

**VILLAGE OF TARRYTOWN  
BOARD OF TRUSTEES  
WORK SESSION 6:15 P.M.  
WEDNESDAY, JANUARY 30, 2019  
*Amended  
Tarrytown Village Hall  
One Depot Plaza, Tarrytown, New York***

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Presentation – 39-51 North Broadway (Coco Management and Kaufman Tarrytown Company, LLC)

Board of Trustees Concerns

Open Session

1. Fees – Losee Field and Picnics
2. Proposed Local Law to Create Position of Assistant Village Administrator
3. ARB Local Law Amendments
4. "Your Town" Programming – Cost Estimate
5. Amendment to Resolution of the Board Authorizing a New Financial Institution as an Authorized Depository
6. DeRocker Land Swap – Home Rule Request
7. Amendment to Agreement Between Tarrytown and WestCOP/COC re County Funds
8. Preliminary Budget Discussion
9. Proposed Code Amendment Re Sidewalk Cafes



**KEANE & BEANE P.C.**  
ATTORNEYS AT LAW

January 22, 2019

VIA HAND DELIVERY

Mayor Drew Fixell and  
Members of the Village Board of Trustees  
Village Hall  
One Depot Plaza  
Tarrytown, New York 10591

Re: Zoning Petition  
39-69 North Broadway  
SBL 1.40-14-2, 1.40-14-3, 1-40-14-4,  
1.40-14-5 & 1.40-14-26

Dear Mayor Fixell and Village Board Members:

Keane & Beane, P.C. is pleased to present, on behalf of 39-51 N. Broadway Associates, Kaufman Tarrytown Co. LLC and Kaufman Broadway Corp. ("Petitioners"), the enclosed Petition seeking the adoption of a floating zoning district entitled, Broadway Corridor Retail Residential ("BCRR") District. The BCRR District would be available to eligible properties located on North Broadway, including the above-referenced property.

The requested zoning amendment is consistent with and implements recommendations set forth in the Village of Tarrytown Comprehensive Plan recently adopted by the Board of Trustees. Importantly, development of property pursuant to the proposed BCRR District will provide benefits to the Village of Tarrytown through the establishment of a synergistic set of uses which complement existing development in the downtown area.

Specifically, subject to property owners filing detailed site plan applications for approval of projects consistent with the Comprehensive Plan, the proposed BCRR District would permit the development of eligible property in the North Broadway corridor that includes some or all of the following uses: municipal parking, multi-family housing (including micro-units and cooperative living units), retail, restaurants with outdoor dining, cultural facilities such as art galleries and museums, offices, and

- **Main Office**  
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Fishkill, NY 12524  
Phone 845.896.0120
- **New York City Office**  
505 Park Avenue  
New York, NY 10022  
Phone 646.794.5747

RICHARD L. O'ROURKE  
Principal Member  
ro'rourke@kblaw.com

RECEIVED  
JAN 22 2019  
TARRYTOWN VILLAGE ADMINISTRATOR



Mayor Drew Fixell and  
Members of the Village Board of Trustees  
January 22, 2019  
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several types of fitness uses, among others. A variety of housing options in the downtown area, including affordable units, would provide a built-in customer base for the Village's shops and restaurants while retail, dining, cultural and fitness uses developed under the detailed design guidelines of the proposed BCRR District will create an attractive community destination. Moreover, in the event the BCRR District is adopted by the Board of Trustees and thereafter applied to the above-referenced property, the conceptual development plans for such property under the proposed BCRR District include approximately 200 municipal parking spaces which will dramatically increase the availability of public parking in the Broadway corridor.

By way of the enclosed Petition we are requesting that the Village Board establish the BCRR District. Exhibit "A" to the Petition is a proposed Local Law to accomplish this task. As part of Petitioners' present request, a conceptual plan for redevelopment of the above-referenced property under the provisions of the proposed BCRR District, is enclosed. If and when the BCRR District is established by the Village Board, Petitioners will seek to have the above-referenced property rezoned to the BCRR District so as to allow for the redevelopment of the above-referenced property in a manner consistent with the concept plans enclosed herein. As part of that future request, Petitioners will provide more detailed plans for its proposed redevelopment.

