

April 3, 2023

By Electronic Mail

Hon. Karen G. Brown
Mayor of the Village of Tarrytown
and Members of the Board of Trustees
One Depot Plaza
Tarrytown, NY 10591-3199

**Re: 303 South Broadway Building Company LLC
303 South Broadway**

Dear Mayor Brown and Members of the Board of Trustees:

Our firm, together with Perkins Eastman, JMC, and MPFP (landscape architecture and urban design), represents 303 South Broadway Building Company LLC (“Petitioner”), the owner of 303 South Broadway, an approximately 7.4-acre site in the OB (Office Business) Zoning District (“Property”).

Petitioner is excited to submit a Rezoning Petition for a Zoning Text Amendment that would facilitate the *adaptive reuse* of the existing, underperforming office building on the Property as new, residential rental units (approximately 220-240) to meet current market demand.

We respectfully request placement on the BOT’s April 26 work session agenda for an initial presentation and discussion. We also ask that the BOT accept the Rezoning Petition and commence the necessary procedures, including the SEQRA process, for review of the Zoning Amendment.

Petitioner has been working with its Development Team and talking with the Village about this project since last summer. Our client initially proposed taking down the existing building and constructing a much larger, state-of-the-art luxury mixed-use building with apartment views toward Manhattan. It would have included parking below the units, a restaurant, and open spaces for public programming. Our client thought that this design, while ambitious, could serve as a prominent gateway into the Village. That plan has been eliminated in response to Village feedback.

Petitioner listened to the Village’s concerns, and now proposes instead to adaptively reuse the existing office building so that there is no discernible difference to the public about the building’s height, massing, and scale (a stepped 5th floor would be added, but it would be screened from Broadway and the 6th story in the building across the street). The familiar H-

shape and surface parking would remain. The façade would be replaced to improve the exterior appearance and make it more functional and sustainable. We refer the BOT to the enclosed Rezoning Petition (with Concept Plans) for more concept details about the proposed Project and Zoning Amendment (the exact manner by which the Zoning Law would be amended to achieve these changes, including possibly a new overlay zone, would be discussed with the Village during the review process).

We hope the BOT will agree when it reviews the Concept Plans that Petitioner has been responsive to the Village's concerns. The revamped Project would still be a win-win. It would transform an underperforming office site (which, if left alone, could turn into an eyesore) to productive and beneficial use. The new units would help meet the surging demand for new attainable housing in the Village for young professionals, families, and empty nesters, as well as generate substantial new tax revenues (and fees) for the Village. The Project would also include a shaded landscaped pathway to connect to the future RiverWalk extension currently in the planning stages.

We remain confident that Petitioner and our Development Team will establish during the SEQRA process that this Project will not have an adverse impact upon the school district, or the local roads. We also know that a key part of this process will be to conduct a "corridor study" to study the potential cumulative impacts if other OB sites in the area similarly seek a change to residential use.

Petitioner, a long-standing property owner in the Village with an extensive national real estate portfolio, requests an opportunity to discuss this adaptive reuse proposal with the BOT at an upcoming work session. Let's have a dialogue about repurposing the Property in a way that is beneficial for everyone.

Thank you for the BOT's attention.

By: Brad Schwartz

David Steinmetz

Brad Schwartz

cc: Richard Slingerland, Village Administrator
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Katherine Zalantis, Esq.
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JMC
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