

**VILLAGE OF TARRYTOWN
BOARD OF TRUSTEES
WORK SESSION 6:15 P.M.
WEDNESDAY, DECEMBER 13, 2017
Tarrytown Village Hall
One Depot Plaza, Tarrytown, New York**

Discussion with Carol Booth, Village Clerk

Board of Trustees Concerns

Open Session

1. Increase Meter Parking Rates from \$.75 per hour to \$1.00 per hour
2. Meter Rates and Long-Term Meters on Lower Main Street
3. Addition to Vehicle and Traffic Code for Signage
4. Intermunicipal Agreement Among Briarcliff Manor, Sleepy Hollow and Tarrytown re Water Supply and Transmission Service Consolidation
5. Agreement for Landscape Architectural Design Service
6. Local Landmark Designation Recommendations

Executive Session

- 1A Village Attorney Retainer
- 2A. Continued Discussion – Private Roads

Kathy Deufemia

From: Carol Booth
Sent: Monday, December 04, 2017 10:46 AM
To: Richard Slingerland; Kathy Deufemia
Cc: John Barbelet
Subject: Parking Meter Rates

The parking meter rates were last increased on 4/6/15, as follows:

Parking Meter Rates (On-street and all parking lots with exception of long-term parking lots and on-street meters designated for long-term parking) -\$.25 for twenty minutes 4/6/2015

Parking Meter Rates Long Term Parking (On-street long term meters on Cortlandt Street and Lower Main Street; parking lots and areas on west side of Metro North Commuter Railroad tracks, South Depot Parking Lot and parking lot north of Village Hall) - \$1.50 per hour to a maximum of \$12.00 per day 4/6/2015

Best Regards,

Carol A. Booth
Village Clerk
Village of Tarrytown
One Depot Plaza
Tarrytown, New York 10591
914-631-1652
fax: 914-631-8770
cbooth@tarrytowngov.com

Kathy Deufemia

From: Carol Booth
Sent: Monday, December 04, 2017 10:52 AM
To: Kathy Deufemia; John Barbelet
Subject: Parking Fee Rates - Approved BOT Meeting - 4/6/15

APPROVAL TO AMEND THE MASTER FEE SCHEDULE - NEW FEE FOR LONG TERM PARKING

Trustee Zollo moved, seconded by Trustee McGovern, and unanimously carried, that the following resolution be approved: Approved: 6-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby approve to amend the Master Fee Schedule to add a new fee for Long Term Parking as follows:

Parking Meter Rates (On-street and all parking lots with exception of long-term parking lots and on-street meters designated for long-term parking) - \$.25 for twenty minutes

Parking Meter Rates (On-street long term meters on Cortlandt Street and Lower Main Street; parking lots and areas on west side of Metro North Commuter Railroad tracks, South Depot Parking Lot and parking lot north of Village Hall) - \$1.50 per hour to a maximum of \$12.00 per day.

Best Regards,

Carol A. Booth
Village Clerk
Village of Tarrytown
One Depot Plaza
Tarrytown, New York 10591
914-631-1652
fax: 914-631-8770
cbooth@tarrytowngov.com

TARRYTOWN POLICE DEPARTMENT
OFFICE MEMORANDUM

To: Richard Slingerland
From: Chief John Barbelet
Re: Addition to Village Code
Date: November 29, 2017

Purpose: To effectively enforce signs erected by the Village of Tarrytown within the Village.

Over time, it has come to my attention that there are signs that have been erected within the Village, appropriately posted, but no corresponding Village Code for enforcement. In essence, any time a sign is properly erected there must be a corresponding code in order to enforce the parameters of that specific sign. In the New York State Vehicle and Traffic Law there is such a law in place to allow officers the ability to enforce any sign associated with traffic control. It reads:

1110. Obedience to and required traffic-control devices. (a) Every person shall obey the instructions of any official traffic-control device applicable to him placed in accordance with the provisions of this chapter, unless otherwise directed by a traffic or police officer, subject to the exceptions granted the driver of an authorized emergency vehicle in this title.

I would suggest the following addition to the Village Code:

Every person shall obey the instructions of any official village sign, placed upon any public street and/or highway within the Village or placed upon Village property, unless otherwise directed by a traffic agent or police officer, subject to the

exceptions granted the driver of an authorized emergency vehicle as defined in the New York State Vehicle and Traffic Law (Article 1, Section 101).

This language is designed in a similar manner to the NYS Vehicle and Traffic Law mentioned above (Disobey Traffic Control Device, VTL 1110-A). Approval of this code would greatly assist with enforcement of signage that may not have been directly implemented into the village code. The most appropriate place for this code to be placed is either of the following;

- Chapter 291: Vehicles and Traffic
 - o Article II Traffic Regulations
 - **291-14.2 Disobey Village Sign**

OR

- Chapter 291: Vehicles and Traffic
 - o Article X Miscellaneous Provisions
 - **291-65.1 Disobey Village Sign**

Kathy Deufemia

From: Richard Slingerland
Sent: Monday, December 04, 2017 1:04 PM
To: Kathy Deufemia
Subject: FW: December 13 Work Session -- Meter Rates and Long term meter idea

Richard Slingerland
Village Administrator
Village of Tarrytown
One Depot Plaza
Tarrytown, New York 10591
914-631-1785
fax: 914-909-1208
e-mail: rslingerland@tarrytowngov.com

From: Richard Slingerland
Sent: Tuesday, November 21, 2017 12:50 PM
To: Kathy Deufemia <KDeufemia@tarrytowngov.com>
Cc: John Barbelet <jbarbelet@tarrytowngov.com>
Subject: December 13 Work Session -- Meter Rates and Long term meter idea

December 13 Work Session -- Meter Rates and Long Term Meter idea for West Main Street.

