

Planning Board
Village of Tarrytown
Regular Meeting
February 23, 2015; 7:00 p.m.

PRESENT: Chairman Friedlander (late); Members Tedesco, Aukland, Raiselis Birgy;
Counsel Shumejda; Village Administrator Blau; Village Engineer
McGarvey; Secretary Bellantoni

Mr. Tedesco chaired the meeting; Chairman Friedlander arrived late.

APPROVAL OF THE MINTUES – November 24, 2014

Mr. Aukland moved, seconded by Ms. Raiselis, and unanimously carried, that the minutes of November 24, 2014, be approved as submitted. Motion carried.

APPROVAL OF THE MINTUES – December 16, 2014 (Joint Board of Trustees and Planning Board Worksession)

Mr. Aukland moved, seconded by Ms. Raiselis, and unanimously carried, that the minutes of December 16, 2014 joint Board of Trustees and Planning Board Work Session, be approved as submitted. Motion carried.

Mr. Tedesco read the following adjournments:

- Continuation of a Public Hearing – 67 Miller Avenue
- Continuation of a Public Hearing – 25 Main Street
- Continuation of a Public Hearing – 112 Wilson Park Drive (lot 2)
- New Public Hearing – 17 North Washington Street
- New Public Hearing – 39-51 North Broadway

CONTINUATION OF PUBLIC HEARING – Toll Brothers–229 Wilson Park Drive (Lot 10)

Judson Siebert of Keane and Beane on behalf of Toll Brothers updated the board on this application. He stated that the survey issue is still unresolved. Toll's stand is that it is a non-issue. He said he met with Ms. Bernacchia's representative, Mr. Roch, along with Rob Dowd of Toll Brothers in January and discussed a resolution to the issue, which remains under review at this time.

Mr. Siebert said they are here tonight to ask the board and village staff if they have any questions regarding the plan itself so that they can address them at the March meeting.

Mr. Tedesco asked if all of the neighbors are OK with the proposed landscaping plan. Mr. Siebert said all but Ms. Bernacchia. The plan was reviewed by Ms. Munz and they

submitted documentation showing her support of the plan. After that plan was submitted Mr. Beristain suggested some modifications to the plan which were also supported by Ms. Munz. Toll Brothers is committed to making those changes; however, the resolution that is under review may change them. Ms. Raiselis asked that once they have a legal agreement to discuss them with Ms. Munz so they can come before the board with a complete package in order to move the process along.

Mr. Tedesco asked if anyone from the public would like to speak.

Mark Fry, Lakes Committee, brought in a letter amending their September, 2014 letter which he read (copy attached).

Mr. Tedesco asked Mr. Fry to provide the board and the applicant with all of the comments he spoke about.

Mr. Siebert said he would just like to address two comments made by Mr. Fry. The issue of dedication is the function of the Board of Trustees not the Planning Board and on July 23, 2014 Ms. Munz provided a report stating that the landscape plan is adequate.

Application has been continued to the March 30, 2015 meeting.

CONTINUATION OF A PUBLIC HEARING – Montefiore – 555 South Broadway

Marc Petro, John Meyer Consulting, on behalf of the applicant stated that since the last time they were before the board, the Village hired a traffic consultant, Michael Maris, who supplied them with a letter dated December 14, 2014. They addressed Mr. Maris' comments and supplied supplemental material on January 8, 2015. Mr. Maris followed-up with a comment letter dated January 21, 2015 concurring with their analysis with the exception of two minor comments. The two comments were: coordination with the DOT regarding signal timing changes that were in the study and the updated schedule from the Thruway Authority and the DOT with their potential improvements to the ramp at I287. Mr. Petro said they will coordinate with the DOT to request those timing changes, but it is up to them to decide whether or not to implement them; and they did contact the Thruway Authority regarding an updated schedule of the improvements at the ramp and along Rt.9. They told them that it is approximately 18 months out to the start of construction of the improvements which have been incorporated into a trail/bike path that is part of the Tappan Zee Bridge project.

Mr. Tedesco asked if any board members or staff had any questions. Mr. Aukland said it should be noted that the Thruway Authority has not yet provided to the applicant or the Village any plans. Although we know they are going to make changes, we do not know what they are; so it is not reasonable to ask you to do anything about them at this point. Mr. Petro said they are very preliminary at this point.

Mr. Tedesco opened the meeting to the public. No one came forward.