Enclosed herein are the following documents:

- Petition of 39-51 N. Broadway Associates, Kaufman Tarrytown Co. LLC and Kaufman Broadway Corp., dated January 22, 2019, with Exhibit A (Proposed Local Law Amending Chapter 305 of the Village Code)
- Letter of Authorization, dated January 2019
- Architectural Survey, prepared by Gerald T. O'Buckley, PLS, Flushing N.Y., dated February 24, 2015, revised November 29, 2018
- Concept Plans, prepared by Sullivan Architecture, P.C., dated January 22, 2019:
  - Site Plans @ N. Broadway & New Thru Street, SP-1
  - Lower Floor Plans, SK-1
  - Upper Floor Plans, SK-2



Mayor Drew Fixell and  
Members of the Village Board of Trustees  
January 22, 2019  
Page 3

- Conceptual Building Section, SK-3
- Conceptual Perspective Renderings, SK-4

We look forward to advancing the enclosed Petition with the Village Board. In that regard, we request that it be placed on the Village Board's upcoming agenda for its January 30, 2019 work session and February 4, 2019 regular meeting for referral to the Village of Tarrytown Planning Board for its advisory report and recommendation.

Thank you for your consideration.

Very truly yours,



Richard L. O'Rourke

RLO/sj

Encls.

cc: Richard Slingerland  
Dr. Stanley Friedlander  
Steven Silverberg, Esq.  
Edward Coco, Jr.  
Edward Hart  
Jennifer L. Gray, Esq.  
John Sullivan, FAIA





BOARD OF TRUSTEES: VILLAGE OF TARRYTOWN  
COUNTY OF WESTCHESTER: STATE OF NEW YORK  
----- X

Petition of  
39-51 N. Broadway Associates,  
Kaufman Tarrytown Co LLC &  
Kaufman Broadway Corp.

**PETITION**

For an Amendment of the Zoning Code of the  
Village of Tarrytown to Establish a Broadway  
Corridor Retail Residential (BCRR) Floating  
Zoning District to include a property Designated  
on the Tax Map of the Village SBL 1.40-14-2,  
1.40-14-3, 1.40-14-4, 1.40-14-5 and 1.40-14-26.  
----- X

Petitioners Kaufman Tarrytown Co LLC, 39-51 N. Broadway Associates, Kaufman  
Tarrytown Co LLC and Kaufman Broadway Corp., by their attorneys, Keane & Beane, P.C.  
respectfully petition the Village Board of the Village of Tarrytown, as follows:

**INTRODUCTION**

1. Petitioners are the owners of certain real property situated within the Village  
of Tarrytown ("Village") located at 39-69 North Broadway and bearing Tax Assessment Map  
designation SBL 1.40-14-2, 1.40-14-3, 1.40-14-4, 1.40-14-5 and 1.40-14-26 (the "Property").<sup>1</sup>  
The existing Zoning of the property on the Zoning Map of the Village ("Zoning Map") is  
Restricted Retail (RR) along North Broadway and Central Avenue, with multifamily  
residence (M-2) at the rear of the Property. The Property currently consists of vacant and

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<sup>1</sup> Kaufman Tarrytown Co LLC is the current owner of property bearing Tax  
Assessment Map designation SBL 1.40-14-5. Kaufman Tarrytown Co LLC also currently  
owns SBL 1.40-14-1 (the Lyceum Building) but that parcel is not proposed to be included in  
Petitioners' redevelopment plans. 39-51 N. Broadway Associates is the current owner of  
property bearing Tax Assessment Map designation SBL 1.40-14-2, 1.40-14-3 and 1.40-14-26.  
Kaufman Broadway Corp. is the current owner of property bearing Tax Assessment Map  
designation SBL 1.40-14-4.

occupied retail storefronts, and restricted parking for the public in connection with the retail uses.

2. Petitioners seek to amend the Village Zoning Code ("Zoning Code") in a manner that is consistent with the Village's November 2018 Comprehensive Plan by adopting a new floating zoning district entitled, *Broadway Corridor Retail Residential* ("BCRR") District. A draft of the zoning amendment sought by Petitioners is annexed hereto as Exhibit "A."