Richard Slingerland
Village Administrator
Village of Tarrytown
One Depot Plaza
Tarrytown, New York 10591
914-631-1785
fax: 914-909-1208
e-mail: rslingerland@tarrytowngov.com

From: Drew Fixell [<mailto:drew.fixell@gmail.com>]
Sent: Tuesday, November 21, 2017 11:28 AM
To: John Barbelet <jbarbelet@tarrytowngov.com>
Cc: Richard Slingerland <rslingerland@tarrytowngov.com>
Subject: Re: Long term meter idea

Maybe it makes sense to add this to the entire package of the parking changes we've been discussing -- sign changes, meter extension to midnight in train station lots, conversion of spaces between Asbury and Cottage to downtown/short term, \$1/hour in downtown/short term.

And though there's probably no perfect answer, we should try to come to some "solution" to the lower Main Street spots as well. As it is, we're probably losing a load of revenue plus upsetting the nearby residents. If the spaces aren't eligible for resident-only treatment (it sounded that way from conversation with Kathy D.), what about extending the 2-hour limit period to say 3pm or 4pm or later? Can we get a bead on who is parking there and how they're generally being used?

On Tue, Nov 21, 2017 at 10:55 AM, John Barbelet <jbarbelet@tarrytowngov.com> wrote:

I would suggest another pay station be used in conjunction with pay by phone. On the Village side, we would just have to stripe and number the spots. These spots would just get entered into the 2 systems and we are all set. Having another pay station somewhere in the middle of W Main St would probably work best. On a bigger scale, I think maybe we should look into a capital expense of at least 2 or 3 more pay stations. We could use one on W Main and also in the S Washington Lot.

Chief John Barbelet

Tarrytown Police Department

One Depot Plaza

Tarrytown, NY 10591

914-631-5544

jbarbelet@tarrytowngov.com

From: Drew Fixell [<mailto:drew.fixell@gmail.com>]

Sent: Tuesday, November 21, 2017 10:50 AM

To: John Barbelet <jbarbelet@tarrytowngov.com>; Richard Slingerland <rslingerland@tarrytowngov.com>

Subject: Re: Long term meter idea

Or maybe it makes sense to add another muni-meter near the far end instead of buying new meters.

On Tue, Nov 21, 2017 at 10:48 AM, Drew Fixell <drew.fixell@gmail.com> wrote:

Plus, it would be convenient for commuters. The only question would be to keep enough open for park users with a shorter limit. Do we have extra meters? If we don't, it's tempting to just use the muni-meter and pay-by-phone only

On Tue, Nov 21, 2017 at 10:40 AM, John Barbelet <jbarbelet@tarrytowngov.com> wrote:

Sure it makes sense. That area is untapped revenue where I think long term meters associated with the pay stations would work.

Chief John Barbelet

Tarrytown Police Department

One Depot Plaza

Tarrytown, NY 10591

914-631-5544

jbarbelet@tarrytowngov.com

From: Drew Fixell [mailto:drew.fixell@gmail.com]

Sent: Tuesday, November 21, 2017 9:27 AM

To: Richard Slingerland <rslingerland@tarrytowngov.com>; John Barbelet <jbarbelet@tarrytowngov.com>

Subject: Long term meter idea

Could it make sense to turn the unmetered spots along West Main St., into long-term meter spots. It could be either south side only or maybe both sides. Same rules as on Cortlandt Street

INTERMUNICIPAL AGREEMENT
BETWEEN THE VILLAGES OF
BRIARCLIFF MANOR, SLEEPY HOLLOW AND TARRYTOWN
FOR
WATER SUPPLY AND TRANSMISSION SERVICES CONSOLIDATION

THIS AGREEMENT made as of this _____ day of December, 2017, by and between the Village of Briarcliff Manor, a municipal corporation of the State of New York, having its offices at 1111 Pleasantville Road, Briarcliff Manor, New York 10510 ("Briarcliff Manor"), the Village of Sleepy Hollow, a municipal corporation of the State of New York, having its offices at 28 Beekman Avenue, Sleepy Hollow, New York 10591 ("Sleepy Hollow"), and the Village of Tarrytown, a municipal corporation of the State of New York, having its offices at One Depot Plaza, Tarrytown, NY 10591 ("Tarrytown"), said Villages sometimes being referred to herein collectively as the "parties".

WHEREAS, Article 5 G of the General Municipal Law of the State of New York authorizes municipal corporations of the State to enter into agreements for the performance among themselves or one for the other of their respective functions, powers and duties on a cooperative or contract basis or for the provisions of services; and

WHEREAS, the parties to this Agreement are concerned about escalating government costs and the increasing tax and fees burden to their respective property owners and residents; and

WHEREAS, the parties utilize and share the same connection to the Catskill Aqueduct, and it is believed that costs can be saved and service improved by consolidating water supply and transmission service; and

WHEREAS, with financial support from the New York State Department of State

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("NYSDOS"), the feasibility of such consolidation was studied and the "Sleepy Hollow, Tarrytown and Briarcliff Manor Water Supply, Pumping and Storage Consolidation" report of May 24, 2016, was issued which concluded that such a consolidation would result in significant savings, associated benefits and economies of scale provided it was governed by an entity with representation from each Village; and

WHEREAS, the Local Government Efficiency Grant Program offered by the NYSDOS, which is accessed via the 2016 New York State Consolidated Funding Application, was identified as a funding source appropriate for the consolidation, which grant program requires a match of at least 10% of the total project cost, and

