

April 15, 2021

Via Hand Delivery and Electronic Mail

Hon. Thomas D. Butler
Mayor of the Village of Tarrytown
and Members of the Village Board of Trustees
Village of Tarrytown
One Depot Plaza
Tarrytown, New York 10591

***Re: Tarrytown Marina, LLC (“Petitioner”)
Petition for Zoning Text Amendment
Tarrytown Boat & Yacht Club Site, 236 Green Street (“Property”)***

Dear Mayor Butler and Members of the Village Board of Trustees:

This firm represents Tarrytown Marina LLC, the owner of the Property commonly known as the Tarrytown Boat & Yacht Club (“Boat Club”). Petitioner is also the sub-tenant of the Boat Club pursuant to its lease with the Village for the operation of Tarrytown Marina (“Marina”). The Property is located in the Waterfront District (WD).

Petitioner is pleased to submit a Rezoning Petition for a Zoning Text Amendment that would facilitate the development of a “Wharf Boatel” on the Property, together with a waterfront restaurant, Marina improvements and amenities, public access to the RiverWalk, approximately 92 onsite parking spaces (plus additional spaces for valet parking), and other site improvements (collectively, “Project”). The Boatel component would consist of a 4-story, luxury boutique hotel with 103 rooms. The Project would add to Tarrytown’s reputation as a premier waterfront destination along the Hudson River.

Petitioner respectfully requests placement on the BOT’s April 28th Work Session agenda for a presentation and discussion. Petitioner also asks that the BOT accept the Rezoning Petition, and commence the necessary procedures for review of the Zoning Amendment.

For sake of efficiency, we respectfully refer the BOT to the Rezoning Petition for background information about Petitioner, and a full description of the proposed Project and Zoning Amendment, including its consistency with the Village’s Comprehensive Plan and land use goals.

In sum, the Project, including the Boatel, would reactivate the Marina and ensure its longevity for the Boat Club and public at large. Petitioner remains obligated to perform all obligations of the Boat Club under the Village Lease. In response to prior feedback from the BOT, the Project would comply with the existing 45-foot height requirement in the WD. As also previously represented to the BOT, the Project does not propose any residential units, and it would not use any Village land.

The Zoning Text Amendment proposes amending the WD regulations to permit a hotel as a principal use. The Amendment would also provide that any such hotel must be operated in conjunction with an adjoining marina, and that restaurants and other customary accessory uses shall be permitted (such as marina support services/retail). The Planning Board would also have Site Development Plan Approval jurisdiction over the Project.

Enclosed are the following materials in support of the Rezoning Petition:

- Verified Petition for Zoning Text Amendment, dated April 15, 2021
- Short Environmental Assessment Form Part I
- Conceptual Site Plans, Floor Plans, and Building Elevations, prepared by Lessard Design Inc. P.C.
- Aerial Rendering showing proposed Marina and boat uses, prepared by Petitioner

Thank you for the BOT’s attention.

Respectfully submitted,

ZARIN & STEINMETZ

By: Brad Schwartz
 David S. Steinmetz
 Brad K. Schwartz

Encls.

cc: Richard Slingerland, Village Administrator
 Katherine Zalantis, Esq.
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 Tarrytown Marina LLC
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