3. The new floating zone would be applicable to eligible properties fronting along both sides of North Broadway, between West Elizabeth Street and Wildey Street. The purpose of the BCRR District is to enable a wider range of business types and scales, greater diversity for dwelling spaces above business uses, and increased opportunities for municipal parking.

4. The BCRR District is designed to help create high quality development aiming to provide Village residents with an outstanding lifestyle environment. The goals are to provide sustainable development, offering places for people to live, work and enjoy recreation and leisure activities without the necessity of having to rely on personal automobile transportation. Flexibility for the BCRR District provides for amendment of specific building plans and land use, all of which encourages a pedestrian-friendly environment facilitating community interaction and neighborliness. Shared parking arrangements and traffic management programs such as shuttle buses enhancing accessibility to the Metro North Hudson Line are elements to be included when considering implementation of the BCRR District for a particular property.

5. Any properties with frontage on North Broadway between West Elizabeth Street and Wildey Street which meet the eligibility requirements of the BCRR District, including minimum size and other dimensional requirements, may petition the Village Board of Trustees for designation within the BCRR District, as set forth in Exhibit "A."

6. Upon adoption of the new BCRR Floating Zone legislation, Petitioners will seek to rezone their Property from a mix of Restricted Retail and Multifamily zoning districts to the newly created BCRR District in furtherance of its plans to re-develop the Property.

7. The redevelopment is proposed to consist of approximately 49,000 square feet of neighborhood retail shopping and approximately 230 residential units in a mix of approximately 50 studios, 140 1-bedroom units, 35 2-bedroom units and 5 townhomes. Additionally, the redevelopment of the Property is proposed to include a multi-level parking structure, internal to the development, which includes 230 parking spaces for the residences and approximately 200 parking spaces designated for municipal parking which will dramatically increase the availability of public parking in the Broadway Corridor. Also included in the proposed conceptual design are pedestrian linkages to courtyards and pocket parks, improvements to pedestrian linkages to Main Street, preservation of the historic Lyceum Building, affordable housing, and an opportunity for uniquely situated pocket retail storefronts along the internal two-way street through the Property. Preliminary concept plans include architectural design with close attention to maintaining streetscape scaled elements along North Broadway and Dixon Lane by stepping back the upper floors of proposed buildings.

8. Accordingly, the proposed zoning amendment will create the opportunity to yield significant benefits to the Village through increase municipal parking, employment

opportunities, shopping opportunities, as well as additional tax revenue, without significant negative impacts.

### **THE PROPERTY**

9. Petitioners Property consists of approximately 2.576 acres, 100% of which is developed with structures and private parking.

10. The Property borders North Broadway to the east, Dixon Street to the north, Dixon Lane to the west and Central Avenue to the south.

11. The portion of the Property fronting on North Broadway is currently zoned Restricted Retail, similar to other properties along North Broadway lying north, south and east of the Property. The remainder of the Property is currently zoned Multi-Family Residence (M-2).

12. The Property is currently developed with several dated buildings and private surface parking. The use of the dated buildings is generally limited to retail and office, but with relatively high vacancy rates.

13. Municipal parking in the immediate vicinity is in short supply.

14. The uses now permitted, collectively, in the Restricted Retail and Multi-Family Residence Districts are consistent with the proposed uses in the BCRR District, namely: retail, restaurants, offices and residential units. The BCRR District holds promise of stimulating retail trade, a growing food and beverage culture, and arts and entertainment; all of which have been identified as important elements of the Comprehensive Plan.

### **CONSISTENCY WITH COMPREHENSIVE PLAN**

15. The proposed BCRR District (and the proposed redevelopment of the Property) is entirely consistent with the Comprehensive Plan, dated November 2018.

16. The Comprehensive Plan seeks to promote sustainable growth. It defines this concept as, “enabling new development in a way that protects the Village historical resources, enhances the experience and connectedness of existing open space, and supports greater densities of residential and commercial uses only where they can make efficient use of land and support the expansion of residents, workers, and visitors with shared transit, pedestrian, and bicycle access.” (Plan, p. 36).

