can accommodate the 24 spaces through shared parking to make them code compliant for the retail use during the day.

Ms. Raiselis said there is sense to what John Canning is saying. The block is almost abandoned and is an eyesore. It is not contributing anything to the village. Residential is a win-win over retail which we cannot support at this time and the density that some have proposed is asking for the high-end residential development which is not the direction the village wants to go. She thinks the project has potential. She would like to see some changes to the massing but the traffic studies make sense to her.

Mr. O'Rourke said they have finished with their presentation and are happy to answer any question.

Counsel Zalantis reiterated for the record that the Planning Board does not make the determination to grant the rezoning. The Village Board considers any changes to the zoning in this village. This application is before the Planning Board, as the lead agency to consider the environmental impacts. The Planning Board will be looking at traffic and all the other issues that have been raised. And, in fact, just to clarify for the public, this Board may be retaining its own traffic consultant, if that is something this Board deems appropriate, in order to review the applicants traffic analysis. If the Planning Board makes a recommendation to the Board of Trustees to go forward with the zoning, the public will also have an opportunity to speak before the Village Board at a public hearing to comment before the Village Board acts.

Ms. Raiselis said that if there is going to be opposition to this project during the public comment period, she would ask those who are speaking to also propose what they would like to go on this site. If they don't want residential, and the retail is not working, she would ask if they can be productive and propose something on this site, something that is going to make sense here for the village, and that some developer wants to actually do and invest their money in.

Mr. Tedesco thinks that this project has a good potential of being very successful in the area but there are a lot of issues that need to be dealt with in terms of the massing and other factors. The applicant has indicated that the New York State Office of Historic Preservation has submitted a list of design suggestions. At this point, the Board feels that the applicant should provide preliminary ideas and plans regarding these items before they begin any consideration of a Negative Declaration for this application. Mr. Aukland agreed.

Mr. Birgy commented that he is not against this project, but it always seems to boil down to a matter of degree. There is nowhere in the Comprehensive Plan that says 80 units is the magic number for this site. We can have a little bit of residential and a little

bit of retail, we just need to do something that's reasonable. The village is built on a on a 19th and 20th century road infrastructure, which is a main problem. He is not against development, but every developer is saying they want to do 80, 100, 188 units, and it gets ridiculous. We have to look at what the community wants. We all drive in this community and the traffic is a problem. He would love to see something better than abandoned stores, which wasn't the village's choice. He feels they could have been rented. The stores sat for years and years and he doesn't know if that was really necessary. He thinks there can be a mix of something that will work within the constraints of what we have within the village.

Ed Coco, the applicant commented that they have had this property a very long time and they have looked at it every which way from Sunday. They clearly scaled back the project from what was proposed a year and a half ago and they listened to the Board very closely. They feel they have come back with a project that fits well with the site. They have looked at leasing the retail stores as is, there's very little credit in any tenant that wants to lease those stores. So to plow a bunch of money into those stores, economically, makes very little sense. There may be some demand for a 1,500 or 2,000 square foot tenant, but there is no demand for 6,000 S.F., which would have parking requirements that they would be unable to provide for a restaurant, for example. He thinks they actually have an opportunity to develop something nice on the property and have left it vacant to try to work with the village to do something that makes sense for everybody.

Dr. Friedlander asked Mr. Ringel to start the public comment period.

PUBLIC COMMENT PERIOD

Sadie McKeown, who lives on Archer Place, supports the project and thinks it is appropriate to put residential at this site. The applicant has reduced the density from a year and a half ago. She finances housing for a living and knows how difficult it is to make these deals work without some density to get to the economics to make sense. To make the project any smaller would probably start to erode the economics for the developer and she thinks that this is something that the village needs to take into consideration. Speaking as the Chair of the Tarrytown Housing Committee, this mix of rental housing will serve a different population than the assisted living or the senior housing at the YMCA. She noted that the village's population has been very flat since the 60's, growing only 2%, in the last 30, 40 or 50 years. So, the village does have the ability to add to the tax base and to the vibrancy of our downtown. This will support the merchants and give young people, like her children, who are graduating from college, and want to stay in the village, a place to live. It also offers an opportunity for those who want to sell their homes but remain in the village. The site is underutilized and it is a hole in our downtown. This project will add tremendous vibrancy and cosmetics to the town, which clearly need to be addressed. The density is not an issue. The traffic is not a byproduct of this project, it is a byproduct of the development in Sleepy Hollow. That needs to be addressed in another way, but we should not put it on the back of this project. She fully supports this project and appreciates the changes that were made since the last time it was proposed.

Mark Fry, a resident of Tarrytown for 27 years, currently living in Ossining, looking to return to Tarrytown, respectfully disagrees with Ms. McKeown on quite a number of points. The reason why Tarrytown is one of the most 10 prettiest villages in America is because of the fact that we

have had 11,000 people living here for the last 70 years and that is what makes us a special place. This idea that we need more people is nonsense. Ask anybody on the street if we need more people, or more big buildings, or more traffic in Tarrytown and the answer is no. He disagrees with Joan Raiselis, who he said seems to have taken it upon herself as a Planning Board member to be recruiting developers. He has been in town long enough, since 1977, to see property booming, and he has seen it busting, and, over the next hundred years with no changes, he is sure there will be merchants that open stores there. It is changing, it always does. Businesses such as wholefoods was a non-starter, far too large of store with that specialty in this market. He thinks there is a lot of fuzzy logic being used about what is allowed at the existing site. He said he is a zoning and planning compliance expert. This zone requires two spaces for each dwelling unit and the talk of reducing it to 1.5 or 1.15 per unit is nonsense. The height for this zone is three stories. Also, the SAO zoning, is not law and we should not pretend that we have passed a height ordinance or a rezoning that most people vigorously object to, and start working from that basis to look at a special zoning on this. He finds it really annoying that he prepared for a week for this meeting and he only has 25 seconds left, but he will make his strongest points first and come back for another bite. First of all, there is no public benefit with 166 parking spaces. There should be another hundred and he will leave it at that and come back in a couple minutes of minutes.

Dolf Beil, 108 Main Street, had Mr. Ringel show the slides he submitted prior to the meeting in accordance with village policy. This information is included in the minutes as "Public Comment - Exhibit D".

First slide: Mr. Beil has concerns of a development surge, traffic and environment, COVID -19, and the Comprehensive Plan.

Second slide: Shows potential development in the village: 456 units are on the Planning Board Agenda or already approved, which is a 10% increase. Verbally, although no documentation to support this, there are another 166 units, or 4% at Hudson Harbor, and the SAO at 29 South Depot Plaza proposed density could deliver 887 units, or 19%, for a total of 1,509 units. This is an increase of 32% in the housing units.

Third slide: The population has remained constant since 1960 and he totally supports what Mark Fry has said with regard to the population in the village. Enough is enough.

Fourth slide: Mr. Beil feels that the village clearly has a traffic problem. You can talk about where it's coming from or what it's going to be in the future. But the 2016 study talked about the then current development would produce 560 trips more per hour. I'd like to have somebody on South or North Broadway on a Saturday at one o'clock, tell him that there is no traffic problem.

Fifth slide: Tarrytown had a lawsuit, alleging that our neighbor to the North failed to take a hard look at the traffic and environmental impacts. As far as he is concerned, it's the duty of the Planning Board to take a serious look at the traffic and environmental impacts.

Sixth slide: This is from the DC handbook. If you have two or more projects in an area, a GEIS is needed. Clearly with the number of projects proposed, there is a need for the GEIS. Allowing a negative declaration is improper. You can't issue a negative declaration and then require the sponsor to conduct studies and segmentation is not allowed.

Seventh slide: Coronavirus: Everybody knows that the traffic on the train and bus service is down and we have a major revenue problem. Trying to do anything new with Coronavirus still with us is just crazy. He will pick up the last slide later.

Mr. Beil stated that he is a taxpayer at 108 Main Street and lives in White Plains. He has seen what overdevelopment has done and looks forward to moving into 108 Main Street, which is the reason why he has bought and improved the property.

Doug Fox, 42 N. Washington Street, which abuts the property on the west side, grew up in Irvington, has lived in Dobbs Ferry and now lives in Tarrytown. He is concerned that what happened to Irvington will happen to Tarrytown. Irvington went from a fairly mixed population of different incomes and ended up basically just a bedroom community for very wealthy, gentrified residents. The tax base was shifted almost exclusively to the homeowners and almost nothing as far as industry. A similar process is happening in Tarrytown which concerns him. The houses that will be impacted by this project were built, essentially on a big slab of granite. He is very concerned that the construction of this project will potentially have damaging effects on his residence, if not his neighbors. He also has stormwater concerns that will affect his property. With regard to the traffic, the streets were never designed for this amount of cars. A lot of people who use the stores in the area walk to them, they don't drive for the most part. This is a small town that was built in a period before the automobile even was here. We have to adjust to that reality, if you want to keep the actual quality and nature that has made this attractive to a lot of people, because we aren't going to be able to change anything in the streets as far as width or anything to do the traffic without really badly impacting the village.

Deborah Portnoy, who lives at 18 North Broadway, a 32-year resident, commented that Mr. O'Rourke said he is concerned about the health and benefits of the people who are going to live at this site. She would like the health and benefits considered of the people who are living in town right now. It is a big deal to have CVS within our walking community. A cafe to replace it makes no sense in that location at all. As Mr. Beil said earlier, it is not about what the developer wants, it is about what is good for Tarrytown. And the location of CVS is good for Tarrytown. Of course, you have to consider the form of everything, but function counts, too. This is a functioning practical, beautiful historical walking town and she would like to see it stay that way.

Mr. Tedesco asked Mr. Coco if they are in negotiations to keep the CVS store.

Ed Coco said that they approached CVS. Their lease expires in January of 2024, so they have a few years yet. They would like to keep them, but at the same time, they can't hold up the project. They are hopeful that they can work something out with them but they just do not know yet.

Katy Kreider, who lives at 42 North Washington Street, is concerned that the building could block her solar panels. She would like CVS to remain as an anchor store. The 8,700 square feet of retail doesn't sound like enough to cover CVS and others. The Comp Plan places a lot of emphasis on keeping the character of the town, keeping it a village, keeping it walkable and any retail should focus on neighborhood needs and should complement not compete with the downtown merchants. The CVS is the store that is probably used the most. She used all of the stores that were there in the past. She feels that if they wanted to rent out that space, an antique mall would show up in a heartbeat, if the rents were okay. She feels that the developer does not seem to want to rent these spaces out and he's purposely leaving them ugly. She is concerned about the density. She read the traffic study and it really wasn't a study of our space it studied the general spaces. She feels the parameters used were incorrect and do not fit my experience of the town. She walks in area all the time, and many people walk to the stores, and are not parking. The study over exaggerates the amount of traffic they create, and under exaggerating the amount of car traffic that an extra 80 or 90 or 100 cars will create. With regard to parking, the village needs the parking at night for the restaurant, the music hall and for the jazz forum. She has worked for a Big Four accounting firm and knows that you can make data say anything. The building is too high and doesn't look anything like what the town wants. She wants more retail and less density in the heart of town. She feels that the village does not need more people and more cars. And we certainly don't need more cars in the neighborhood going out. The other thing is people if they're going to the train station often if there's two people one

will drive the train. So drop them off and then come back and pick them up and you end up with going traffic in both directions and creating more traffic than less.