Mr. Aukland moved, seconded by Ms. Raiselis, to close the public hearing. All in favor; motion carried.

Mr. Aukland moved, seconded by Ms. Raiselis, that the Planning Board declare itself Lead Agency for the proposed project. All in favor, motion carried.

Mr. Aukland moved, seconded by Ms. Raiselis, that there will be no significant adverse environmental impacts as a result of this proposed action. All in favor; motion carried.

Mr. Aukland moved, seconded by Ms. Raiselis, that the Board approves plans for additional parking as requested in the application, noting that all additional parking spaces are to be land-banked, subject to the following conditions:

1. Approval by the Building Inspector/Village Engineer particularly in regard to the adequacy of the storm water/drainage plan for any future spaces which may be needed.
2. Approval by the ZBA of a waiver for 97 parking spaces required by the applicable zoning code.
3. Planning Board recommends to the ZBA to grant a waiver for the additional 97 spaces.
4. Approval of a landscaping and screening plan by the Village landscape consultant in the event that any newly-approved spaces are actually built.
5. Future parking spaces will be of permeable pavers or other equivalent permeable surface as approved by the building inspector/village engineer.
6. Payment of any outstanding escrow or recreation fees.
7. Signing of the latest land-banked plan (LB-1), revised 8/7/14) by the Planning Board Chair.

The Board notes that NYSDOT is proposing road improvements that could affect the entrance to the applicant's site. The Village will solicit the Applicant's involvement as and when specific DOT proposals become available. For this purpose, the Planning Board retains its jurisdiction as Lead Agency in this matter.

All in favor; motion carried.

NEW PUBLIC HEARING – Sisters of the Sacred Heart – 32 Warren Avenue

Mr. Tedesco read the following public hearing notice:

*PLEASE TAKE NOTICE that the Planning Board of the Village of Tarrytown will hold a public hearing at a **Special Meeting on Thursday, December 18, 2014, at 10:00 a.m.** at the Municipal Building, One Depot Plaza, Tarrytown, New York, to hear and consider an application by:*

*Sisters of the Sacred Heart of Mary
32 Warren Avenue
Tarrytown, NY 10591*

To consider an application for approval of the installation of an emergency generator. The property is located at 32 Warren Avenue and is shown on the tax maps as Sheet 1.50; Block 20; Lots 70 and is in the R40 Zone.

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

By Order of the Planning Board

Dale Bellantoni, Secretary to the Planning and Zoning Boards

DATED: December 8, 2014

The certified mailing receipt were submitted.
The signs were posted.

Sr. Bernadette Kenny explained that they wish to install a generator to be used by the elderly sister so that if the electricity goes out they can still use the elevator, floor lighting and medical equipment as well as heat and refrigeration. This generator will be sufficient to power all of these uses. The building is and will be the retirement home for all of the Sisters of the Sacred Heart in the future. She stated that they may even need to use St. Jude's.

Sr. Bernadette said the generator they would like to install provides the least amount of ground disturbance and fits best into their budget. It is 60' from the property line, 110' from the trail with a concrete platform large enough to walk around it. The cost is \$535,000 and an additional \$25,000 for landscaping.

It will only be used during emergencies and for weekly testing one day a week for about 15 minutes during the day. It is in compliance with the noise ordinance. It will be surrounded by a 12' fence to further attenuate the sound. Fifteen foot evergreens will be used for screening. Presently in the location where a new switch box will be installed, there are two electric boxes and a Con Edison box; additional landscaping will be installed.

Elinor Lynn, the electrical engineer on the project, with Landmark Facilities Group explained how they arrived at 600 kw generator for the convent. Presently the convent has a 3,000 amp service which is being fed off of a pad mounted transformer; St. Jude's has a 400 amp service that is on its own which is being fed off a pole mounted

transformer. She said rather than give them the equivalent of the 3,000 amp service they chose to give them what they need. They took the last two billing years and looked at the peak for those two years and determined that it was 284 kw for the convent and only 94 kw for St. Jude's. Together it equals about 400 kw; about 1/3 of the rating of what the service entrance is. They added 20% to compensate for the surges with the start ups equally about 480 kw. Since it is not fully occupied presently but may be in the future, they added an additional 20% for a total of 576 kw; the next available size is a 600.