17. The Comprehensive Plan also seeks to:

- a. “[p]romot[e] infill development and enable[e] greater residential densities where they can be supported with off-street parking [that] can add to the critical density of customers who access the downtown on foot.” (Plan, p. 40).
- b. Increase local revenue sources through “added taxes from the redevelopment of under-performing properties...” (Plan, p. 44).
- c. Increase parking availability within the downtown area. (Plan, p. 51).
- d. “[F]ocus on the redevelopment of underperforming properties to enable uses that bring a greater benefit to the Village.” (Plan, p. 62).

18. Most significantly, the implementation table within the Comprehensive Plan specifically identifies the following “action item”:

Amend village code and commercial districts zoning to enable a wider range of business types, scales and adapt to changes in the market, encourage residents to work locally...

...

Restricted Retail (RR): 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 storefronts; study and amend the range of permitted uses; study incentives to reduce long-term storefront vacancies. (Plan, p. 118).

19. The proposed BCRR District directly implements these goals and objectives of the Comprehensive Plan. As set forth at Exhibit "A," the BCRR District contains a wide range of permitted uses to transform the Broadway Corridor to one that is dynamic, attractive to shoppers and pedestrian-friendly. The mix of residential and retail, including café and restaurant uses, provide a symbiotic relationship to allow for a built-in customer base for the neighborhood retail and restaurant uses.

20. It is respectfully submitted that the BCRR District is not only consistent with the goals and objectives of the Comprehensive Plan, it will provide significant benefits to the Village through increased tax revenue, diversity of uses, and a revitalization of the Broadway Corridor.

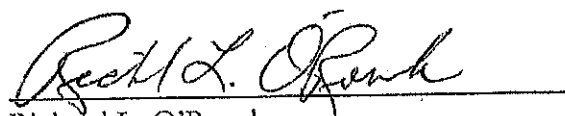
### CONCLUSION

21. **WHEREFORE**, Petitioners respectfully request that the Board of Trustees adopt the BCRR District legislation as set forth in Exhibit "A."

Dated: White Plains, New York  
January 22, 2019

**KEANE & BEANE, P.C.**

By:



Richard L. O'Rourke

Jennifer L. Gray

Attorneys for Petitioners

445 Hamilton Avenue, 15th Floor

White Plains, New York 10601

(914) 946-4777



**PROPOSED LOCAL LAW AMENDING CHAPTER 305  
OF THE VILLAGE CODE**

A LOCAL LAW to amend Chapter  
304 of the Code of the Village of  
Tarrytown regarding Zoning.

**BE IT ENACTED** by the Board of Trustees of the Village of Tarrytown as follows:

**Section 1:** Chapter 305, Section 40.1, entitled "Broadway Corridor Retail Residential BCRR Floating Zone," is hereby added as follows:

§305-40.1 Broadway Corridor Retail Residential BCRR Floating Zone.

A. Legislative intent. The BCRR Zone is a floating zoning district, as hereinafter defined, unmapped at its initial adoption, that may be applied to particular parcel(s) by an amendment of the Zoning Map of the Village of Tarrytown upon the Village of Tarrytown Board of Trustees' own motion or upon an applicant's submission of a Petition, as hereinafter defined, and approval of the Petition by the Board of Trustees. The Board of Trustees finds that the purpose of this district is to facilitate the redevelopment of underutilized properties along the Broadway corridor by providing a streamlined permitting process and incentives to encourage sustainable, mixed use development in the Village's downtown Broadway corridor area. The BCRR Zone is consistent with the Village Comprehensive Plan and is established in furtherance of the public health, safety and welfare of the Village by encouraging mixed use development with alternative forms of housing, including affordable housing, to enable a wider range of business types and scales, greater diversity for dwelling spaces above business uses, and increased opportunities for municipal parking in an effort to maintain the vibrancy of the Village's downtown area.

B. Definitions. As used in this section, the following terms shall have the meanings indicated:

**FLOATING ZONING DISTRICT**

Zoning district with boundaries which are not fixed by the ordinance which establishes the district and outlines procedures for fixing boundaries, but which are established by later amendment to the Zoning Map of the Village of Tarrytown.



## PETITION

A written petition for an amendment to the Zoning Map of the Village of Tarrytown.