Olivia Gerth, who lives on LeGrande Avenue, is concerned about traffic. Number one, the project would create congestion that the petitioner's own traffic plan notes that Broadway is one of the busier roadways of the village, which is problematic for residents who access Broadway in order to access Tappan Zee and 287. Broadway's already jammed during rush hour even in the middle of a pandemic when most residents are not commuting, this congestion will only worsen as normalcy resumes by adding 80 residential units with commuters. People might continue using personal vehicles rather than public transit, in the post pandemic world, and noted the increase in car sales. A traffic study right now can't anticipate volume at this juncture without considering the effects of a global pandemic which are almost impossible to predict. The parking plan seems up in the air with regard to the shared parking between the building residents, the public, depending on family size, and again, pandemic effects. Building residents would potentially rely on free parking on the LeGrande Avenue and other streets making it difficult for residents to find parking in front of their own homes. I just think there is a lot of uncertainty for something so impactful to the village's daily function. She is concerned about precedent. This sets a precedent for neighboring properties to create the same generic high density buildings in the heart of Tarrytown, which creates an urban center that walls off historic downtown from the rest of the community. Part of the Tarrytown Comp Plan is to nurture an attractive and resilient business environment and to maintain the village identity. She doesn't believe that this development, as it currently stands encourages those values. The building will also block the current public views of the Hudson walking down McKeel that were heavily considered when purchasing a home in town this year. She has iPhone photos and additional Google Maps screenshots of the Hudson from McKeel and the Google Map screenshot from 2018 that was provided in the EAF report is misleading. She looked at Google Maps just prior to this meeting, and simply one other click would provide the Riverview. She would be happy to share those images. She would encourage the petitioner to take a stroll down McKeel to observe the Hudson views personally rather than rely on a map image as they are truly spectacular, and she thinks they would help one appreciate what the community stands to lose. This large development is making a lot of assumptions and the middle of a pandemic, when no one can be certain what the future holds. She does not see this development as it currently stands being responsive to the community needs. To respond to Joan Raiselis' request for what she would like at this site, she would propose a small number of units, ideally, two stories of residential above retail, and a more harmonious façade off Broadway so that there is an alignment with the village's historical identity. She appreciates the reports that were provided.

Colin VanderHorn, who lives on LeGrande Avenue, would like voice opposition to the 39-51 project. He support projects like the YMCA and Sunrise since they improve the village and solve problems. From his understanding, the Board of Trustees almost always approves the recommendation of the Planning Board, so it would seem that this is the main opportunity for the public to address these projects. The density of 39-51 is hardly recognizable in Tarrytown, save a few buildings that were constructed a half century ago, like Franklin Towers. These are outliers that are being pointed to in an effort to validate the proposed extremely dense projects currently before this Board. In other words, an attempt to use precedent. While arguing for precedent, supporters of these projects will comment that the new structures do not support precedent being set. He hopes that everybody can see through this argument. He would bet the farm that a shovel will not enter the ground on one project before someone else pushes for the same density. If the circumstances are similar, the next developer will have a valid argument and possibly grounds to litigate with the village even if the proposal is denied initially. He hopes that the Board will consider these implications even if the attorney's argument such threat exists. You can see the river and the Tappan Zee Bridge all the way up McKeel Avenue and

the photos submitted by the petitioners for this project were deliberately misleading. I encourage Board Members or anyone who wishes to walk up McKeel and see for themselves how this project will affect the public view. He was extremely pleased to hear Board Members rethinking the height variance for this project. To answer Joan Raiselis' question, he agrees the site won't support only retail. Residential over retail seems like a logical solution, but let's develop within reason. This two stories over retail would allow for additional parking flexibility and work within the character of the town and Broadway particularly. The Board should not put developer financing over the public benefit. Just yesterday, it took him six minutes to travel from Patriots Park to the front of the site. There was no accident, there was no roadwork, this was just a normal Sunday at 4:30. They have the CVS that most residents walk to, and really benefit from. It seems that this project would hurt existing residents more than it helps them. He would like an update on the current status of the height variance for this project.

Howard Smith, 87 Main Street, would like to raise a process question. It seems they are putting the cart before the horse. We have a Comprehensive Plan that lays out the vision and tosses around a lot of terms that need to be flushed out. We also have zoning regulations. If a developer was proposing to work within those regulations, proposing a row of retail with a couple of levels of residential above, compatible with the historic architecture of the village, then the public comment would be similar to the YMCA project, which is very positive win-win for the village since it meets the objectives of the village, but not at a scale that goes beyond the existing scale of the village. With this project, it seems that we have skipped a whole step and should be defining what changes the village wants to make in zoning, rather than having developers come in and essentially define a new standard for us. The new standard that is being defined by this, and at least one other development is 60 feet tall, with buildings of significant mass, trying to take advantage of every possible square foot of space on a site. It's understandable why a developer might have that perspective but it is hard to understand how it makes sense in terms of the character of the village. He does not think it is appropriate to have a situation where developers are coming in and defining that for us. He thinks we should take a pause, with the leadership of the Planning Board, and the Trustees, and engage the citizens in the village in a discussion of the current zoning. Questions about density, height, scale and mass should be discussed. Instead, the village is just reacting to the proposals. It is clear that the proposals are pushing beyond the limits of what he thinks most people would feel is appropriate for Tarrytown. He would encourage hitting the pause button on granting variances for a project of this significance until the public is invited in having that kind of conversation to define the standards, not the developers.

Heather Haggerty, 18 Kaldenberg, which is right next to Central Avenue, the street where all the traffic would come from this project. She agrees with Howard Smith and would like some standards set for height and density. With regard to the traffic, two new apartments on Main Street have been added and while it may sound really simplistic, the two new apartments have created an increase in the traffic. During COVID, people are working at home, they're not just staying at home and going to work. They're coming in, they're coming out, they're going to grocery shop, they're going hiking, there's a lot more traffic of people working at home. And who knows how long this working from home will continue; this might be the new norm. COVID has changed everything. She agrees with Howard that maybe we should take a breather and figure out what is actually best for Tarrytown and if these densities work. She has lived here for 10 years, but is from Dobbs Ferry where a lot of developments came in that drastically changed the area. Many people moved out because they didn't want their children growing up near so much traffic and she doesn't want Tarrytown to end up the same way.

Lisette Mendez Boyer, who lives on Grove Street, for over six years, is an Architect and Planner. She is in support of the project and agrees that there are things that need to be looked

at in terms of the massing and the architecture and viewshed. She is perplexed by the amount of people that are against this project. It is a project that's going to bring much needed housing into Tarrytown for people who commute here and work in Tarrytown. It is unfair that you have to make \$70,000 (the median household income) or more to be able to live here. She does not understand why people who live near a bridge that costs \$4 billion to build would not expect Tarrytown to be somehow growing adjacent to such an investment. With regard to density, the more density you have, the less car usage you have, especially near a metro station. The comments made before saying that there is going to be a lot more traffic because of the density, are not true, it is usually the opposite. And historic preservation and development are not mutually exclusive; you can have both. The project is close to Main Street, where you want the density; near retail and a walkable train station. For those who have lived here for 20 or 30 years, we are all New Yorkers, and we all have to right to live somewhere. She really thinks that people should really open, not only their minds, but their hearts to this project.

Amy Wessan, 85 Main Street, agrees with Howard Smith and Mark Fry and several of the speakers. She thinks it would be wonderful to see the charm and the architecture that we have on Main Street turn around that corner and continue towards the library. There are empty storefronts and clunky buildings from the 70s or the 60s that don't really go with the rest of the town. This is an opportunity to make a beautiful center to the town that faces the landmark building, the church, and the post office. The building that is proposed looks like something that you could see in any town. She feels this is an opportunity for retail, but without such a dense structure above it. She would like something that has the charm and glow and vintage feeling that this town is known and what draws tourists to us from all over Westchester. They come to enjoy the restaurants and see a show at the Music Hall and they love to talk about the charm of the town. Why not give them more opportunities to eat, as well as the villagers, who have lost the essential services such as bookstores and shoe repairs that they need. The reason for the empty stores is because the rents were jacked up so high and, at one time, were almost doubled.

Carol Griffiths, of Martling Avenue, also a member of the Tarrytown Environmental Advisory Committee, would like to know why an Environmental Impact Statement was not done. If the developer feels that he needs to have this kind of density, he could have justified it in an EIS. She feels the building is too high. TEAC did a study a while back that said residential doesn't bring in the kind of taxes, and usually the services outweigh the tax benefits for residential. She would like more information about the rental costs to determine if it will be affordable for the people who work in Tarrytown, or will they have to move out and live somewhere else and commute.

Monique Kozlowski, who lives in Heritage Hill, believes there is an opportunity here to do both. The village needs to expand its tax base and needs more housing so mixed use is the way to go. She appreciates the economic pressures to make a development, economically feasible which requires cooperation between the village and the developer. She feels that the scale is one story too high. She noted the Village of Maplewood, New Jersey which is very similar in spirit and in timeframe. They did a very nice infill project that worked for the community with retail on bottom, two stories on top. She assumes that this developer is aware of that project and would encourage him to look at it. It is a good inspiration at something that is mixed use, provides housing and retail, but also maintains the scale and character of the community, which is something that would work for all of us.

Laura Burk, 40 North Washington Street. Her property backs up to this property. She noted that there are a lot of people in the audience tonight that may not have been here for the first iteration of this project. The original project began at 39 and extended to the corner of Dixon

Street. This involved another property owner. It was a gigantic project, and it was almost immediately withdrawn. She has spoken to some people who feel that proposal was a little test, and they would withdraw it, and eventually propose something smaller that everyone would like. She said it is smaller, but not small enough. She agrees that the area needs to be revitalized. She feels that more retail is needed. The proposed retail is just for the CVS and maybe like a little rental. If CVS goes away, people will have to drive all the way to the other end of Tarrytown contributing more to the traffic congestion. People buy homes in the center of town, so that they have places to shop, eat, go to the library, etc. When you buy a house that was built 140 years ago, you don't expect this kind of development in a 300-year-old village. You don't really think they're going to just plop up a six-story building in the middle of town. Three stories is fine, but it doesn't need to be twice as big. Smaller retail spaces might be more desirable than giant retail spaces. She does not feel that this project provides any really benefit to the people in the town. The only benefits she sees are for the residents of the new building. The traffic study was based on the retail spaces being occupied, but right now, they are empty, so there will be more traffic than we are seeing right now, so it is not a fair comparison.

George Scudieri, 40 North Washington Street, has concerns about the traffic and density. There have been studies done, but anyone can see that the traffic is just terrible. The height of the building is too high and goes against the character of Tarrytown. The views are going to be obstructed from McKeel and then from other areas and it seems like they are building a big wall. He acknowledged the setbacks and that there are things that soften the impact, but the height is just going to negatively impact the look and feel of Broadway. Tarrytown is likely to grow and expand but he feels we have to be smart about it. Listen to the people who are here tonight and, as the word spreads, more people will come out. They care about the town and want it to succeed, but it a smart way. Many of us moved here for what Tarrytown offers. A lot of people love the small town feeling and the beautiful charm and we must be smart about the height and the density of this building and other projects, too.

Grace Morelli, who lives on Windle Park, is confused why the same standards for this building and the other retirement home are not being used for the YMCA project in comparison to the other homes that are around it. She is all for affordable housing, but the scale of the project is huge. She is concerned that the same concerns aren't being considered for YMCA project.

Dolf Beil, 108 Main Street, continued his presentation with the last slide. He feels that the Comprehensive Plan has been totally taken out of context. There are three references to height and stories but no hint of a height change. It speaks about evaluating, and not building, which is what we are doing at this public hearing; hearing public comment to see what the neighborhood feels about this kind of project. To address Ms. Raiselis' question, he would propose a novel concept, which is to look at the current zoning and see what it allows. Perhaps maybe a little variance, but what has been proposed, he feels, is out of the question.

END OF PUBLIC COMMENT

Dr. Friedlander suggested that we adjourn the meeting now, and, at the next meeting, the 29 South Depot Plaza be placed first on the agenda followed by this application so that people can continue to comment. He thanked everyone for their thoughtful and productive comments which he thinks have been useful. The Board will have ample time to digest them. He hopes that the applicant will have an opportunity to address the comments and questions at the next public hearing.