Ms. Lynn said they looked at the different fuel types of generators and found with propane the size is limited to 300, so they would need two generators running parallel. This would double size of the land used, noise and buffer and would required to maintenance contracts. They looked at using natural gas but that increase the cost 2-3x and would have to be bigger and would make more noise. If they used green diesel, the generator manufacturer would void the guarantee. Moving the generator toward Neperan Road would cost an additional \$75,000 not including ledge that would have to be blasted to get through. In the front of building, they would have to penetrate the basement of the building and there is an ADA ramp. It would cost \$250,000 extra for excavation going around St. Jude's.

Gerry Rauch, Mechanical Engineer with Landmark discussed the safety issues:

- It will be filled above ground; if any leak would occur, it would be noticeable.
- Leak detection in secondary tank.
- When filling the tank, level sensor at 80%.
- For overflow protection, valve attached to the tank with a float which will close the valve at 90% full to prevent overflow.
- Drop tray with a drain valve for drainage into another container.

Mr. Tedesco asked what kind of maintenance is required. Mr. Rauch said the Westchester County code requires weekly or monthly visual inspection plus an annual testing procedure. Ms. Raiselis asked who would be doing that maintenance. Mr. Rauch said it is up to the owner but most likely it will be subbed out.

Mr. Birgy asked the capacity of the tank they are proposing to install. Mr. Rauch said the capacity is 3,000 gallon, and that was sized based on 72 hours of operation. Mr. Birgy asked the capacity of the two existing tanks. Mr. Malone said 2,000 gallons each. Mr. Birgy asked if the older tank is double lined. Mr. Rauch said yes. Mr. Birgy asked if they looked at using the same fuel that they use in their building; there is fuel there now and you are adding to it. Mr. Rauch said they were considering doing that but they would have to pipe a considerable length and the pipe would be out of site. They are concerned about underground leaks from under ground pipe. This is all above ground so that if anything happens, you can see it. He said it is sized for three days of operation.

Mr. Birgy asked if it would make sense to removed one of the two 3,000 gallon tanks. With the generator you will have three tanks; can you make one larger.

Mike Malone, Maintenance Supervisor, said two 3,000 gallon tanks are need to heat the building; and if the generator is used at the same time, there could be a problem, and then you have pipe underground. Mr. Birgy said instead of adding a new 3,000 gallon tank, add a larger one to accommodate more fuel with only two tanks. Mr. Malone said according to Westchester County Health Department the larger the tank the more possibility of leaks. Mr. Malone said they did not want to redesign their power plant which they just did a large amount of work to.

Mr. Birgy asked if the existing tanks have alarms. Mr. Malone said yes, they are checked every day.

Mr. Tedesco asked if it could be moved to another site where if there is any leaking it would not leak into the lakes, is cost the only problem or is there anything else. Donna Cascone of Marymount said the major issue is cost. They are a non-profit organization, and they did a large amount of fund raising for this project. There is no more money. Moving it just 100' would cost another \$100,000. Ms. Lynn said if they move it, there will be a voltage drop which would require another set of conduits which would add more money.

Mr. Birgy asked if they did a study of summer vs. winter load and what was the result. Ms. Lynn said yes; the peak was in August. Mr. Birgy said that is because of the air conditioning. He asked if they looked at downsizing it by reducing the usage during the peak. Ms. Lynn said it is a minimal reduction; no concrete savings.

Mr. Malone said the system is cool water or heated water; don't know how to separate the systems.

Ms. Raiselis thinks it's unfortunate that the lakes are at risk.

Mr. Rauch said they took all safeguards which are appropriate for the risk.

Ms. Raiselis said it is the most sensitive area in Tarrytown; in front of the building is a different story; this is a special circumstance which normal code does not address.

Dan Collins, Hudson Engineering, said that the generator will not be in any steep slopes. There is a wooded area between the tank and the lakes and it would take a very long time for it to get down to that area leaving plenty of time to remediate if necessary before it gets into the lakes.

Mr. Birgy asked what happens when the older tank fails. Mr. Malone said we are always in compliance and they watch it carefully. If they make a recommendation, we do it.

Chairman Friedlander arrived at meeting at 8:00 p.m.

Chairman Friedlander asked if it is an integrated system. Mr. Malone said no because of our heating system. Because in case of an emergency and we are heating the building and have to use the generator we would not get over 72 hours. The generator is only for electricity; needed to start the furnace but not supply fuel.

Mr. Aukland asked if the tank does fail how the oil is removed. Mr. Malone said there is a company, Safety Clean, which evacuates the oil.