- C. Eligibility requirements. To be eligible for potential rezoning to the BCRR Zone, the property must meet the following minimum requirements:
- (1) Frontage along the east or west side of North Broadway, between West Elizabeth Street and Wildey Street.
  - (2) Minimum lot size of 100,000 square feet.
- D. Application procedure. Development within the BCRR Zone requires a three-step process, which steps may be undertaken concurrently, provided that the Board of Trustees act upon the Petition for Zoning Map Amendment prior to an action being taken on applications for approval of a Concept Plan or Site Development Plan:
- (1) Petition for Zoning Map Amendment. The applicant shall submit to the Board of Trustees a written Petition seeking to amend the Zoning Map of the Village of Tarrytown to designate the subject property within the BCRR Zone.
  - (2) Concept Plan. Development within the BCRR Zone shall be subject to approval of a Concept Plan by the Board of Trustees.
  - (3) Site Development Plan. Development within the BCRR Zone shall be subject to approval of a Site Development Plan by the Planning Board pursuant to Article XVI of Chapter 305.
- E. Permitted principal uses.
- (1) Multifamily dwellings, including micro-units and cooperative living units.
  - (2) Sale of goods at retail, including pharmacies.
  - (3) Personal services.
  - (4) Business, professional or banking offices, including incubators
  - (5) Restaurants and other places serving food or beverages, including service at tables on a covered or uncovered porch or terrace incidental to a permitted establishment.
  - (6) Art galleries, museums, libraries and other similar cultural facilities.
  - (7) Municipal uses.
  - (8) Wireless telecommunications services facilities.
  - (9) Spa, health club, gym, yoga and pilates studio, and similar kinds of fitness centers.
  - (10) Temporary pop-up shops in vacant commercial spaces.
  - (11) A public, sectarian or private elementary or secondary school, college, university, theological or trade or industrial school, learning/tutoring center, with or without assembly and residence halls with customary incidental facilities, whether or not operated for gain or profit.

F. Permitted Accessory uses.

- (1) All uses customary and incidental to the permitted principal use.
- (2) Roof gardens.
- (3) Solar energy installations.
- (4) Off-street parking, bicycle and vehicle charging facilities, including parking structures.

G. Bulk requirements.

- (1) Minimum floor area per dwelling. 475 square feet, except for micro-units which shall have a minimum floor area per dwelling of [#TBD] square feet of gross floor area.
- (2) Maximum height. Broadway frontage: 4 stories; remaining area of site: 7 stories or 80 feet.
- (3) Minimum front yard setback. 10 feet.
- (4) Minimum rear yard setback. 10 feet.
- (5) Minimum side yard setback. 0 feet.
- (6) Minimum lot width at front of building. 425 feet.
- (7) Maximum building coverage. 75%
- (8) Off-street parking requirements. See Section 305-63, except as modified below:
  - (a) Multifamily. 1 space per dwelling unit.
  - (b) Parking requirements may be reduced or waived altogether by the approval authority where it is demonstrated that a lesser amount of off-street parking spaces is adequate for the proposed use or mix of uses based on availability of public parking proximate to the site, availability of ride share or jitney services, or other similar circumstances.
- (9) Modification of requirements. The bulk requirements set forth in Section G herein may be reduced at the discretion of the approval authority provided the reduction is consistent with the general intent of the BCRR Zone and the Village Comprehensive Plan.

H. Development incentives. It is within the best interests of the Village to encourage the development of public parking and green building practices in the downtown area. To facilitate such development, the following incentives shall apply within the BCRR Zone:

- (1) Density bonuses may be granted by the approval authority where the project offers the use or dedication of public off-street parking and/or green building practices or elements, pursuant to the following formulas:

- (a) For every 25 public off-street parking spaces provided, [#TBD] additional dwelling units may be constructed.
- (b) [Green building density incentives TBD]

I. Viewshed protection.

- (1) Any application for development in the BCRR Zone must submit a visual assessment including visual materials illustrating views from public streets and other public areas within view of or affecting public views of the Hudson River.
- (2) The approval authority shall take into consideration the quality and extent of views from the adjacent public streets and other public areas through the property to the Hudson River in the review of a project for buildings or facilities within view of or affecting public views of the Hudson River.