Mr. Tedesco moved, seconded by Mr. Aukland, to assume Lead Agency Status under SEQRA.

Mr. Birgy left the meeting.

Dr. Friedlander asked for a roll call vote:

Member Raiselis: Yes

Member Aukland: Yes

Member Tedesco: Yes

Chair Friedlander: Yes

All in favor. Motion carried. 4-0

Mr. Tedesco moved, seconded by Mr. Aukland, to continue the public hearing.

Dr. Friedlander asked for a roll call vote:

Member Raiselis: Yes

Member Aukland: Yes

Member Tedesco: Yes

Chair Friedlander: Yes

All in favor. Motion carried. 4-0

CONTINUATION OF PUBLIC HEARING – Lexington 202 Group LLC 29 S. Depot Plaza
Re-referral by Board of Trustees for review and recommendation of a petition for zone changes to allow for 88 residential units above a self-storage facility with parking.

Mr. Tedesco moved, seconded by Mr. Aukland, to adjourn the application of 29 S. Depot Plaza until the next regular Planning Board meeting and to place this application first on the agenda.

Dr. Friedlander asked for a roll call vote:

Member Raiselis: Yes

Member Aukland: Yes

Member Tedesco: Yes

Chair Friedlander: Yes

All in favor. Motion carried. 4-0

ADJOURNMENT

Mr. Tedesco moved, seconded by Mr. Aukland, to adjourn the meeting at 11:10 p.m.

Dr. Friedlander asked for a roll call vote:

Member Raiselis: Yes

Member Aukland: Yes

Member Tedesco: Yes

Chair Friedlander: Yes

All in favor. Motion carried: 4-0

Liz Meszaros- Secretary

EXHIBIT "A"

Wilder Balter Partners, Inc.

62 Main Street

10-26-20 Presentation Documents

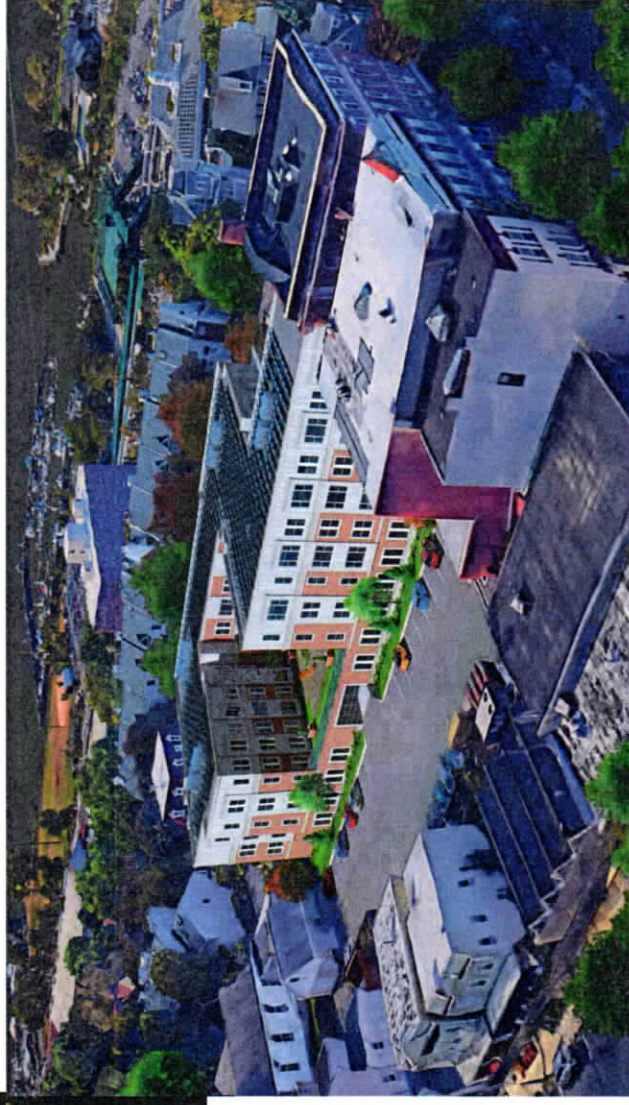


Wilder Balter Partners YMCA Redevelopment



Planning Board Meeting

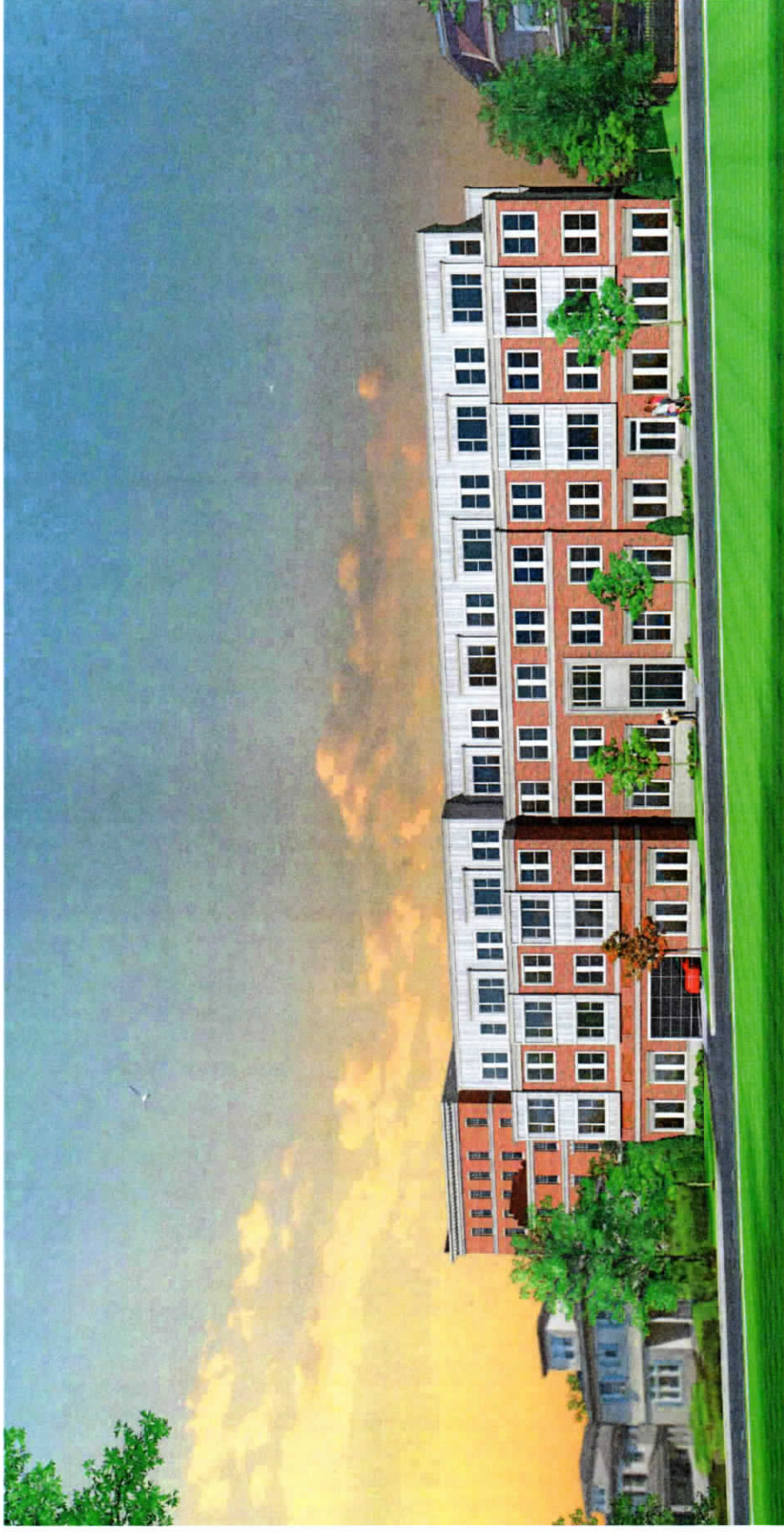
10.26.20



REDEVELOPMENT OF YMCA

- Preserve Original 4 Story Main Street Building
- 69 Car Municipal Parking Lot
- 109 Apartments, 80% Are Age Restricted, 14 studios, 95 1BR's
- 40% to 80% of AMI, Rehouse Existing Residents from SRO
- 121 On Site Resident Parking Spaces
- Green Roof Courtyard for Building Residents
- On Site Management Office with Live-in Superintendent
- LEED Gold with 150KW On Site Solar

Windle Park Rendering Looking Northeast



TARRYTOWN APARTMENTS

Windle Park ~ Looking East



Proposed Site Plan

- Preserve Original Main Street 4 Story Building
- 109 Units, 80% 55+
- Temporarily Relocate and then Re-House existing Y Men into Apartments Instead of Single rooms
- Affordable to Workforce level Rents
- 121 Resident Parking Spaces
- 69 +/- Municipal Parking Spaces
- Green Roof Courtyard
- LEED Building



SITE

WILDER BALTER PARTNERS
CHAPPAQUA, NEW YORK

Main Street Rendering Looking South



TARRYTOWN APARTMENTS

Main Street ~ Looking South



Zoning and Site Plan Approval Process

- Entire Property is Zoned M-1.5 (Village Board Completed this Process on 9/8/20).
- Upon recommendation of the Planning Board, the Village Board applied Village Board Applied SC Floating/Overlay Zone to permit development of multifamily dwellings in which at least 80% of the dwelling units must be occupied by one person 55 years of age or older.
- SEQRA Process completed with a coordinated review by the Planning Board for the zoning and site plan application. Negative Declaration issued by Planning Board found no significant adverse impacts on the environment.
- The Planning Board is continuing the public hearing originally opened on April 27, 2020. Last appearance was on July 27, 2020.

Apartment Program

- 80% restricted to households where one or more members is 55 or older
- **Affordability:** Rents ranging from 40% to 80% of Westchester Area Median Income (AMI)
 - Fifteen (15) Studio homes at 40% AMI with monthly rents approximately \$840 (based on 2020 AMI)
 - Ninety-Four (94) One Bedroom homes with rents ranging from \$900 - \$1,805 (based on 2020 AMI)
- Made possible with funding from
 - New York State
 - Westchester County
 - Local Non - Profit



Public Parking from Washington St. Lot, Lobby & Apartments



Architectural floor plan of an existing building. The plan shows a large rectangular structure with various rooms and corridors. Key areas include a 'STOCK ROOM' at the bottom right, a 'MECH' room (mechanical) in the center, and several rooms labeled 'H.C.' (likely storage or utility). Dimensions are provided for many rooms and corridors. A small 'EXISTING BUILDING' label is at the bottom left. The plan is oriented with a north arrow pointing towards the top right.