Ms. Raiselis asked how much fuel will be used for the testing. Mr. Rauch said 15% load at 80 gallons per hours equals approximately 20 gallons/hour; 10 gallons for a half hour of testing.

Mr. Birgy asked the distance between the existing tank and the new tank. Mr. Rauch said approximately 125'. Mr. Birgy asked if they could get them closer. Mr. Rauch said they would have to be moved further from the building. Mr. Rauch said they could not use above ground because it is an active driveway.

Mr. Friedlander said are you saying that you don't want them to get a generator. It seems that you should be more worried about the old existing tank than the new one for the generator. You hear that it's a cost issue.

Mr. Tedesco asked if anyone from the public wished to speak.

Mark Fry, Tarrytown Lakes Committee, support their necessity to have a 600 kw generator. He feels the DEC should be consulted on this application.

He commented that they should install a sound fence for attenuation. He said it is in a poor location; 20% of the campus is in the critical sensitive area; 80% is not, it should be put on the existing pad and it is in a 25% or greater steep slope. 20% of campus is in the critical sensitive area; 80% is not.

Mr. Tedesco asked if they looked at the other types of tanks as suggested by Mr. Fry. Mr. Rauch said the type of tank he is referring to is an underground tank where you cannot see a leak; with above ground tanks, you can see a leak. He said there are no underground pipes.

Ms. Raiselis asked should we get a DEC consultant to review it. Counsel Shumejda said you can retain a consultant.

Mr. Birgy moved, seconded by Ms. Raiselis that the Planning Board retains a consultant to analyze to assess and give us guidelines to make a decision on this. All in favor; motion carried.

Sr. Bernadette asked if the consultant is to review only the tanks for the generator, not the existing tanks as well. Mr. Blau said only the new tank; the application before the board.

Counsel Shumejda said the consultant would make a recommendation to the board base upon all of the data that has been submitted by the applicant, the Lakes Committee and all the information in the village files.

NEW PUBLIC HEARING – Ferry Landings LLC – 2 Division Street

Ms. Raiselis recused herself from this application.

Mr. Tedesco read the following public hearing notice:

*PLEASE TAKE NOTICE that the Planning Board of the Village of Tarrytown will hold a public hearing on Monday February 23, 2015, at **7:00 p.m.** at the Municipal Building, One Depot Plaza, Tarrytown, New York, to hear and consider an application by:*

*Joseph Cotter
Ferry Landings LLC
485 West Putnam Avenue
Greenwich, CT 06830*

To consider an application for a restaurant, coffee shop and offices with 46 parking spaces in an existing two-story building.

The property is located at 2 Division Street in the Village of Tarrytown and is shown on the Tax Maps of the Village of Tarrytown as Sheet 1.40, Block 4, Lot 12 and is located in an WGBD Zone.

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

By Order of the Planning Board

Dale Bellantoni, Secretary to the Planning and Zoning Boards

DATED: February 13, 2015

The certified mailing receipts were submitted.
The signs were posted.

John Meyer of National Resources explained the project is to rejuvenate a 1930 two-story brick building to be used for a pub/restaurant/café on the first floor and public space on the second floor. Mr. Meyer said they are required to have 44 parking spaces per the code and they have 46 spaces. He said there is more than adequate parking on the site. They are also looking to put 43 parking spaces under the H-Bridge with 12 spaces being used for this project. He showed the location of the parking on the parking plan. Mr. Blau said is the parking under the bridge pursuant to an easement from the Village. Mr. Meyer said yes it is. Mr. Blau asked if he could get a copy for the Village. Mr. Meyer said it is on the original site plan; he will get a copy for the village. Mr. McGarvey said during one of the preliminary presentation he asked how they are going to get access to get out from under the bridge. He said a road is shown going south but there are serious grade changes out there. Mr. Meyer said they are aware of that and are willing to make adjustments for that. He said they had a survey done which located the transformers and manholes.

Mr. McGarvey said it stated two garbage bins but only one is showing. Mr. Meyer said as of now we are consolidating the dumpster area and it will be shown.

Mr. Birgy asked what is going in 5A, more units. Mr. Meyer said that is not part of this application. Mr. Birgy asked how many units are going there. Mr. Meyer said eight; the balance of the 238 which were originally approved, and the rest is a parking lot.