J. Design and architectural guidelines.

- (1) Architectural features, materials, and windows shall be continued on all sides of the building, avoiding any blank walls.
- (2) For finish building materials, natural-looking products are recommended. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic stone or brick, synthetic stucco, and chain link, plastic or vinyl fencing shall not be permitted.
- (3) Pedestrian-oriented gathering places, green landscaped courtyards, terraces or outdoor eating areas are encouraged.
- (4) Passive solar and solar panel opportunities are encouraged.
- (5) Sidewalks, open spaces, parking areas and service areas shall be landscaped and/or paved in a manner which will harmonize with proposed buildings. Materials for paving, walls, fences, curbs, benches, etc., shall be attractive, durable, easily maintained and compatible with the exterior materials of adjacent buildings.
- (6) Landscape materials selected shall emphasize native species, not include invasive species, and shall be appropriate to the growing conditions of the environment and this climatic zone.
- (7) The Planning Board may require street trees, buffer landscaping, fencing or screening to separate land uses and to screen parking lots or structures, utility buildings, refuse collection areas, cooling systems and other similar installations and features.
- (8) Green roofs and rooftop terraces and gardens are encouraged for visual and environmental reasons.
- (9) Commercial uses should be pedestrian oriented and assist in building walkable streets and a connection to Main Street and the Metro North Train Station.

K. Amendments. In all cases where any amendment of the site development plan is proposed which exceeds the scope of a field change, as determined by the Building Inspector, the applicant shall secure the approval of the amendment from the Planning Board. In all cases where any amendment of the concept plan is proposed, the applicant shall secure the approval of the amendment from the Board of Trustees.

## **Section 2. Ratification, Readoption and Confirmation**

Except as specifically modified by the amendments contained herein, Chapter 305 of the Village of Tarrytown is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

## **Section 3. Numbering for Codification**

It is the intention of the Village of Tarrytown and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the Village of Tarrytown; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

## **Section 4. Severability**

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

## **Section 6. Effective Date**

This local law shall take effect immediately upon filing with the Office of the Secretary of State.

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BOARD OF TRUSTEES: VILLAGE OF TARRYTOWN  
COUNTY OF WESTCHESTER: STATE OF NEW YORK

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Petition of  
39-51 N. Broadway Associates,  
Kaufman Tarrytown Co LLC &  
Kaufman Broadway Corp.

For an Amendment of the Zoning Code of the Village of Tarrytown to  
Establish a Broadway Corridor Retail Residential (BCRR) Floating  
Zoning District to include a property Designated on the Tax Map of  
the Village SBL 1.40-14-2, 1.40-14-3, 1.40-14-4, 1.40-14-5 and 1.40-14-  
26.

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PETITION

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Law Offices of  
**KEANE & BEANE, P.C.**  
445 Hamilton Avenue  
15<sup>th</sup> Floor  
White Plains, New York 10601  
914-946-4777

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## Kathy Deufemia

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**From:** Richard Slingerland  
**Sent:** Tuesday, January 8, 2019 6:30 PM  
**To:** Kathy Deufemia  
**Cc:** Joe Arduino  
**Subject:** FW: Park and Rental Fees Around the Area

For inclusion with the agenda.

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](mailto:rslingerland@tarrytowngov.com)

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**From:** Joe Arduino <[JArduino@tarrytowngov.com](mailto:JArduino@tarrytowngov.com)>  
**Sent:** Tuesday, January 8, 2019 3:09 PM  
**To:** Richard Slingerland <[rslingerland@tarrytowngov.com](mailto:rslingerland@tarrytowngov.com)>  
**Subject:** FW: Park and Rental Fees Around the Area

Rich,

Mike did some research since the meeting.

See attached numbers for picnics.

Looking at the \$numbers, it appears the \$300.00 fee is mid-line by comparison.

Joe A.

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**From:** Michael Wisniewski  
**Sent:** Tuesday, January 08, 2019 2:57 PM  
**To:** Joe Arduino  
**Subject:** Park and Rental Fees Around the Area

### **Sleepy Hollow**

Kingsland and Devries Park Pavilion Rentals  
Permit Fee: \$300.00 Deposit: \$500.00

### **Irvington Senior Center**

Resident: \$350.00 for 4 hours +\$50.00 for each additional hour  
Non- Resident: \$450.00 for 4 hours and \$60.00 for each additional hour

### **Ossining Pavilion Rentals**

Residents: \$225.00 + \$50.00 For 2 hours of ball field usage (this is from 2 of the smaller parks)  
The larger ones fees and structure was in their website.