I&M DESIGN LLC
ARCHITECTURAL OPENING CURTAIN DESIGN
10000 WILLOW LAKE • ADDY, WA 99001
CONTACT: 509-365-1441 EXT. 11
E-MAIL: info@imdesignllc.com

WILDER BALTER PARTNERS
CHAPPAQUA, NEW YORK

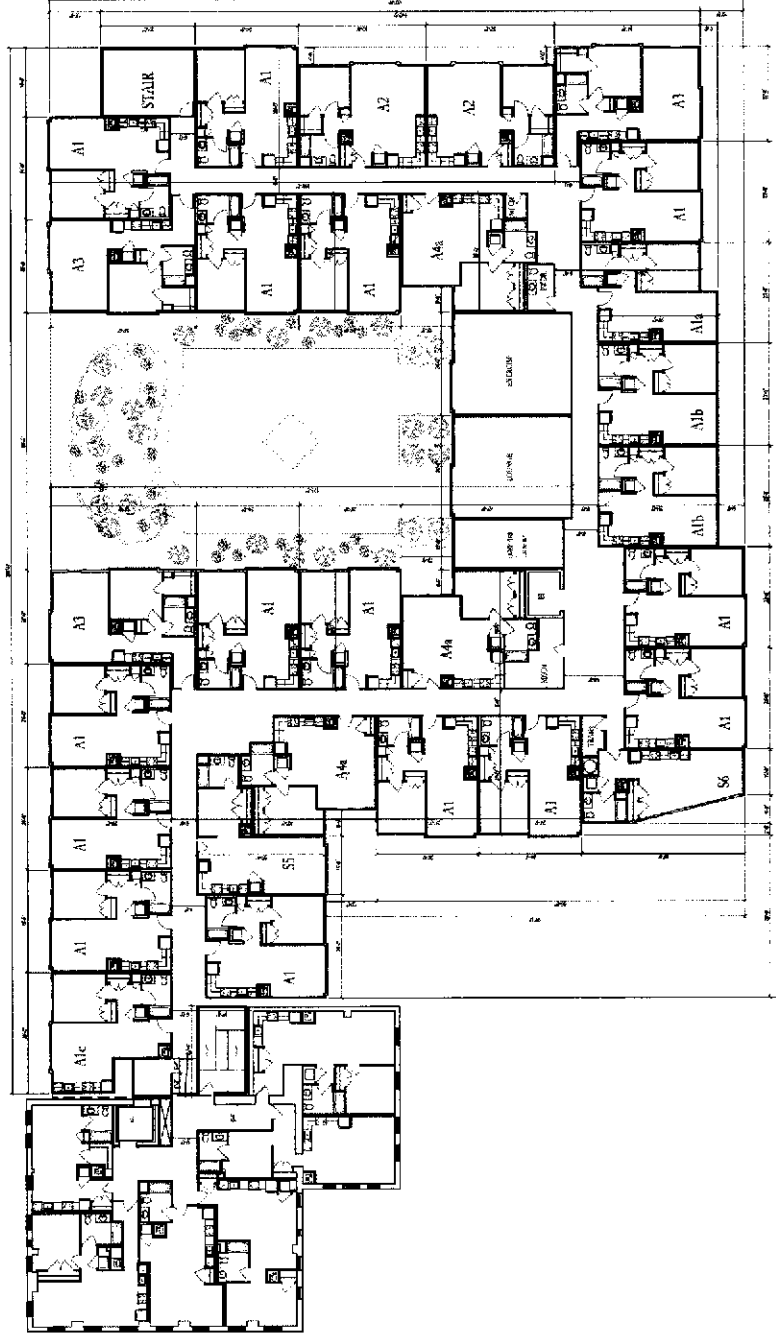
Architectural floor plan of a building. The plan shows a large central hall with a staircase on the right side. The staircase is labeled 'STAIRS' and has a width of '10'-0"'. The hall has a width of '20'-0"'. The plan includes several smaller rooms and a kitchen area. The rooms are labeled with numbers and dimensions. The plan is oriented with the entrance at the top. The rooms are labeled with numbers and dimensions. The plan is drawn with solid lines for walls and dashed lines for openings or projections. The text 'EXISTING BUILDING' is written vertically on the right side of the plan.

1 BUILDING PLAN - RESIDENTIAL PAVING LOWER LEVEL - P)
SEE 15, 16

Public Parking from Washington St. Lot, Lobby & Apartments



Second Floor: Apartments and Resident Amenities



SEE FIRST FLOOR FOR STAIRS



JAM DESIGN LLC
ARCHITECTURAL FIRM
1000 10TH AVENUE, SUITE 1000
NEW YORK, NY 10018

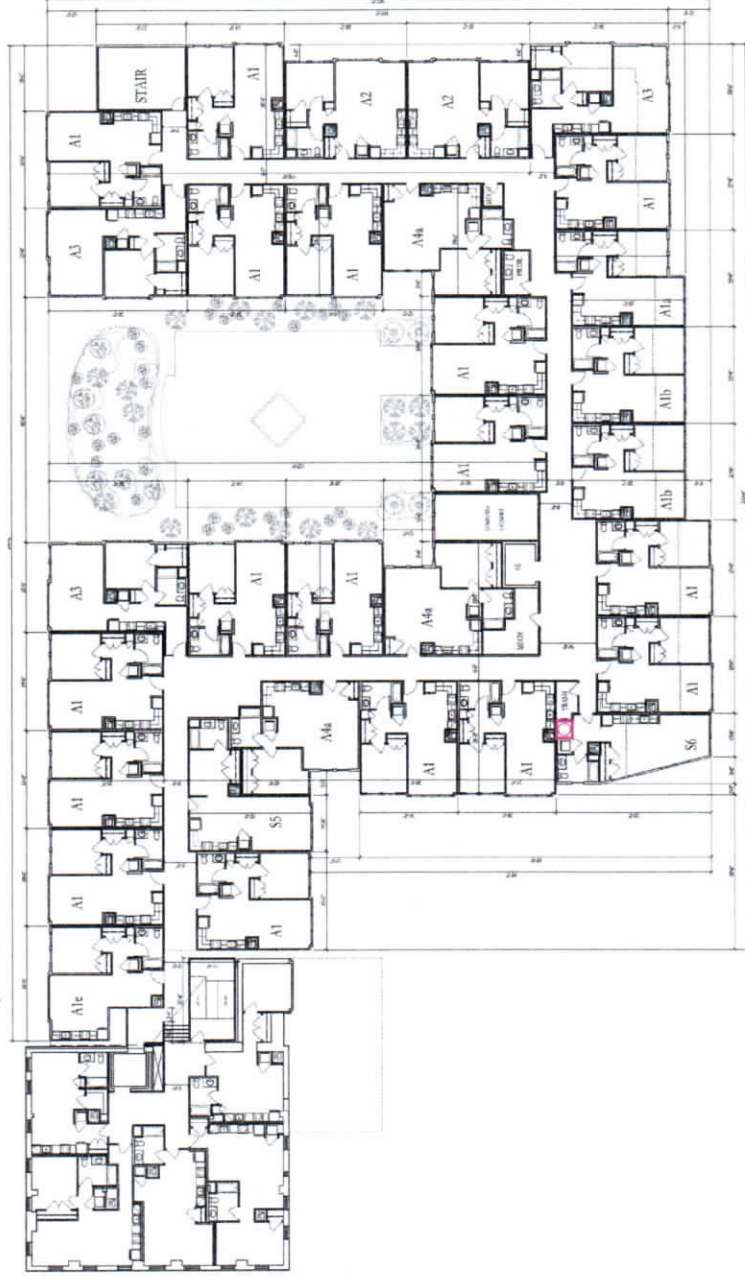
TARRYTOWN APARTMENTS

TARRYTOWN, NEW YORK

WILDER BALTER PARTNERS

CHAPPAQUA, NEW YORK

Third Floor: Apartments and Resident Amenities



Westchester Planning 10/23/20 Letter

Recommended County Funding

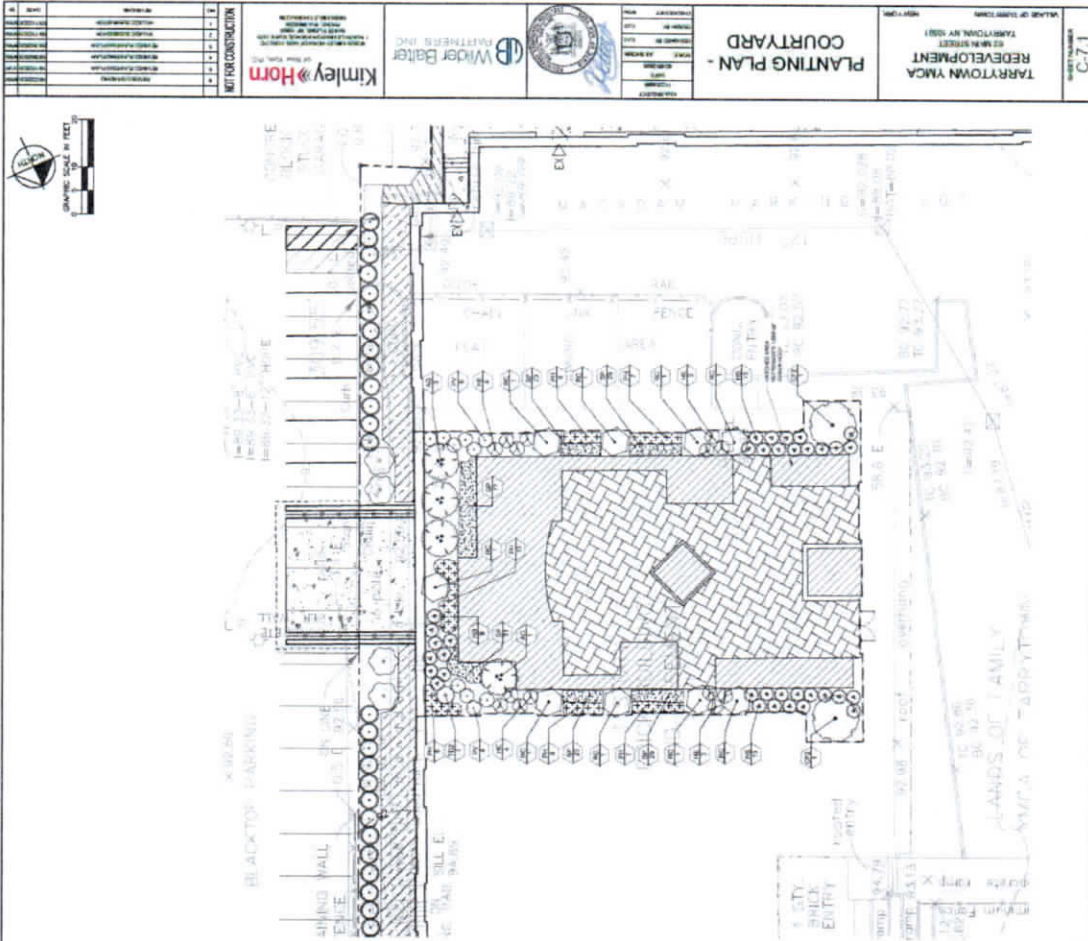
Suggested:

- Flexible use of parking in case we have unused resident spaces
- Bike storage
- Improve sewage flows
- Recycling provisions
- Green building provisions

ARB 10/21/20 Meeting

- Pleased that YMCA building on Main will remain “freestanding” in appearance
- More landscaping on Windle Park and south elevation with significant plantings including shrubbery and trees
- Suggested several improvements on façade

WBP has engaged Beyer Blinder Belle as our Façade Consultant

[illegible]



EAST FACADE

Existing Residents During Construction

- Temporary off-site relocation has been changed, primarily as a result of Covid-19 complication
- Schedule of Construction:
 - Improve existing SRO to ensure 35 rooms, kitchens, bathrooms and common areas are in good condition
 - Build the rear (southern) building
 - Move existing residents to the new building
 - Gut rehabilitate the original 4 story front building
 - Reconnect the front and back building
 - Start to finish: 24 to 26 months