WHEREAS, the maximum grant available under the Local Government Efficiency Grant Program is \$602,889, and the cost of the design and construction of the consolidation (the "Project") has been estimated at between \$2 million and \$2.5 million;

WHEREAS, the Project is estimated to result in cost avoidance of more than \$7 million, which will be shared among the parties; and

WHEREAS, Briarcliff Manor has agreed to be lead applicant and lead agent of the grant application with Sleepy Hollow and Tarrytown as co-applicants, whereupon the parties entered into a cost sharing agreement dated as of June 15, 2016, relative to the grant development; and

WHEREAS, Briarcliff Manor by resolution adopted July 20, 2016, Sleepy Hollow by resolution adopted July 12, 2016, and Tarrytown by resolution adopted July 18, 2016, each authorized the Grant application by Briarcliff as lead applicant and lead agent to the

NYSDOS for a \$602,889.00 Local Government Efficiency Implementation Grant (the “Grant”); and

WHEREAS, on or about July 28, 2016, Briarcliff Manor completed and submitted the application for the Grant, and in or about December 2016, the NYSDOS awarded the Grant for the Project in a total amount of \$602,879 to Briarcliff Manor on behalf of the three villages in equal shares; and

WHEREAS, the NYSDOS issued to Briarcliff Manor a State of New York Master Contract for Grants, Contract Number C1000907, with a Contract Term from April 1, 2016, to March 31, 2020 in the amount of \$602,879 with the requirement that Briarcliff Manor provide certain matching funds as set forth therein (the “Grant Contract”); and

WHEREAS, by resolution dated December _____, 2017, the Board of Trustees of the Village of Briarcliff Manor authorized the execution of the Grant Contract on behalf of Briarcliff Manor subject to the execution of this Agreement by the parties; and

WHEREAS, in anticipation of the award of the Grant, Briarcliff Manor issued a request for proposals on or about May 3, 2017, (the “RFP”) for design consulting services for the Project; and

WHEREAS, after evaluating three (3) proposals submitted in response to the RFP, the parties selected Woodard & Curran as the Project’s design firm based upon Woodard & Curran’s proposal dated May 25, 2017; and

WHEREAS, by resolution of its Board of Trustees adopted on _____, 2017, Briarcliff Manor authorized the execution of a consulting agreement for design services with

Woodard & Curran (the "Design Contract") subject to the execution of this Agreement by the parties; and

WHEREAS, the parties to this Agreement desire to set forth their understanding as to the rights and obligations, benefits, and costs in connection with the Project, the Grant Contract, and the Design Contract, as same may be modified or amended from time to time, as well as any related issues as are set forth herein.

NOW, THEREFORE, in consideration of the premises and the provisions hereinafter set forth, the following constitutes a binding agreement by and between the parties.

1. **Grant Contract.**

- A. Briarcliff Manor shall enter into the Grant Agreement with NYSDOS.
- B. Each Village agrees to pay 33.333% of all costs incurred by Briarcliff Manor under or in connection with the Grant Agreement.
- C. Each Village agrees to pay 33.333% of any matching funds required under the Grant Agreement.
- D. Sleepy Hollow and Tarrytown shall each pay their share of any amounts incurred under paragraphs B. and C. above within thirty (30) days of Briarcliff Manor's request for such payments. Such payments shall be made, at the direction of Briarcliff Manor, to such third parties as deemed appropriate by Briarcliff Manor, or to Briarcliff Manor in reimbursement of incurred costs by Briarcliff Manor.

E. Notwithstanding anything provided herein to the contrary, Sleepy Hollow and Tarrytown shall each indemnify Briarcliff Manor and hold Briarcliff Manor harmless to the

full extent of their respective 33.333% share of any and all costs incurred under the Grant Contract including without limitation, any damages that may arise in accordance with the terms of the Grant Contract including without limitation under the MWBE Compliance Certification Letter (Form D-1) of the Grant Contract.

2. **Design Contract.**

A. Briarcliff Manor shall enter into the Design Contract with Woodard & Curran.

B. Each Village agrees to pay 33.333% of all costs incurred by Briarcliff Manor under or in connection with the Design Contract, including any and all adjustments as Briarcliff Manor shall approve.

C. Sleepy Hollow and Tarrytown shall each pay their share of any amounts due under paragraph B. above within thirty (30) days of Briarcliff Manor's request for such payments. Such payments shall be made, at the direction of Briarcliff Manor, to Woodard & Curran or to Briarcliff Manor in reimbursement of incurred costs by Briarcliff Manor.

3. **Construction Contract.** The Villages shall enter into a further agreement concerning engineering, construction of facilities, costs, bidding and administration of the construction phase of the Project.

4. **Coordination and Administration.** The parties agree that Fiona Company LLC shall coordinate the Project and administer the Grant and the Grant Contract, and each party shall pay 33.333% of such costs, which costs are not provided under the Grant. Such costs shall be charged based upon a fee schedule to be provided by The Fiona Company LLC.

5. **Arbitration.** Any controversy or dispute arising out of or relating to this inter-

municipal agreement, or the breach thereof, shall be settled by arbitration. Such arbitration shall be conducted in Westchester County, in accordance with the rules of the American Arbitration Association in effect at the time of such arbitration. Any arbitrator selected shall be an engineer with experience in water systems. Judgment may be entered on any decision rendered by the arbitrator(s) in any federal or state court having the requisite jurisdiction. Each party hereto shall share equally the costs of the fees and expenses of the arbitrator selected.

6. **Authority to Enter Into Agreement.** Each of the signatories to this Agreement warrants and represents that each has the power and authority to enter into this Agreement and that the Board of Trustees of the Village of Briarcliff Manor, the Board of Trustees of the Village of Sleepy Hollow and the Board of Trustees of the Village of Tarrytown have authorized execution of this Agreement.