Mr. Aukland asked Mr. Meyer to clarify where the lot line runs; is it the red line on the drawing. is going. Mr. Meyer said the lot line is the red line that runs west toward the new roadway and then as you go north along that new roadway the red line go east, around the salt shed, then comes up and runs along the east wall of the DPW building and then it comes out to the street. Mr. Aukland said a lot of the 44 proposed parking spaces are on a different parcel. Mr. Meyer said yes, it is part of the entire site. Mr. Aukland asked Counsel Shumejda if the created a procedural problem because zoning does not allow stand alone parking on a parcel. Counsel Shumejda said we have to review the original Master Plan that was approved because it is tied to the roadway system and to the parking; so it is more than the stable building. Mr. Meyer said it is part of our original site plan approval for the project. Mr. McGarvey said the stable building was never part of the Master Plan and Mr. Blau agreed with him.

Chairman Friedlander said when the stable building was left off the Master Plan, there was a property line drawn and the parking that is being proposed for the stable building looks like it falls within the original site plan for Hudson Harbor which included those parking spaces as part of Hudson Harbor but not part of the stable building; is that correct. The 12 spots under the bridge and the spot for the stable building where originally in Hudson Harbor, correct? What we are doing now is borrowing space and parking from other areas to get the parking required for the stable building. Mr. Meyer said he has the subdivision plat that show the stable building as one of the lots and all of that parking. Chairman Friedlander said if we had the stable building separated out, there would not be enough parking on the lot; so what we are doing now is borrowing parking from the other subdivided area to get parking for the stable building. Mr. Meyer

said the parking along the new road behind the DPW building is on the stable building lot. They were trying to make the parking more convenient to the building. Chairman Friedlander said are we swapping out and making them part of building 5A or are they part of the Cooney Building? Mr. Meyer said right now we don't have the occupancy in the Cooney Building and this plan is reflecting what can be built to make up the required number of spaces. This is in anticipation of a restaurant and square footage of office space which is far in excess of the number shown. Mr. Meyer said the Board of Trustees is aware of the temporary approval for the Tappan Zee Construction and that is reflected on the drawing. What we have given you is what can be built which includes the River House the eight townhouses on parcel 5A. We could show it differently, but we thought this was much more convenient for the building. Mr. Meyer said the DPW has a lot of equipment in there as well. We could move parking there, but we don't want to do that. Mr. Blau said we were asked about two months ago to remove our equipment and we did. Mr. Meyer said he was not aware of that because when he was posting the meeting signs, there were DPW vehicles parked in that area.

Mr. Aukland said he is in favor of this proposal and is happy that the stable building is going to be used; but it needs a lot line adjustment which we are not in a position to do. We have to work with the Board of Trustees to do that and we will do that in the joint meeting next week. He said the parking for the stable building is on a separate site so we cannot talk about that tonight.

Chairman Friedlander said the River House will be discussed next week in the special meeting with the Board of Trustees. If that gets an approval next week, we will have to reevaluate where the parking will go.

Mr. Birgy asked if we have a Master Plan showing everything.

Mr. McGarvey said give me a 5-year master plan. You could keep doing this to keep coming back here to change it.

Mr. Meyer said we were asked to show you where the 238 units will go and that is what we have given you. You have the most up-to-date information.

Mr. McGarvey said required parking cannot be more than 300' from the use.

Mr. Tedesco suggested that Mr. Meyer get together with Mr. McGarvey and discuss the parking.

Mr. Aukland likes the building but wants to hear from the rest of the board.

Mr. Tedesco said there will be a joint ARB/Planning Board meeting on this.

Sean Flynn of Hudson Harbor explained the use in the building stating that on the first floor there will be a lobby, two kitchens, a café on one side and a pub on the other with two bathrooms and a common trash area.

Mr. Tedesco asked if there were any comments from the public. No one appeared.

Mr. Tedesco moved, seconded by Mr. Aukland and all in favor to continue the public hearing to the March 30, 2015 meeting.

PRELIMINARY PRESENTATION - Hanley - 73 High Street

Ann Hanley explained that the wall was damaged during Hurricane Sandy. They replaced it and they are here before this board because of the height of the wall and a steep slope issue. Mr. McGarvey explained that the reason they are before this board is because their house was hit by four trees which cause significant damage. They obtained a building permit to repair the damage to the house; and during the final inspection, Mr. Pennella of the Building Department noticed that they built a 10' wall. He gave them a summons for working without a permit and for working in steep slopes. They are presently in court pending the decision of this board. We asked for documentation and they did provide us with a survey which showed two walls; they built a single wall approximately 10' in height. Mr. McGarvey said they have submitted a revised plan cutting it back to 6' in height, stepping it back and coming up 4', back to its original condition. Mr. McGarvey said the wall went on to the neighbor's property. Ms. Hanley said it did before. Mr. McGarvey said that is true but he cannot give them a permit to build on someone else's property.