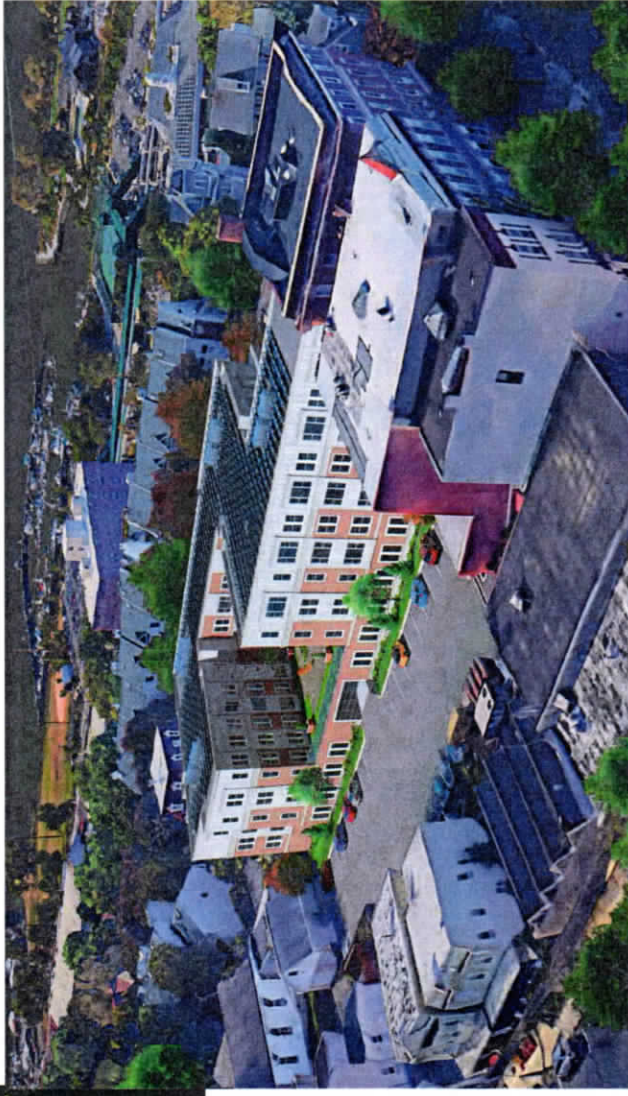


Wilder Balter Partners YMCA Redevelopment



Village Board Meeting

10.26.20



REDEVELOPMENT OF YMCA

- Preserve Original 4 Story Main Street Building
- 69 Car Municipal Parking Lot
- 109 Apartments, 80% Are Age Restricted, 14 studios, 95 1BR's
- 40% to 80% of AMI, Rehouse Existing Residents from SRO
- 121 On Site Resident Parking Spaces
- Green Roof Courtyard for Building Residents
- On Site Management Office with Live-in Superintendent
- LEED Gold with 150KW On Site Solar

EXHIBIT "B"

Sunrise Development, Inc.

99 White Plains Road

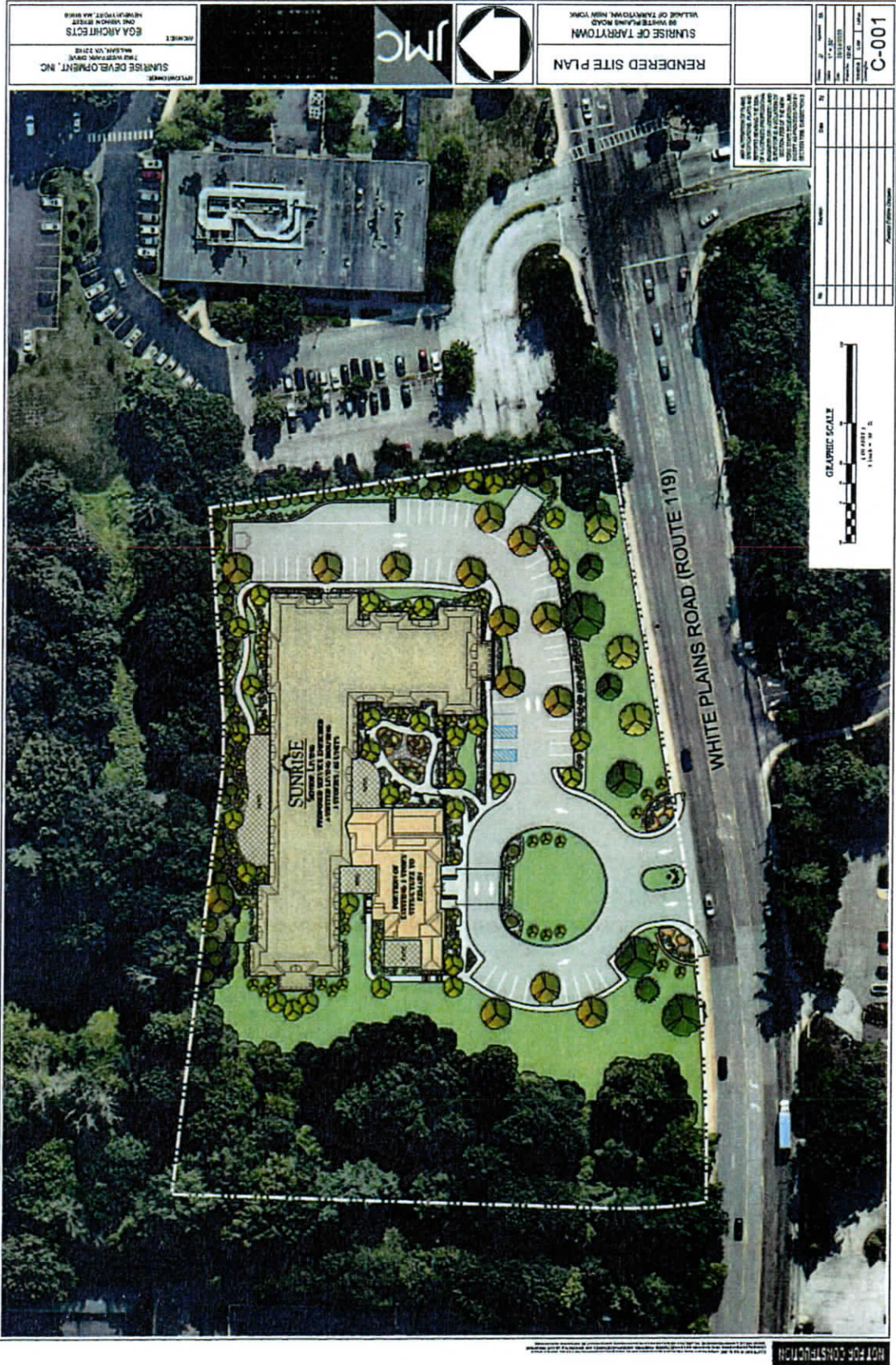
10-26-20 Presentation Documents



PLANNING BOARD PRESENTATION

9/30/20







RESPONSES TO BOARD QUESTIONS

1. What age are the residents?

- Average age = approx. 88
- 10 nearby Sunrise Assisted Living communities evaluated
- Approx. 83% of residents are between the ages of 81-100

2. What services would be provided?

- “Activities of daily living”
- Bathing, walking, dressing, eating, toileting, medication management, housekeeping, and social and recreational activities





RESPONSES TO BOARD QUESTIONS

3. *How many residents might have a car to maintain a sense of independence?*

- 0 are expected
- Residents no longer drive
- 7 resident cars kept on-site at 10 nearby Sunrise communities

4. *What are the dimensions of units and activity rooms?*

- Units = 350 to 550 sf
 - Studios & one- and two-bedroom units
 - All AL units have small refrigerator with sink
 - No kitchen or cooking facilities
- Common areas vary
 - Dining areas = approx. 35' x 45'
 - Entertainment and activity spaces = approx. 25' x 25'





RESPONSES TO BOARD QUESTIONS

5. *Describe COVID precautions. Is there a quarantine area?*

- Strict social distancing
- Robust handwashing and cleaning procedures
- Quarantine in room
- <https://www.sunriseseniorliving.com/about/company-info/prepared.aspx>

6. *How many employees? What are their shifts?*

- First shift (6:30am – 2:30pm) = 30 employees
- Second shift (2:30pm – 11:30pm) = 25 employees
- Third shift (11:30pm – 6:30am) = 5 employees





RESPONSES TO BOARD QUESTIONS

7. *How many employees would drive to work?*

- 50% = public transportation or shared ride services
- 50% = drive

8. *How would employees arrive at work if public transportation were not nearby?*

- All Sunrise communities are serviced by public transportation
- If not within a reasonable walking distance, van picks up employees at closest train or bus station

RESPONSES TO BOARD QUESTIONS

9. *When would visitors visit?*

- Approx. 5-10 visitors in the building at any one time
- Peak visitation time = around 3:30 PM
- Relatively consistent between the week and weekend
- Ample parking spaces for visitors in the 54-space parking area



10. *Could more land area on the west side of the building be used for activity space?*

- No additional programmatic need for outdoor activity space
- Unnecessary disturbance to steep slopes and existing vegetation
- Plan retains substantial buffer to Aqueduct



PROPOSED ZONING AMENDMENT

1. Add a new definition for "SEAL" to Section 305-5, as follows:

SERVICE ENRICHED ASSISTED LIVING HOUSING (SEAL) – A housing facility containing a combination of an Assisted-Living Facility and Alzheimer's/Dementia Care Housing as those terms are defined herein, together with related uses and services.

2. Amend the existing "Artis Overlay," as follows:

§ 305-40.1A/D and SEAL Floating/Overlay Zone.

[Added 11-18-2019 by L.L. No. 11-2019]

A. Introduction. By action of the Board of Trustees, a qualifying parcel of land may be rezoned to the A/D and SEAL Floating/Overlay Zone, either upon application of the parcel's owner or upon the initiative of the Board of Trustees. Upon approval, this district shall be in addition to and shall overlay all other zoning districts where it is applied so that any parcel of land lying in the A/D and SEAL Floating/Overlay Zone shall also lie in one or more of the other zoning districts provided for by the Zoning Ordinance. The effect is to create a new district which has the characteristics and limitations of the underlying district, together with the characteristics and limitations of the overlay district. Its development under the A/D and SEAL Floating/Overlay Zone is governed by the use, dimensional and other provisions of the following regulations.



PROPOSED ZONING AMENDMENT CONT.

B. Qualifying conditions.

1. The lot must be currently zoned OB, LB or MU and have frontage on or be wholly or partially within 350 feet of State Route 119.
2. The lot upon which it is located shall have both been in existence and of the same size, as shown on a plat duly filed in the Office of the Westchester County Clerk, or on the [Tax Map of the Town of Greenburgh](#), as of January 1, 2017.

C. Permitted accessory uses.

1. Parking lots and garage spaces.
2. Personal service establishments such as restaurants, barbershops, beauty parlors, newsstands, and the like if within the principal structure and only for the use of staff and residents of the principal structure.



PROPOSED ZONING AMENDMENT CONT.

D. Additional requirements.

1. Maximum practicable efforts shall be made to include sustainability measures such as a stormwater pollution prevention plan that includes implementation of green infrastructure practices, energy efficient construction, and similar measures that will achieve significant increases in efficiency and sustainability. Green infrastructure practices maintain or restore stormwater's natural flow pattern by allowing the water to slowly permeate into the ground and be used by plants. These practices include rain gardens, vegetated swales, green roofs and porous pavements, along with bioretention areas, vegetated swales, dry swales, and green roofs. The sustainability requirements under this subsection may also be achieved by demonstrating that a facility would be considered sustainable by an industry standard as determined appropriate by the Planning Board, such as LEED.
2. A facility for Alzheimer's/dementia care housing shall have no more than 100 beds. A facility for SEAL housing shall have no more than 25 units per acre, and no more than 115 beds.
3. Notwithstanding any other provisions of Village Code, a facility for Alzheimer's/dementia care or SEAL housing is not residential within the meaning of § 305-130, Affordable housing.