7. **Waiver.** Any waiver of any provision of this Agreement or any right hereunder shall not be deemed a continuing waiver and shall not prevent or stop such party from thereafter enforcing such provision or right. The failure to any party to insist on any one or more instances upon strict performance of any of the terms or provisions of this Agreement by the other shall not be construed as a waiver or relinquishment for the future of any such terms or provisions, but the same shall continue in full force and effect.

8. **Modification.** This Agreement contains the entire agreement between the parties and it can be modified or changed only by a writing duly executed on behalf of the Village of Briarcliff Manor, the Village of Tarrytown and the Village of Sleepy Hollow.

9. **Notices.** All notices required hereunder shall be sent by certified mail, return receipt requested or via overnight mail or hand delivery, or by facsimile with original copy forwarded by first class mail to the respective parties at the addresses above set forth or to such other addresses as each may hereafter designate in writing. Notices shall be addressed to the attention of the Village Manager or Administrator and to the Mayor of the Village receiving the Notice.

10. **Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of New York.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date written above.

VILLAGE OF BRIARCLIFF MANOR

By: _____

Philip E. Zegarelli, Village Manager

VILLAGE OF SLEEPY HOLLOW

By: _____

Ken Wray, Mayor

VILLAGE OF TARRYTOWN

By: _____

Drew Fixell, Mayor

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

On the ____ day of _____, in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared PHILIP E. ZEGARELLI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

On the ____ day of _____, in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared, KEN WRAY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

On the ____ day of _____, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared DREW FIXELL, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Nolan Landscape Architects, PLLC
152 Clove Road, New Rochelle, NY 10801
(914) 522-4372

November 29, 2017

Richard Slingerland
Village Administrator
Village of Tarrytown
One Depot Plaza
Tarrytown, New York 10591

Dear Rich,

On behalf of Nolan Landscape Architects, PLLC (NLA,) I am pleased to provide a proposal to the Village of Tarrytown for Landscape Architectural consulting services. Working in conjunction with the Village Engineering Department, NLA proposes to provide assistance to the Village Planning Board in their review of site plan approval applications, coordinating the work with the Village Tree Commission. In addition, at the direction of the Engineering Department and the Village Manager, NLA will provide input to the various Village Departments and Commissions regarding improvements to Village property. It is my understanding that the sealing of professional drawings is not required and is therefore excluded from this scope of services. NLA will be prepared to undertake the work starting December 15, 2017. Attached are resumes of our key personnel.

Scope of Services:

- NLA shall review applications to the Village Planning Board for site plan approval in the context of applicable municipal ordinances, visual impacts on surrounding properties, screening, appropriateness of plant material identified, and mitigation of construction impacts on existing and proposed plant material. NLA shall coordinate the review with the Village Engineer and Tree Commission, and provide written comment in advance of the pertinent Planning Board meeting.
- At the direction of the Engineering Department and Village Manager, NLA shall provide input to the various Village Boards, Commissions, and Departments regarding improvements to Village property, including site consultations, conceptual design, and project scoping.
- NLA shall provide input on special projects and planning studies involving or initiated by the Village including Comprehensive Plan development, SEQR reviews, and grant funding possibilities.

Key Personnel

The principal-in-charge shall be Suzanne Nolan, ASLA, with Christopher J. Nolan, FASLA providing services as required. Resumes are attached. A draftsperson will be engaged on an as-needed basis.

Staffing and Services:

A. Planning Board Reports

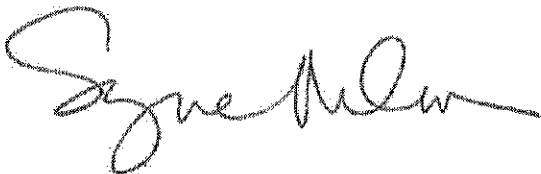
<u>Staff</u>	<u>Task</u>	<u>Hourly Rate</u>
Principal Landscape Architect	Reviews and Meetings	\$ 175
	Site Visits	125

B. Design Services

<u>Staff</u>	<u>Task</u>	<u>Hourly Rate</u>
Principal Landscape Architect	Site Consultations	\$ 175
	Conceptual Design	125
	Scoping	175
	Special Project Services	100
Draftsperson (consultant)	CAD Operator	90

Thank you in advance for your consideration of our firm. We would be honored to provide consulting services and to aid the Planning Board in maintaining and enhancing the quality of life in the scenic and historic Village of Tarrytown.

Best regards,



Suzanne Nolan, ASLA
Principal

Attachments

Kathy Deufemia

From: Carol Booth
Sent: Wednesday, November 29, 2017 12:14 PM
To: Kathy Deufemia
Subject: BOT Meeting - 2/6/12

PROPOSAL FOR LANDSCAPE ARCHITECTURE DESIGN SERVICES Trustee McGovern moved, seconded by Trustee Zollo, and unanimously carried, that the following resolution be approved: Approved: 7-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby authorize and direct the Village Administrator to execute an agreement with Munz Associates Architecture and Landscape Architecture, PLLC to provide landscape architectural design services for the Village on an on-going, as-needed basis subject to review and approval of an agreement acceptable to the Village Attorney and Village Administrator.