**Croton Senasqua Park**

Senasqua Park Pavilion Village Resident 9 am-2 pm \$195.00 (25 to 100 people)

School District Resident 9 am - 2 pm \$245.00

Village Resident 3pm-10pm \$295.00

School District Resident 3pm-10pm \$370.00

Village Resident - Full Day 9 am - 10 pm \$425.00

School District Resident - Full Day 9 am - 10 pm \$525.00

**Michael Wisniewski**

Recreation Leader

Village of Tarrytown

One Depot Plaza

Tarrytown, NY 10591

(O) (914) 631-8347

[mwisniewski@tarrytowngov.com](mailto:mwisniewski@tarrytowngov.com)

Village of

**TARRYTOWN**

New York



## **Richard Slingerland**

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**From:** Ralph Nicoletti  
**Sent:** Wednesday, December 12, 2018 11:38 AM  
**To:** Richard Slingerland  
**Cc:** Joe Arduino; Michael Wisniewski; Anthony Ross  
**Subject:** Losee Park Rental Fees

Hi Rich:

The fees for the rental of a field at Losee Park in 2018 was as follows:

Field Use: \$75 per hour with a minimum of 3 hours (minimum payment of \$225)

Field Use with lights: \$100 per hour with a minimum of 3 hours (minimum payment of \$300)

Proposed fees for 2019 are as follows:

Field Use: \$100 per hour with a minimum of 3 hours (minimum payment of \$300)

Field Use with lights: \$150 per hour with a minimum of 3 hours (minimum payment of \$450)

*Regards,  
Ralph*

Ralph Nicoletti  
Tarrytown Recreation Department  
PO Box 292  
Tarrytown, New York 10591  
Phone (Direct): 914-909-1184  
Recreation Office: 914-631-8389  
Email: rnicoletti@tarrytowngov.com  
Office Email: ttrec@aol.com



LOCAL LAW \_\_\_\_ - 2019

A local law to amend Chapter 5 of the Code of the Village of Tarrytown entitled Administrator, to amend the code provisions and establish the position of Assistant Village Administrator.

Section 1. Be it enacted by the **Board of Trustees of the Village of Tarrytown** as follows (Language in **Bold and Underlined** to be added, language in ~~Strikethrough and bold and underlined~~ to be deleted):

Section 2. Chapter 5, Section 3. Entitled "Supervision" is hereby amended to add new language regarding the duties of the position of Assistant Village Administrator, to read as follows:

### § 5-3. Supervision.

The Village Administrator shall report to and be under the supervision of the Mayor and Board of Trustees. During the absence or disability of the Village Administrator, the Assistant Village Administrator shall assume the responsibilities of and act for and on behalf of the Village Administrator. If this position is not filled, or the Assistant Village Administrator is also not available due to absence or disability, the Mayor and Board of Trustees may designate any properly qualified person to perform his/her duties.

### Section 3: Severability

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this local law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this local law.

### Section 4: Effective Date

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.



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## Kathy Deufemia

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**From:** Richard Slingerland  
**Sent:** Thursday, January 17, 2019 4:27 PM  
**To:** Kathy Deufemia  
**Subject:** Your Town proposal -- January 30 Work Session  
**Attachments:** Your Town Estimate.pdf

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](mailto:rslingerland@tarrytowngov.com)

**From:** Mike <mike@brokenstroller.com>  
**Sent:** Thursday, January 17, 2019 11:24 AM  
**To:** Richard Slingerland <rslingerland@tarrytowngov.com>  
**Subject:** Re: PEG equipment Please reply

Great. I sent you the link for what we need to order. I can't do it without a credit card.

Attached is the estimate/proposal for YourTown. Below, some perspective on it so you know what you're looking at:

This project is not at all affordable for Tarrytown if you go out to bid. Not at all. I charge \$500-\$1,000 per day for videography services and about \$75 per hour for editing services. When I work for Vice, BuzzFeed, Google or any other traditional media company.