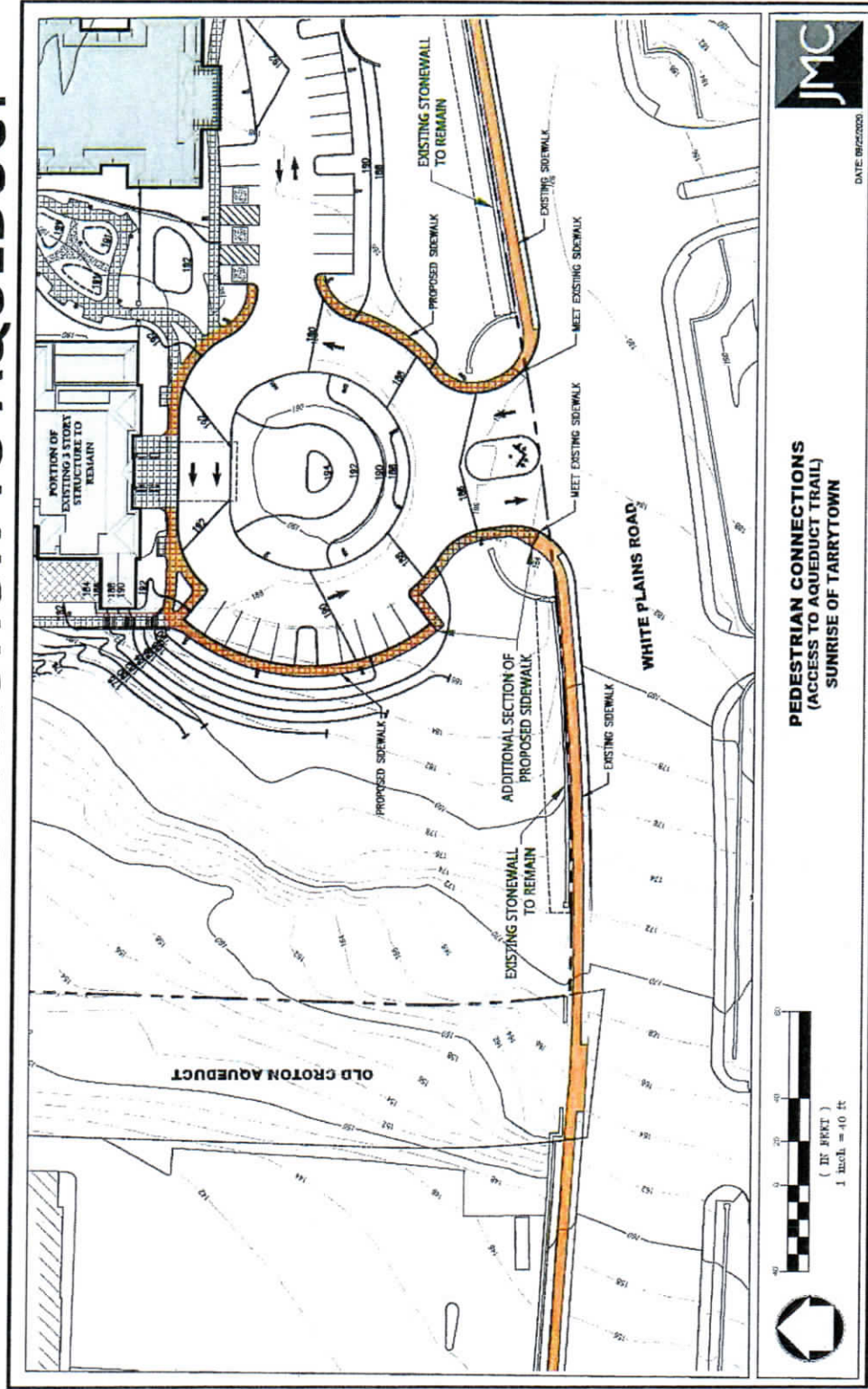


PROPOSED ZONING AMENDMENT CONT.

D. Additional requirements. cont.

4. The maximum coverage of all buildings shall be ~~1843~~%, and the maximum coverage of all buildings, structures and paved areas shall be 45% of the total site area.
5. The minimum setback of all permitted buildings, structures and paved areas from the right-of-way of any public street shall be 35 feet, from any residential zoning district, shall be 175 feet, and from any nonresidential zoning district shall be zero feet.
6. Off-street parking shall be provided at the rate of 0.50 space per bed.
7. The height of any Alzheimer's/dementia care or SEAL housing facility shall comply with the maximum height requirement of the underlying district, except that the maximum height for any facility that adaptively re-uses an existing historic structure shall be 3 stories or as otherwise determined as appropriate by the Planning Board.

PEDESTRIAN CONNECTION TO AQUEDUCT





EXPANDED ENVIRONMENTAL ASSESSMENT: PARKING

- Required: 0.5 parking spaces per bed
 - Same as existing A/D Floating/Overlay Zone
- Proposed: 54 spaces (108 beds)
 - 0.64 spaces per unit (85 units)
- Exceeds typical Sunrise parking ratio of 0.5-0.6 spaces per unit (43-51 spaces for 85 units)
- Ample parking for residents, employees, and visitors:
 - No resident expected to have car
 - 50% of employees take public transportation
 - Approx. 5-10 visitors in the building at any one time
 - Sunrise Shuttle



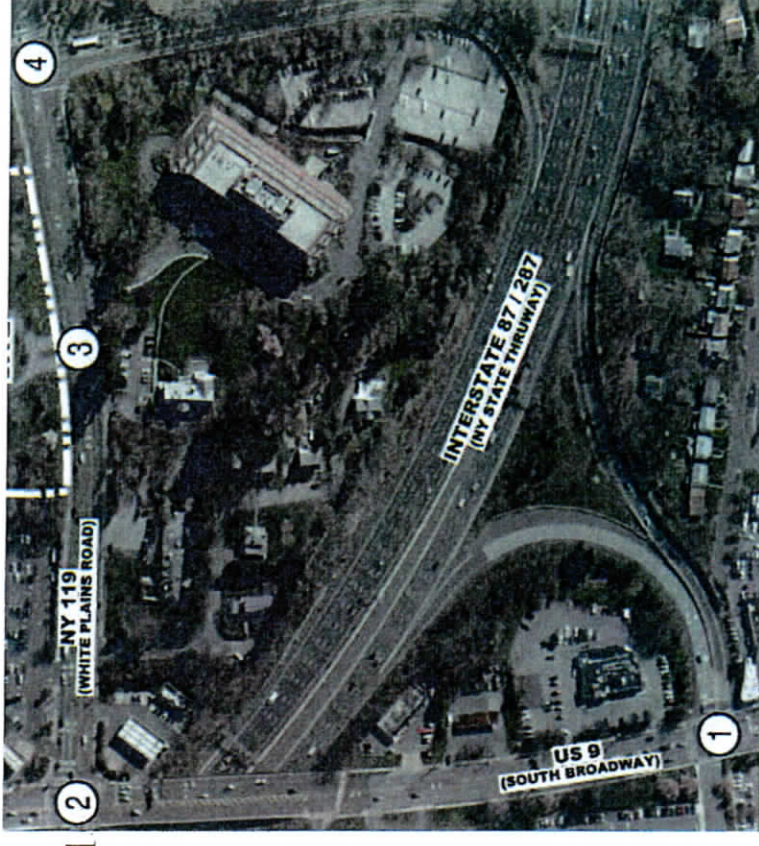
Sunrise of Tarrytown Parking Comparison (By Units)

Sunrise Senior Living Location	Number of Assisted Living Units (units)	Parking Supply (spaces)	Parking Supply Ratio (spaces per unit)
Sunrise of Holbrook	79	40	0.51
Sunrise of West Babylon	79	35	0.44
Sunrise of Huntington	90	54	0.60
Sunrise of Fleetwood (Mount Vernon)	85	40	0.47
Sunrise of New City (Clarkstown)	76	37	0.49
Sunrise of Tarrytown	85	54	0.64



EXPANDED ENVIRONMENTAL ASSESSMENT: TRAFFIC

- AL typically generates less traffic than multi-family residential and commercial uses
- Key Intersections Analyzed in Traffic and Parking Study
 1. US 9 & Interstate 87/287 Eastbound Ramps / Hotel Driveway
 2. NY 119 & US 9 / Jughandle
 3. NY 119 & Site Driveway
 4. NY 119 & Interstate 87/287 Westbound Ramps / Office Driveway
- Peak Trip Generation Is Nominal
 - Peak AM = 21
 - Peak PM = 28
- No adverse impact





EXPANDED ENVIRONMENTAL ASSESSMENT: NEIGHBORHOOD CHARACTER

- Adaptive Re-Use of Goebel Building
- Porte cochere, circular driveway, stone walls, flagpole
- Scale and height consistent with development along Route 119
- Existing and proposed vegetation would provide sufficient screening



EXPANDED ENVIRONMENTAL ASSESSMENT: ELECTRIC AND GAS SERVICE

- Con Ed can service electricity demand – assumes gas not available
 - Overhead electrical service over Rte. 119 to utility pole on property
- Existing gas main under White Plains Road
 - Coordinate connection with Con Ed if moratorium lifted
- Energy efficiency program would reduce energy use



EXPANDED ENVIRONMENTAL ASSESSMENT: OTHER TOPICS COVERED

- Historical Characteristics of Site
- Soil, Topography, Steep Slopes, and Geology
- Wetlands
- Vegetation and Tree Removal
- Stormwater
- Infrastructure and Utilities
- Community Facilities
- Fiscal Analysis



EXPANDED ENVIRONMENTAL ASSESSMENT: SUSTAINABILITY

- Equivalent of “LEED Certified”
- LEED Scorecard
- Green systems and technologies
- Energy Star Certification Program





Project Checklist

Tuesday, September 22, 2020

[illegible]

40	Probable
5	Maybe
65	No

TOTALS		Possible Points: 110
Curlin: 40 to 49 points, Silver; 50 to 59 points, Gold; 60 to 79 points, Platinum; 80 to 110		



RESPONSE TO COUNTY PLANNING

- Affordable Housing
 - “Reduced Rental Program”
 - 4 AL units would be part of the Reduced Rental Program
 - Rented at a rate that is 20% below the average full rental rate
 - 60% of County Average Median Income (AMI) to qualify
 - Submit annual statements of compliance to the Village



NEXT STEPS

- Questions
- Prepare Negative Declaration
- Prepare Recommendation on Zoning Amendment

SCALE: 1" = 20'