Best Regards,

Carol A. Booth
Village Clerk
Village of Tarrytown
One Depot Plaza
Tarrytown, New York 10591
914-631-1652
fax: 914-631-8770
cbooth@tarrytowngov.com

VILLAGE OF TARRYTOWN INTEROFFICE MEMORANDUM

TO: Mayor Fixell and Board of Trustees

FROM: Chairman Stanley Friedlander and
Members of the Planning Board

RE: Local Landmark Designation Recommendations

DATE: December 6, 2017

At our recent November 16, 2017 Planning Board staff meeting, Dr. Sara Mascia, Executive Director of the Historical Society, and Richard Rose, Village Historian, submitted 2 property nominations for Local Landmark Designation in our village. These properties are the **Dr. James D. Sarven House, located at 63 Benedict Avenue** and the **Chase Bank, located at 64 North Broadway**.

Attached is the nomination information for each site provided by the Historical Society. It should be noted that a letter from the current owner of the Sarven House, Ms. Wendy Phillips, is included, requesting that the Village move forward with this landmark designation. There has been no contact with the Chase Bank with regard to this nomination.

The Planning Board fully supports these 2 nominations and would ask the Board of Trustees to take the necessary steps in order to have these properties designated as local village landmarks.

Thank you for your attention with regard to this matter.

cc: Richard Slingerland, Village Administrator
Robert Hoyt, Village Trustee - Historical Society Liaison
Dr. Sara Mascia, Exec. Dir. of Historical Society
Richard Rose, Village Historian

attachments

**Local Landmark Nomination
Village of Tarrytown**

1. NAME OF PROPERTY

Current Name: Chase Bank

Historic Name: F. R. Pierson Florist

2. LOCATION

Address: 64 North Broadway

3. CLASSIFICATION

Ownership of Property

Private: X

Public-Local:

Public-State:

Public-Federal:

Category of Property

Building(s): X

District:

Site:

Structure: X

Object:

4. FUNCTION OR USE

Historic: Commercial

Current: Commercial

Sub:

Sub:

5. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: "Commercial Style"

MATERIALS: Masonry

Foundation: Concrete

Walls: Precast Concrete Block

Roof: Flat (Tar and Gravel)

Other:

Constructed on a hillside in ca. 1915, the original building was a Neo Classical commercial structure that was used as a Florist Shop and Greenhouse. The building had large Palladian windows facing Broadway (Route 9) with a curved glass greenhouse display area on the north side facing McKeel Avenue.

6. SIGNIFICANCE

Areas of Significance: Commerce/Social History

Date(s) of Construction: ca. 1915, addition ca. 1945

Significant Person(s): Frank R. Pierson

Architect/Builder:

Historic Contexts: The "Golden Age" of Tarrytown (1874-1918)
The Pierson Political Period (1910-1921)

Statement of Significance

Frank R. Pierson (1855-1935) moved with his family from Massachusetts to North Tarrytown in 1866. He attended local public schools and later apprenticed with New York florist Peter Henderson and Company. He opened his own business on Main Street in Tarrytown in ca. 1877. Over the next decade Pierson rented several small parcels of land to establish greenhouses for his flowers. In 1892, in association with his brother Paul, he opened a large-scale facility, with numerous commercial greenhouses, in nearby Scarborough. The facility extended from Sparta Cemetery north to the north side of the current Arcadian Shopping Center. One of his greenhouses was 300 feet long, the largest in the United States at that time.

Pierson exhibited at both the Chicago Worlds Fair in 1893 and the Panamerican Exposition in 1901, where he won more awards than any other horticultural exhibitor.

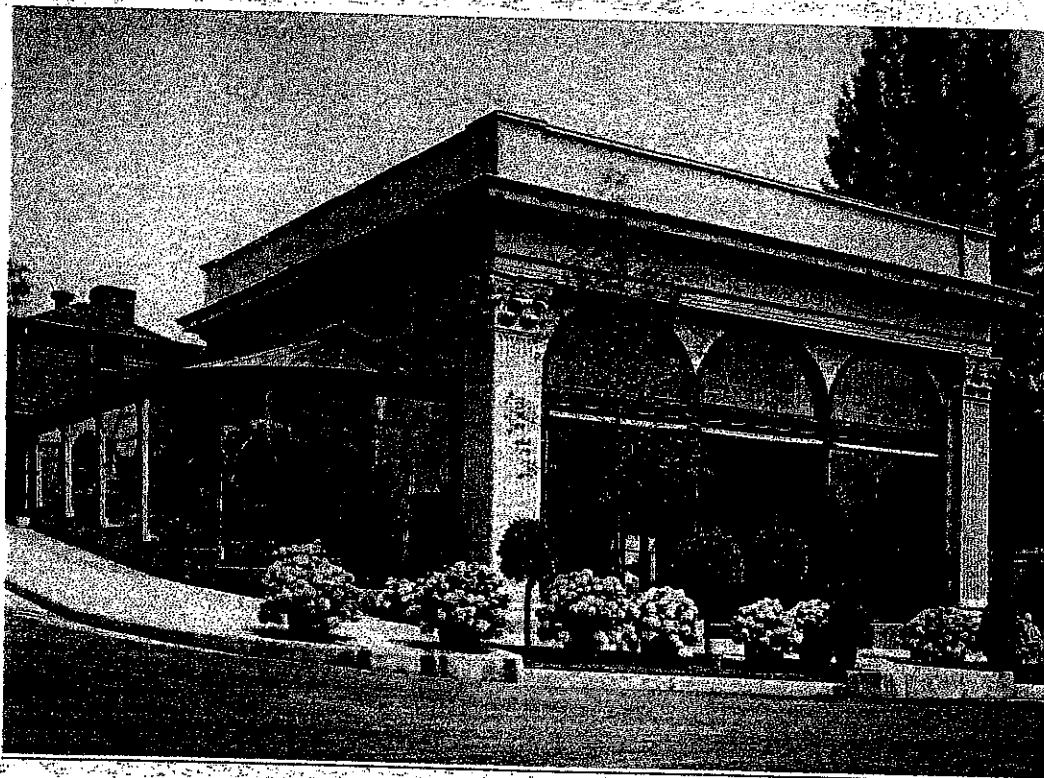
As his business grew, he became the second largest importer of bulbs from Holland and Japan and introduced the Bermuda Easter Lily to the country. Pierson was elected to an unprecedented eleven terms as President of the Village of Tarrytown (1910-1921). He also served for 40 years on the Board of Education, 36 of them as President. He also served as Water Commissioner, was a member of the Hope Hose Fire Company, and the first President of the Chamber of Commerce.