Mr. Zendman, Ms. Hanley's fiancé said they never intended to violate any ordinances or codes. They built the wall in the exact place where it originally existed but went up 10' instead of 6' and going back and up 4'. He said they did not disturb any steep slopes that weren't already disturbed by the previous wall. He said they had to go into the neighbor's property because the wall was there before. Mr. Zendman said they realize that they have to conform to the building code and they have to correct the situation with the wall going into the neighbor's property. He said they want to remediate both of those situations; but he wanted to make it clear that they did not disturb any steep slopes because those slopes were already retained by the previous wall. They hired two engineers and the second one has provided a plan to remediate the problem once it is approved by the planning board.

Mr. Aukland asked Mr. McGarvey if there is any other reasonable way to correct the situation.

Mr. McGarvey explained that it was a stepped wall and once they took the original wall down and graded, that is a disturbance of steep slopes. Counsel Shumejda agreed with Mr. McGarvey.

Mr. Aukland said if we don't agree to putting the wall back, that is going to erode. Mr. McGarvey said that is correct. Mr. McGarvey said for clarity, right now there is a 10'

wall which has to be cut back to a maximum of 6' per code, then back and up for 4' so that they can achieve their 10', which is exactly how it was prior to Hurricane Sandy.

Ms. Raiselis asked for them to provide a side view elevation for clarity for the public for the next meeting.

Mr. Tedesco moved, seconded by Mr. Aukland, that the Planning Board declares their intent to be Lead Agency; all in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to set a \$2,500 escrow; all in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to set a Public Hearing for the March 30, 2015 meeting; all in favor. Motion carried.

Counsel Shumejda asked the Chairman if the applicant can supply a landscape plan. Mr. Raiselis asked what they are going to plant there. Ms. Hanley said grass; its my backyard. There are woods back there and we are not planning to change that.

PRELIMINARY PRESENTATION - Tappan Manour - 320-330 South Broadway

Counsel Shumejda recused himself on this application.

Dan Collins from Hudson Engineering on behalf of the applicant explained that they do not have adequate parking for the existing residents. Right now the number of parking space is 176; and based on the number of residents with parking permits, 228 spaces would be need at night if everyone was home at the same time. Some of the residents were parking on the paved aqueduct area on Martling Avenue; however, at the beginning of the year the New York State Parks Department, who owns the area, sent out a notice stating the parking will be prohibited as of February 28, 2015. They have now lost 30 spaces which means this additional on-site parking is needed more than ever.

Mr. Collins explained the proposal. He stated that they are proposing 33 additional standard parking spaces which will give them a total of 209 standard spaces, as well as 18 tandem spaces. He said they will be parking in the front yard setback and understand that they will need a variance from the Zoning Board. They will need a DOT work permit for a new curb cut and they are also going to modify the existing curb cut coming into the property. Mr. Collins said presently there is plenty of green space throughout the site.

Mr. Collins said they addressed most of the engineer's comments; they have a stormwater plan in place and they are preparing a report which they will submit as part of the next submittal. This is a crucial issue.

Mr. McGarvey asked if they have a list of the variances they will required to show to this board. Mr. Collins said they will put one together.

Mr. Blau explained that the aqueduct area was originally leased by the church and they recently gave up that lease. He reached out to the Department of Parks to lease it for the Village but they were not interested because they wanted to remove all of the asphalt and return it to green space.

Dana Pellegrini, Board Secretary for Tappan Manour said she went door to door to neighboring buildings explaining their situation and inquiring about leasing space from them, but had no luck. She almost worked out something with 303 South Broadway but it was a liability issue in the end and it did not work out. This is not about convenience, it is a critical necessity.

Ms. Raiselis said it is unfortunate that we cannot work out something between neighbors. She said what if you lease them. Ms. Pellegrini said we are willing to do that, but they still are not interested. Mr. Aukland asked Mr. Blau if he can reach out to neighbors to help them out. Mr. Blau said he would do that.