JMC PROJECT: 19145

SUNRISE OF TARRYTOWN
99 WHITE PLAINS ROAD
VILLAGE OF TARRYTOWN, NEW YORK

JMC

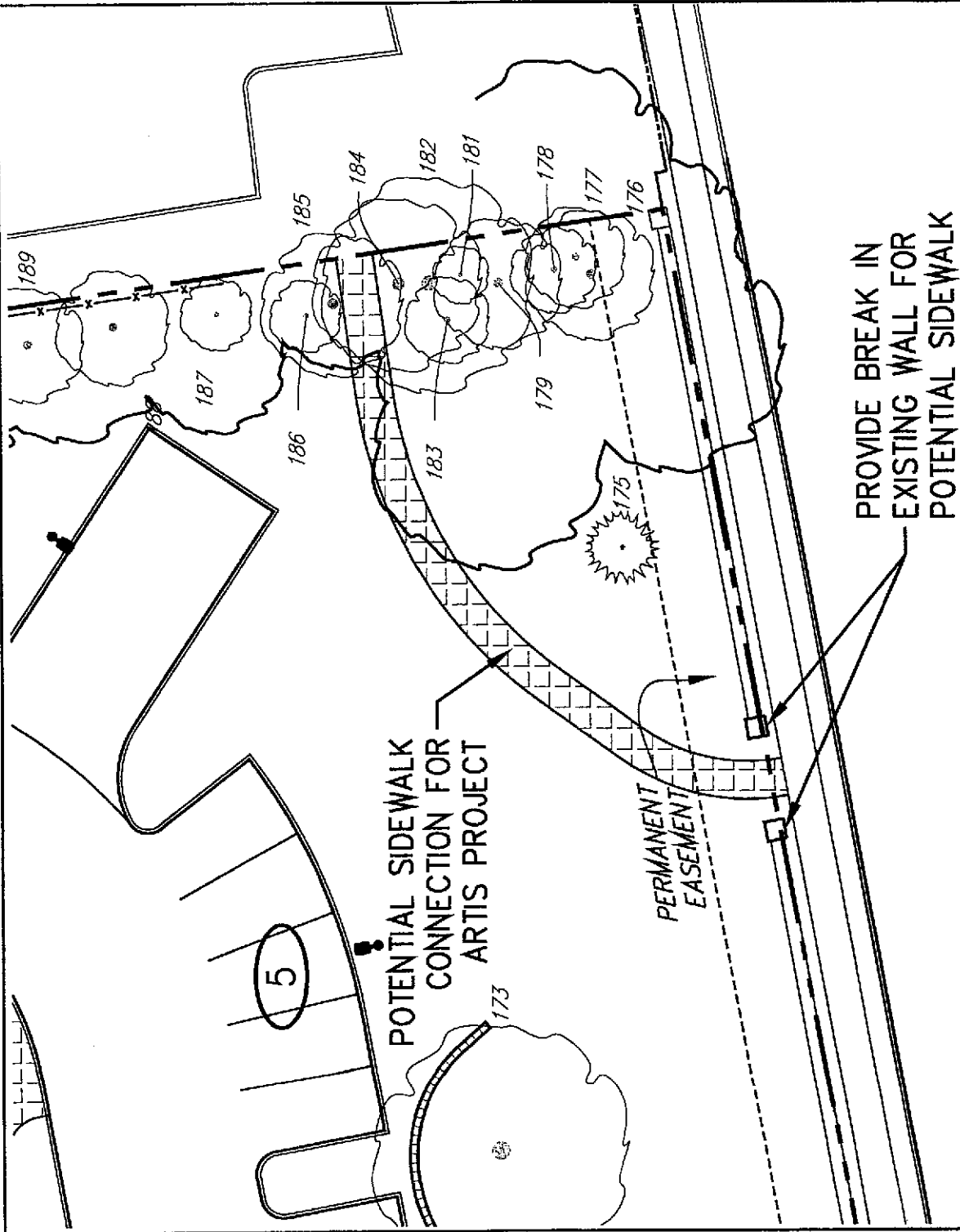


EXHIBIT "C"

39-51 North Broadway Associates

39-51 North Broadway

10-26-20 Presentation Documents

Community Benefits - 39-51 N. Broadway Associates

- Project as proposed is to be **Fitwell** certified and meet **LEED** checklist 'only' goals for (Certified/Silver), both programs provide for tenant and community benefits.
- Project as proposed meeting NYS Codes and LEED checklist goals will reduce energy costs and therefore reduce carbon footprint.
- Project as proposed with green roof areas and light-colored roofing will reduce stormwater runoff rates and reduce heat island effect. Which are beneficial in urban settings.
- Project as proposed will increase public parking, which is a community benefit.
- Project as proposed will reduce overall traffic generated by the property and will reduce traffic even more at the existing alleyway by making it one way, resulting in a safer intersection, both of which are community benefits.
- Project as proposed will enhance pedestrian walkway links to and from the rear parking lot.
- Project as proposed is intended to energize the large public sidewalk on N. Broadway.
- Project as proposed will provide upgraded commercial tenant spaces, which are targeted towards public amenities such as café and fitness type uses.
- Project as proposed will increase residents in the immediate area to patronize local businesses.
- Project site will have an increased assessment, yielding higher taxes.
- Project as proposed will increase tax base.
- Project will contain 10% affordable units.



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name: 39-51 North Broadway Associates
Date: 09/17/20

Y	?	N	Credit	Integrative Process	1
1					
17	0	0	16	Location and Transportation	16
8				LEED for Neighborhood Development Location	16
1				Sensitive Land Protection	1
1				High Priority Site	2
2				Surrounding Density and Diverse Uses	5
2				Access to Quality Transit	5
1				Bicycle Facilities	1
1				Reduced Parking Footprint	1
1				Green Vehicles	1
9	0	0	10	Sustainable Sites	10
Y				Construction Activity Pollution Prevention	Required
1				Site Assessment	1
1				Site Development - Protect or Restore Habitat	2
1				Open Space	1
3				Rainwater Management	3
2				Heat Island Reduction	2
1				Light Pollution Reduction	1
4	0	0	11	Water Efficiency	11
Y				Outdoor Water Use Reduction	Required
Y				Indoor Water Use Reduction	Required
Y				Building-Level Water Metering	Required
2				Outdoor Water Use Reduction	2
1				Indoor Water Use Reduction	6
Y				Cooling Tower Water Use	2
1				Water Metering	1
0	0	0	33	Energy and Atmosphere	33
Y				Fundamental Commissioning and Verification	Required
Y				Minimum Energy Performance	Required
Y				Building-Level Energy Metering	Required
Y				Fundamental Refrigerant Management	Required
Y				Enhanced Commissioning	6
Y				Optimize Energy Performance	18
Y				Advanced Energy Metering	1
Y				Demand Response	2
Y				Renewable Energy Production	3
Y				Enhanced Refrigerant Management	1
Y				Green Power and Carbon Offsets	2

10	0	0	Materials and Resources	13
Y			Storage and Collection of Recyclables	Required
Y			Construction and Demolition Waste Management Planning	Required
2			Building Life-Cycle Impact Reduction	5
2			Building Product Disclosure and Optimization - Environmental Product Declarations	2
2			Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2			Building Product Disclosure and Optimization - Material Ingredients	2
2			Construction and Demolition Waste Management	2
14	0	0	Indoor Environmental Quality	16
Y			Minimum Indoor Air Quality Performance	Required
Y			Environmental Tobacco Smoke Control	Required
2			Enhanced Indoor Air Quality Strategies	2
3			Low-Emitting Materials	3
2			Construction Indoor Air Quality Management Plan	1
1			Indoor Air Quality Assessment	2
1			Thermal Comfort	1
2			Interior Lighting	2
1			Daylight	3
1			Quality Views	1
1			Acoustic Performance	1
1	0	0	Innovation	6
			Innovation	5
1			LEED Accredited Professional	1
0	0	0	Regional Priority	4
			Regional Priority: Specific Credit	1
			Regional Priority: Specific Credit	1
			Regional Priority: Specific Credit	1
			Regional Priority: Specific Credit	1
56	0	0	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				





Public Comment -

Location of Solar Panels 42 N. Washington

No Impact - Existing Solar Panels Face in a Southerly direction and The Proposed Project will in no way create a Shadow at any time of the year that is any way close to impacting the residence that is over and estimated 230' away

Site Area



Public Comment -

Concern if view blocked walking down Mc Keel Avenue.

No Impact - View to River is north of the Proposed Project

Public Comment -

Concern if view blocked walking down Legrane Avenue.

No Impact - View to River is blocked for 3 seasons by Old Croton Aqueduct Trail Greenway

Ariel View - Old Croton Aqueduct Trail

Greenway - Blocks View of Project for 3 seasons and Elevated above project - See schematic site section

KEY PLAN - SITE CONTEXT

No Scale

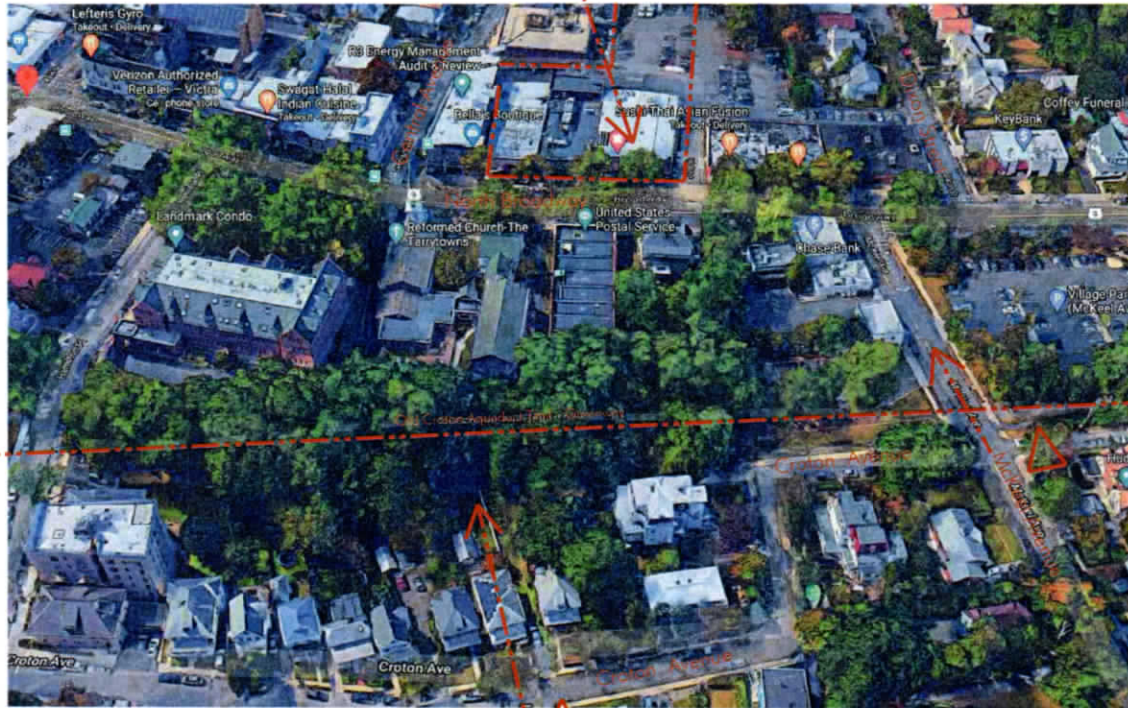
Sullivan Architecture, P.C.

©2020 Sullivan Architecture



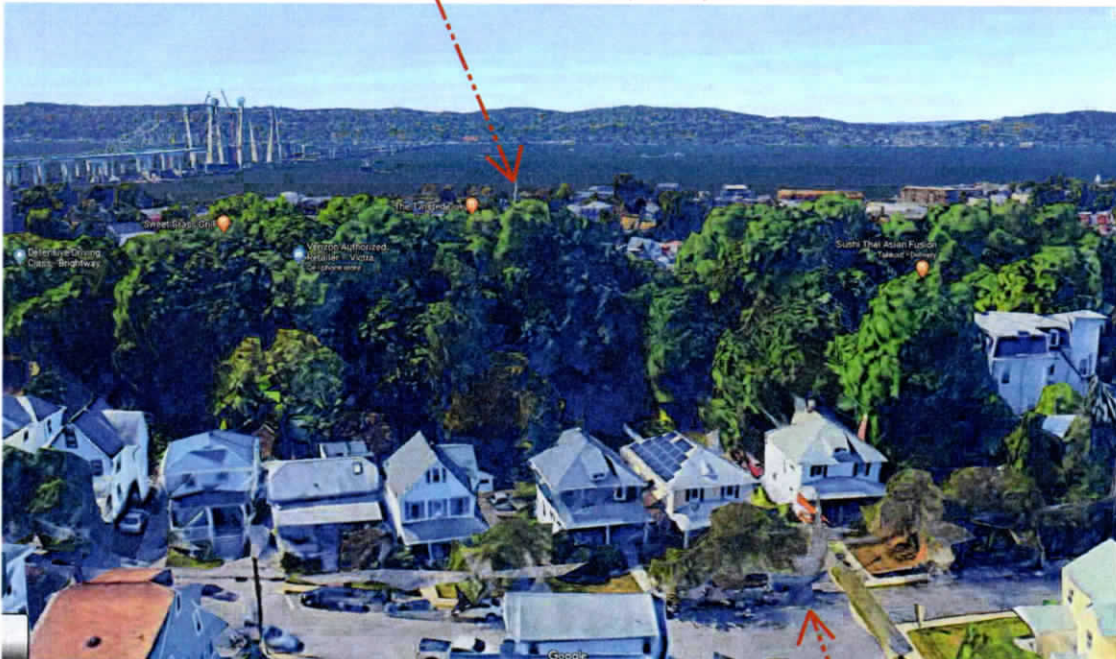
September 09, 2020

Site Area



Aerial View Looking West Towards Site Area

Church Steeple Beyond



Aerial View Looking West Towards Site Area

IMAGES FROM SITE CONTEXT PLAN

No Scale

Sullivan Architecture, P.C.