The building at the corner of McKeel and Broadway (64 North Broadway) was constructed ca. 1915 by Pierson as the flagship retail store for his florist business. The lot had been used by him for greenhouses since the 1890s. The opening of his impressive store was attended by hundreds of local residents. The building had a large curved display window along McKeel Avenue, large windows facing Broadway, with columns at the corners. The interior had a marble floors and a grand staircase leading to the second floor offices. Several small greenhouses were located to the rear (east) of the building.

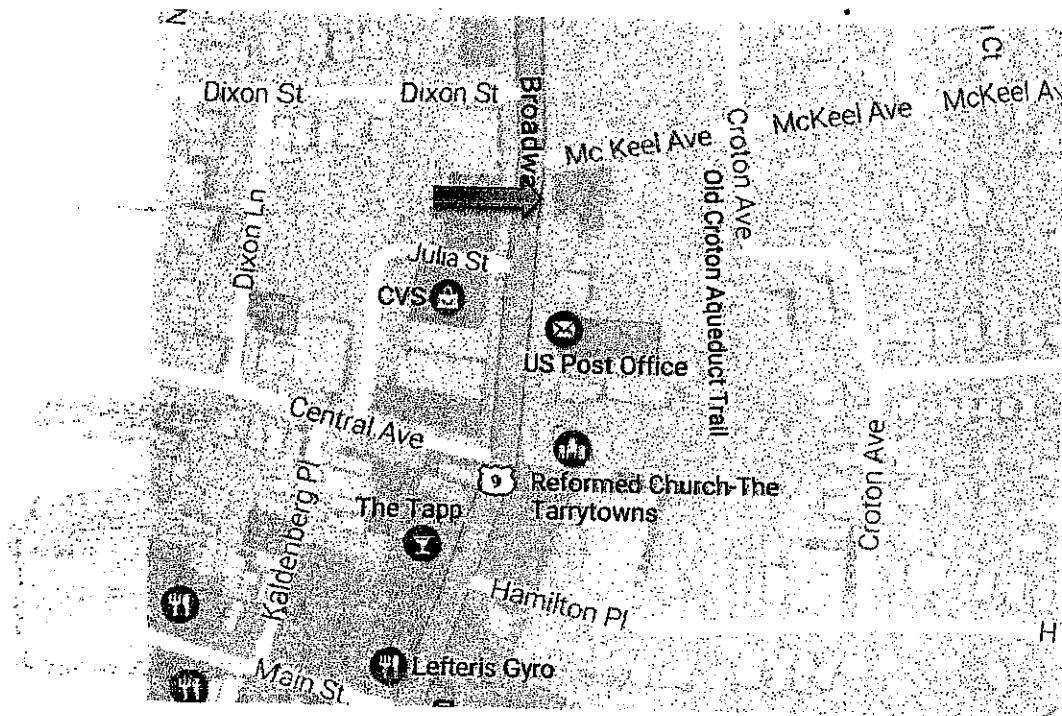
His business flourished well into the late 1920s when he began to sell off his extensive holdings, including the retail building on Broadway, and semi-retired. Unfortunately, the two banks where Pierson had invested almost all of his money failed following the crash of 1929 and he lost everything. At the age of 79, Frank Pierson began working as the counter clerk at his former store. He often joked that he had lost in fifty-six days what it had taken him fifty-six years to gain. Pierson died on September 1, 1935 and his body lay in state at Washington Irving High School. Schools closed on the day of his funeral and thousands came to Sleepy Hollow Cemetery for the funeral.

In 1937 the Westchester County Savings Bank, which held the mortgage foreclosed on the business and took over the building. In 1945 the building was occupied by the Washington Irving Trust, which later became County Trust Bank. County Trust had the addition constructed on the south side of the building and altered the rear to install customer walk-up windows. The Bank of New York (BONY) acquired County Trust in 1976 and Chase Bank acquired BONY through a corporate exchange in 2006.

7. Current Photograph (s)/Historic Photograph (s)



8. Historic Map/Current Map Showing Location



Nominated By: The Historical Society, Inc. One Grove Street, Tarrytown, NY 10591

**Local Landmark Nomination
Village of Tarrytown**

1. NAME OF PROPERTY

Current Name: 63 Benedict Avenue

Historic Name: Dr. James D. Sarven House

2. LOCATION

Address: Benedict Avenue (Southwest corner of Rose Hill Avenue)

3. CLASSIFICATION

Ownership of Property

Private: X

Public-Local:

Public-State:

Public-Federal:

Category of Property

Building(s): X

District:

Site: X

Structure:

Object:

4. FUNCTION OR USE

Historic: Residential

Current: Residential

Sub:

Sub:

5. DESCRIPTION

ARCHITECTURAL CLASSIFICATION:

MATERIALS:

Foundation: Stone/Brick

Walls: Frame

Roof:

Other:

6. SIGNIFICANCE

Areas of Significance: Social History

Date(s) of Construction: 1889

Significant Person(s): Dr. James D. Sarvren

Architect/Builder:

Historic Contexts:

Residential

Statement of Significance

Dr. James D. Sarven and his wife constructed the large Victorian on the corner of Benedict Avenue and Rose Hill Avenue in 1889 (*Tarrytown Argus*).