Mr. Tedesco asked if the 51 additional spaces are going to solve the problem. Mr. Collins said they will still be short one space. If they take away spaces, it will be a problem. Mr. Tedesco asked that they get the list of variances they will need before the next staff meeting which is March 12th.

Mr. Tedesco moved, seconded by Mr. Aukland, that the Planning Board declares their intent to be Lead Agency; all in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to set a \$2,500 escrow; all in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to set a Public Hearing for the March 30, 2015 meeting; all in favor. Motion carried.

PRELIMINARY PRESENTATION – FamilyYMCA at Tarrytown – 62 Main Street

Gerry Riera, CEO of the YMCA, explained that they are before this board to make changes to their facility on Main Street. Their lease at the Tappan Hill School is not being renewed so they need to relocate their child care facility back to Main Street. He said it is already zone for this use. Mr. Riera explained that in the past they served between 75-80 children at the Main Street facility; however, that number does fluctuate. With the proposed changes, they could accommodate up to 110 children. They are presently trying to address the parking and traffic situation. Mr. Riera said they would have a formal traffic study to present for the public hearing, along with their architectural drawings. They are hoping to work out some kind of an arrangement with the Village with the Washington Street parking lot which is adjacent to their lot. The lot is

predominantly used in the evenings and weekend. They are looking to use it mainly for drop off between 8:00 and 9:00 in the morning and between 5:00 and 6:00 in the evening for pick up. They are hoping to be able to pay a nominal fee to the Village for this use. Their plan is to convert one of their emergency exits that faces the alley toward the Washington Street lot as the child care entrance so that all of the child care foot traffic will come from the back of the building and not interfere with the Windle Park entrance. The child care facility is only open Monday through Friday so it will not impact weekend or evening parking.

Additionally their staff parking will increase so they are looking to purchase from the Village business parking passes at the McKeel lot and the lot adjacent to the Junior League on North Broadway to accommodate the additional staff parking. They are looking into leasing space at the Mason's Building for the administrative staff that was at the Tappan Hill School location; that space would come with parking for that staff. Mr. Riera said that the 30 year lease that the Village has with the YMCA for 26 spaces in their lot expires this year, and they will take those spaces back to be used by YMCA members.

They will also need to create some outside playground space for the children. They are considering two option; one is using part of the parking lot which will take away seven spaces and the second option is to use the roof of the pool building, if there is a safe and cost effective way to do that; this option will not affect the parking lot.

Ms. Raiselis said to be sure to show all of the parking clearly on the plans for the March meeting.

Mr. Tedesco said we will need three things: the traffic study, parking details, and engineering plans.

Mr. Tedesco moved, seconded by Mr. Aukland, that the Planning Board declares their intent to be Lead Agency; all in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to set a \$2,500 escrow; all in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to set a Public Hearing for the March 30, 2015 meeting; all in favor. Motion carried.

PRELIMINARY PRESENTATION – Crescent Associates LLC – 155 White Plains Road

Joel Sachs of Keane and Beane on behalf of the applicant stated that they are seeking a minor site plan amendment to the existing office building for Columbia Medical who has a 25 year lease. They would like to add an 800 s.f. canopy and a 125 s.f. vestibule onto the existing building.

Patrick Burke of Columbia said they are looking forward to being a long term employer of the Village of Tarrytown. He said they are going to occupy 21,191 s.f. on the first floor of a two-story building. The space will be used for multiple medical specialties and imaging; all ambulatory.

The canopy area is 808 s.f. in the southwest component of the building on the back side of the building; the vestibule will be 124 s.f.

Mr. McGarvey asked if it will be handicap accessible. Mr. Burke said yes, we will make it so.

Mr. Burke said the canopy will meet the architecture of the building. And the 124 s.f. vestibule will be all glass

Counsel Shumejda said in time for the public hearing and for review, please provide the board a plan showing the new parking area.

Mr. Aukland asked if it comply with the code. Mr. McGarvey said yes.

Chairman Friedlander asked if there will be signage on the canopy. Mr. Burke said no.

Mr. Tedesco moved, seconded by Mr. Aukland, that the Planning Board declares their intent to be Lead Agency; all in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to set a \$2,500 escrow; all in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to set a Public Hearing for the March 30, 2015 meeting; all in favor. Motion carried.

ADJOURNMENT

Mr. Tedesco moved, seconded by Ms. Raiselis to adjourn the meeting. All in favor, motion carried; adjournment: 10:15 p.m.

Dale Bellantoni
Secretary