©2020 Sullivan Architecture

September 09, 2020

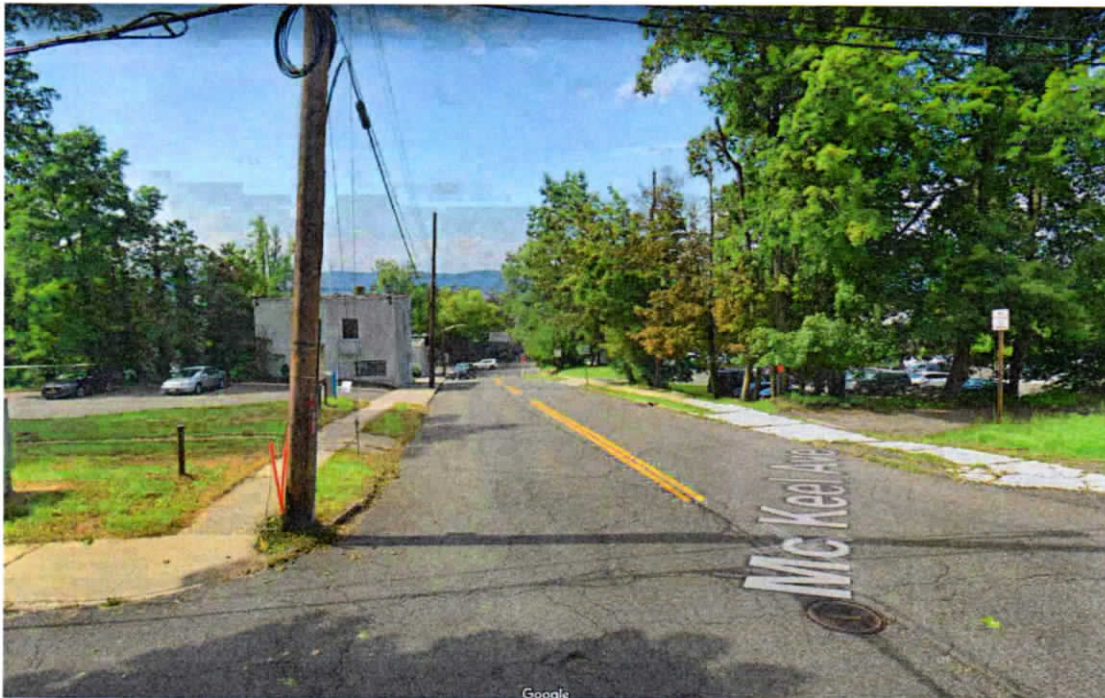




Intersection of Croton Ave and Legrande Avenue - Looking West



In the direction of the Project Site which is behind houses and Greeway behind.
- No visual Impact



Intersection of McKeel Avenue and Croton Avenue Looking Towards the
Hudson River - North of Project Site - No Visual Impact



IMAGES FROM SITE CONTEXT PLAN

No Scale

Sullivan Architecture, P.C.

©2020 Sullivan Architecture



September 09, 2020

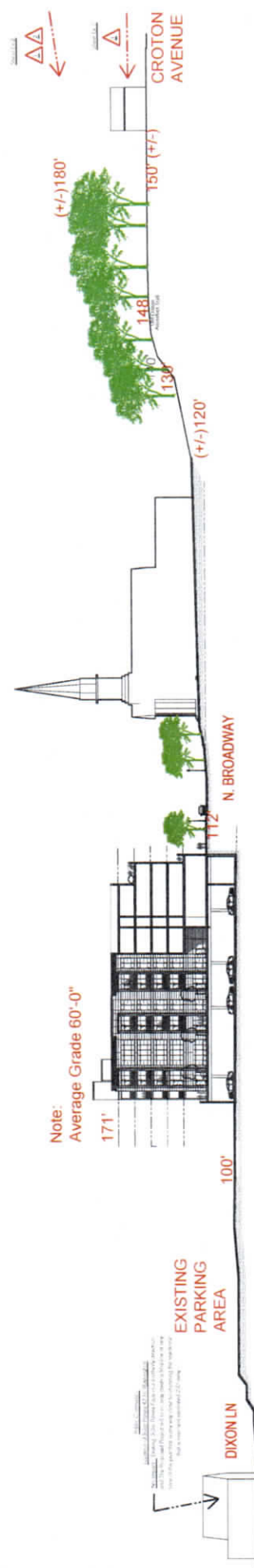
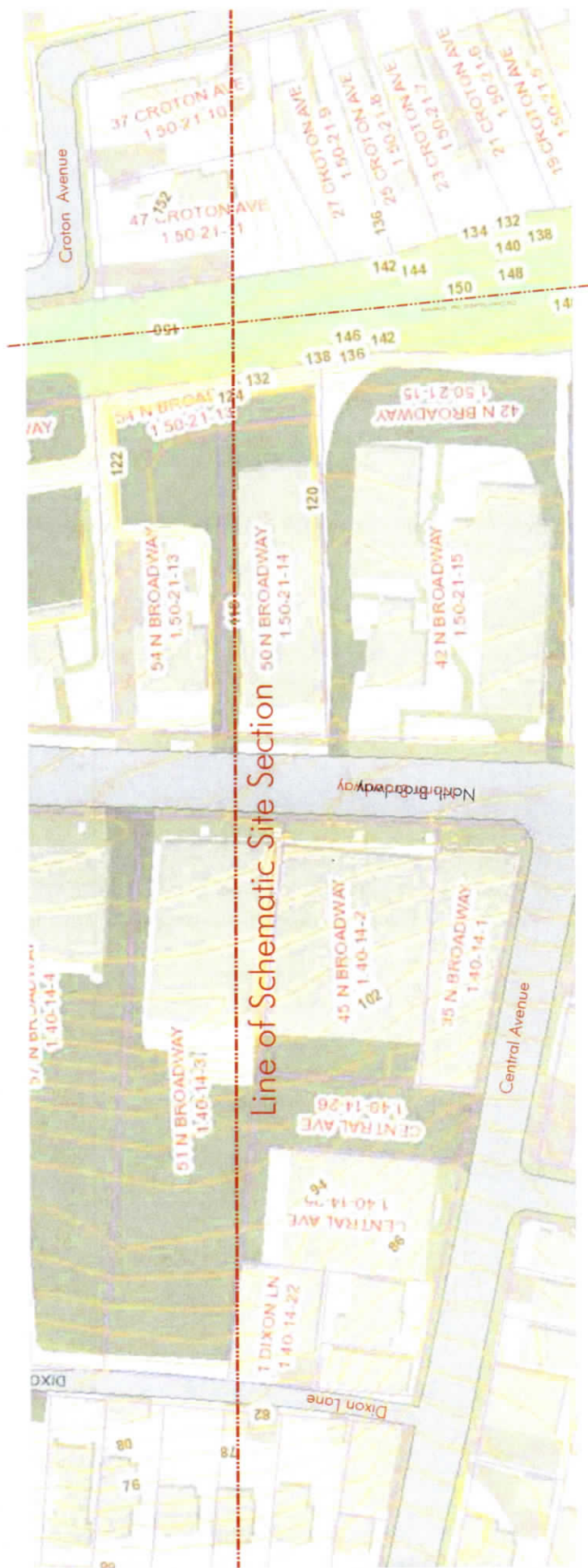


EXHIBIT "D"

Public Comment Submission

For: 39-51 N. Broadway Project

Submitted by:

Dolf Beil - 108 Main Street, Tarrytown, NY

Concerns



- 1/ Development Surge
- 2/ Traffic / Environment
- 3/ COVID-19 Paradigm Shift
- 4/ Comprehensive Plan

Daily Mail - 10-26-20 PB. Slide

Housing Units

<u>Site</u>	<u>#</u>	<u>% Inc</u>
<u>At PB or Approved</u>		
Artis	64	
Sunrise	85	
29 S. Depot	88	
YMCA	109	
39-51 Broadway	80	
Hudson Harbor	<u>30</u>	
TOTAL	456	10%
<u>Verbals</u>		
Phase 3	100	
Hudson Harbor	<u>66</u>	
TOTAL	166	4%
<u>SAO</u>		
At 29 SDP Density	887	19%
	=====	=====
GRAND TOTAL	1,509	32%

Tarrytown's Population

Historical population

Census	Pop.	%±
1960	11,109	—
1970	11,115	0.1%
1980	10,648	-4.2%
1990	10,739	0.9%
2000	11,090	3.3%
2010	11,277	1.7%
2019 (est.)	11,370 ^[3]	0.8%

U.S. Decennial Census^[15]

Traffic Problem

Table 1 shows the additional traffic projected to be added to the study intersections by the above projects.

Table 1- Hourly Traffic Volumes by Other Developments

	AM	PM	Sat. MD
Wildey St./ Cortlandt St./ Division St.	51	83	107
H-Bridge (Railroad Av./ Division St.)	386	434	509
Cortlandt St./ Main St./ Depot Pl.	369	428	562
Franklin St./ Depot Pl./ White St.	282	318	408
Broadway/ Wildey St.	10	15	22
Broadway/ Central Ave.	10	15	22
Broadway/ Main St.	67	80	108
Broadway/ Franklin St.	321	360	452

As can be seen from Table 1, other projects in the area are projected to add as many as 560 peak-hour trips to some of the study area intersections. Certain traffic improvement measures are tied to these projects to reduce the impact of these increases.

- **Current development results in MORE THAN 560 trips / hour**
- **2016 Traffic Study needs to be updated!**

Tarrytown Lawsuit vs. Sleepy Hollow Dismissed

The exclamation points are flying in emails about the "exciting" news to hit Sleepy Hollow yesterday. The lawsuit Tarrytown filed to halt GM site development was dismissed by Westchester County Supreme Court.

By Krista Madsen, Patch Staff 

Sep 13, 2012 5:30 pm ET | Updated Sep 13, 2012 7:37 pm ET

Tarrytown had filed a lawsuit against Sleepy Hollow for allegedly failing to take a "hard look" or make sufficient mitigation efforts at the traffic and environmental impacts the project would have on its neighboring village.

DEC - GEIS Needed

A generic EIS may also be the most effective way for an agency to assess potential significant cumulative impacts from two or more small projects that individually do not have a significant impact on the environment.

GEIS for
2 or More
Projects

NegDec

Now is
Improper

Issuing a negative declaration and then requiring the project sponsor to conduct studies to determine the magnitude of an impact is improper.

Is there a common geographic location involved?

Segmentation
is Not Allowed

Here's how the coronavirus pandemic is affecting public transit

Plunging ridership, service cuts, and deep cleanings: Here's what you need to know.

Major changes also extend to daytime subway service with the MTA Essential Service Plan, which slashes train and bus service across its network.

New York Faces \$59 Billion Revenue Shortfall

Gov. Cuomo says services will be cut and taxes will increase if Congress doesn't pass another relief package

Comprehensive Plan

3 References to “Height” and “Stories”

NO Hint of Height Change

- If build up, how high?
 - 3 - 5 stories on Broadway/Main
 - Anywhere there is one-story, make it two

2. Restricted Retail (RR): evaluate the opportunity to support greater density utilizing increased height limitations for dwelling space above business uses, especially along N Broadway. Permit incubator spaces and pop-up uses, including temporary use of vacant