This three-story Victorian home uniquely features a stone base, brick first level, and wooden second and third floors. A cobble stone and gravel horse shoe driveway takes visitors up and around to the side of the structure. Like many Victorians, it combines different types of architectural details from this era home, including some Queen Anne Victorian (stone base and shingle detailing), Folk Victorian (modest porch with flat arch detail and boxy floor plan), and Shingle Style Victorian (decorative shingle sections). Designers of this Industrial period often embraced new materials and technologies to create houses like no one had ever seen before, and this home clearly exhibits many of these notable features.

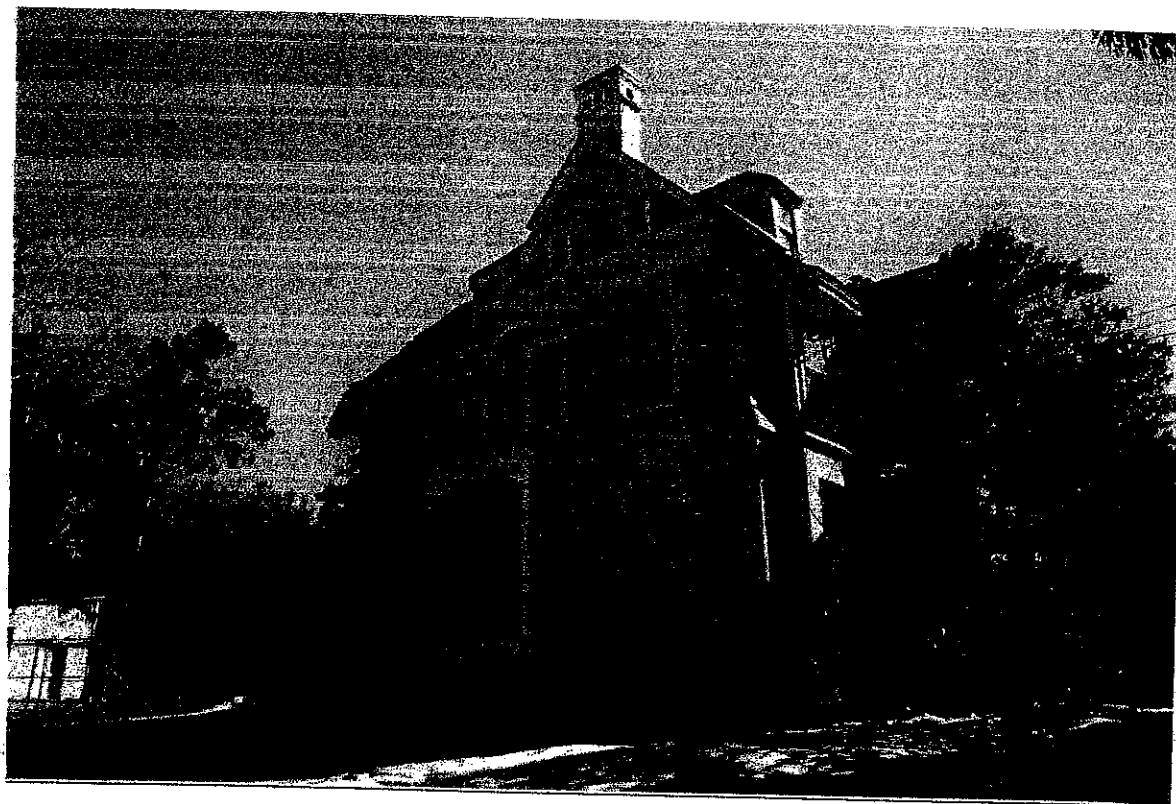
The façade of the home faces south and features a modest entrance with a wooden double-arched porch. Typical of a Victorian, each side of the house is different and asymmetrical. The gabled roof sections intersect, and have a proportionate eave depth. The wooden portion of the exterior has sections that are horizontally as well as shingle, including a projecting shingle frieze at the demarcation of where the first and second floor meet, that projects out from the surface. The underside of the eave does not have brackets, but rather a coffered detail.

The windows are one over one, but might have been replaced at some time. They may have been the same fenestration, but could also have been two over two, which was common in this style at the time of construction. Combining features borrowed from many different eras, this classic example of Victorian era home is a solid example of what was being built in the United States, and in particular, Westchester County, at this time.

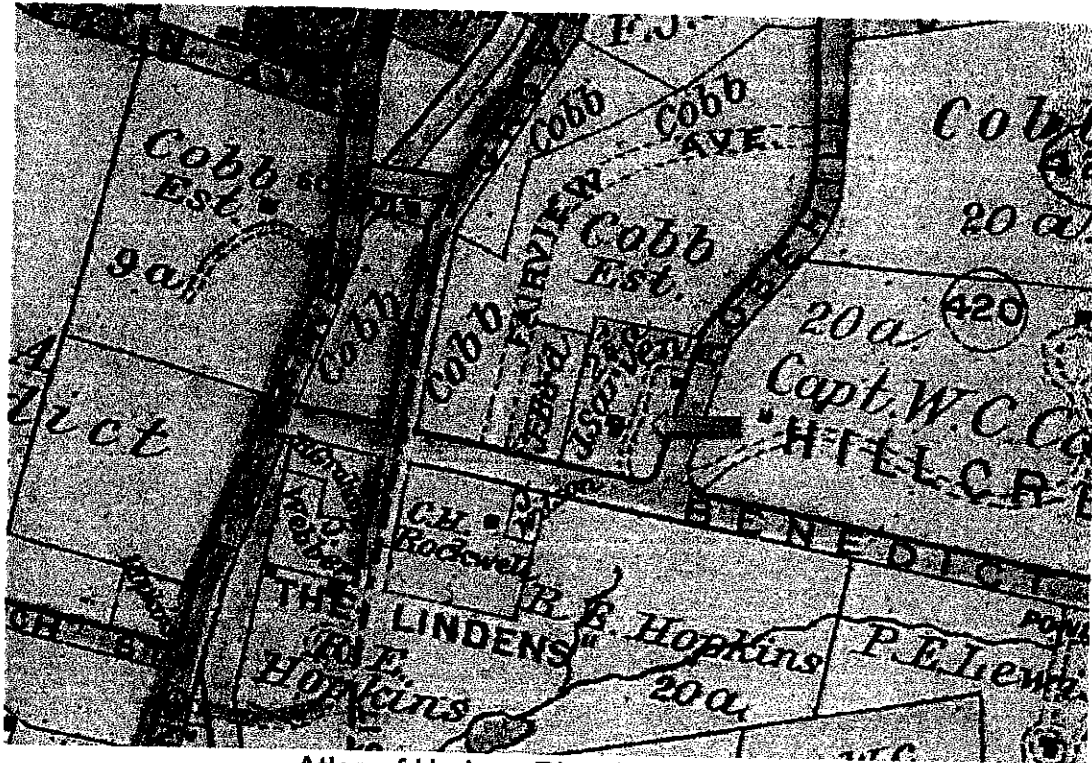
Sarven was a physician who had invested wisely during the second half of the 19th century and amassed a sizable fortune by the 1880s. The same year that he finished construction on his home, an August 1889 article in the *New York Times*, included Sarven as one among a "cluster of millionaires" who lived between Dobbs Ferry and Tarrytown.

When Sarven died in April 1900 he left the majority of the remainder of his estate (\$364,389.00) to charities, particularly hospitals in New York City and Tarrytown. He is buried at Sleepy Hollow Cemetery. Following Sarven's death, Edward E Higgins purchased the home.

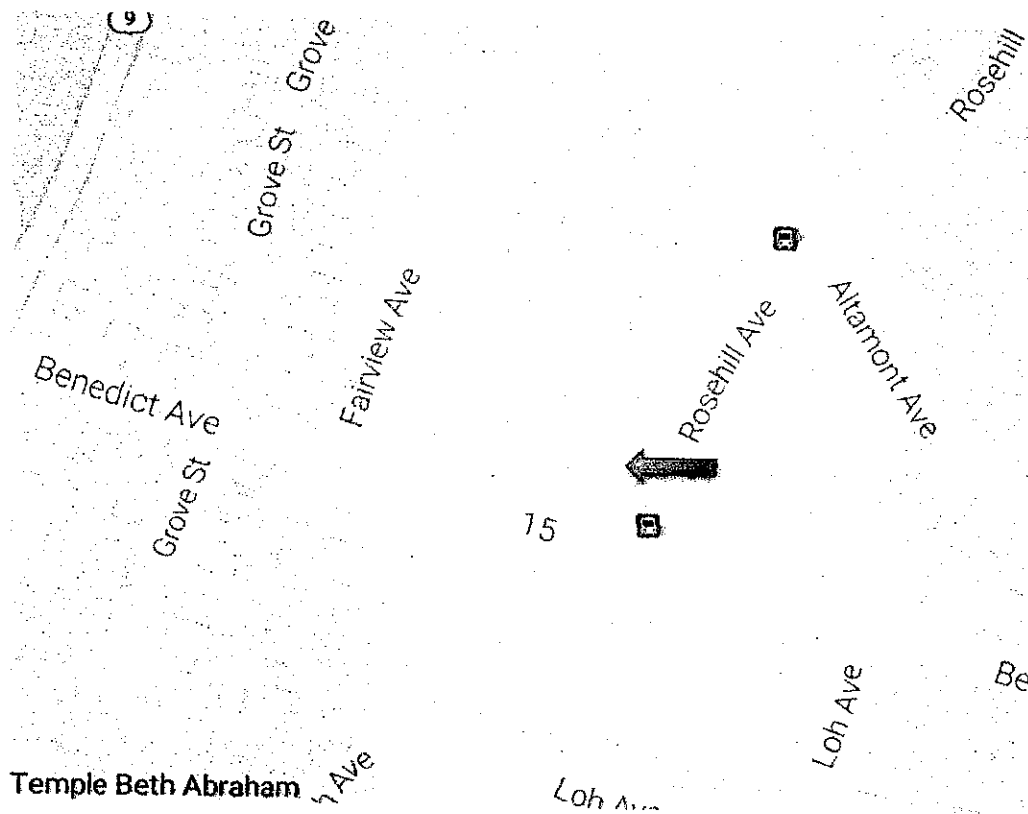
7. Current Photograph (s)/Historic Photograph (s)



8. Historic Map/Current Map Showing Location



Atlas of Hudson River Valley 1891.



Nominated By: The Historical Society, Inc. One Grove Street, Tarrytown, NY 10591

Sept. 20, 2017

To Whom It May Concern:

After careful discussion and reflection, I have decided to request the Village of Tarrytown to provide landmark designation for my property at 63 Benedict Ave.

This is an historic home which deserves protection and preservation. Since Tarrytown is known as an historic village, this request for landmark designation will ensure the needed protection of this property and promote the importance of historic preservation for our community.

I look forward to receiving notification from the village in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wendy Phillips Khan', written in a cursive style.

Wendy Phillips Khan, Owner
63 Benedict Ave.
Tarrytown, N.Y. 10591