This is why Trustee Zollo's sticker shock reaction to \$250 per video was kind of a non-starter. He doesn't realize what a fantastic deal it is.

But I strongly encourage you to gather quotes from other video production vendors because I know without a doubt the prices will come in significantly higher. Closer to \$2500 per video in fact.

Would a \$500 per month retainer for up to 3 videos be of interest? That's the best offer I could possibly make. But again, it's on the village to assign me the topics and mission of each video. I have plenty of ideas but I'm sure the village wouldn't let me just shoot whatever I want. haha. Lmk.

Best,  
Michael



Virus-free. [www.avg.com](http://www.avg.com)

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On Thu, Jan 17, 2019 at 11:11 AM Richard Slingerland <[rslingerland@tarrytowngov.com](mailto:rslingerland@tarrytowngov.com)> wrote:

Mike:

Let's look further into the titling equipment. Yes.

I didn't receive your email last night — maybe it went into SPAM? Please resend it from one of the regular email addresses you use.

Rich

Sent from my iPhone

On Jan 17, 2019, at 9:35 AM, Mike <[mike@brokenstroller.com](mailto:mike@brokenstroller.com)> wrote:

Hi Richard,

We may wish to purchase a titling program for the broadcast pix. It will allow us to add lower third graphics to the broadcasts.

Here's the program that Unique Media recommends.

<https://www.newbluefx.com/products/on-air-graphics/titler-live-present/>

I believe the village would likely get a government discount on it.

Did you receive my proposal on YourTown? I sent it last night from a different address. Do you have time to speak briefly this afternoon about that? I am filming for Sleepy Hollow so I'll be in town. Just to go over the cost options and see what we can work out. Seems everyone likes the idea but how to make it affordable is the main question.

Michael



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FrontBoxCreative  
4615 9th Ave #2C  
Brooklyn, NY 11220

# Your Town

Michael LaVoie Producer  
646-831-1583  
Michael@frontboxcreative.com

## Cost Estimate

### Per Video:

\$250 per 3-5 minute video (Includes shooting, editing, posting) *\$250 is the current cost for me just to come in and operate the PTZ cameras for the meetings. Your Town videos involve much more work but I'm keeping the cost the same.*

### Per Month:

Two choices, \$1,000 monthly retainer for up to 5 videos, or \$500 per month for up to 3 videos.

(The retainer means the money is paid whether the village formally requests the videos or not and the amount of videos don't "roll over" to the following month. It's a use it or lose it arrangement.)

### Duties:

The village needs to tell me what videos they want done each month. I can absolutely help and brainstorm ideas but it's up to the village to secure the cooperation of the parties involved and arrange access to the individuals and locations, materials necessary.

I would write a script/outline for a video and get an approval from the village and shoot/produce a video according to that script. Once the final edit is approved, I'd hand that video off to the person who would post it on our social media channels.

### Equipment

The village has a camera already. The village will purchase a laptop, software package for the editing and a harddrive to keep the footage and final videos on. All media and equipment will be owned by the village of Tarrytown.

### Expenses

Any additional production or post-production expenses would be covered by the village on an as needed basis. Expenses include music licenses, graphics packages, software, etc.





# NYCLASS<sup>®</sup>

## New York Cooperative Liquid Assets Securities System

### What is NYCLASS?

New York Cooperative Liquid Assets Securities System (NYCLASS) is a short-term, liquid investment fund designed specifically for the public sector. NYCLASS provides the opportunity to invest funds on a cooperative basis in short-term investments that are carefully chosen to yield favorable returns while striving to provide maximum safety and liquidity.

### Who oversees and manages NYCLASS?

In accordance with New York State GML Article 3-A Section 44, the Municipal Cooperation Agreement is administrated by an elected Governing Board (the Board) of up to 15 members. A Board member must be either a Participant's Chief Fiscal Officer, another designated officer, or employee of the Participant who has knowledge and expertise in financial matters. The Board retains the services of Public Trust Advisors, LLC (Public Trust) located in Denver. Public Trust serves as the investment advisor and provides administrative and marketing services for NYCLASS.

### How can you participate in NYCLASS?

Enrolling in NYCLASS is simple. After reading the Municipal Cooperative Agreement and Information Statement (available at [www.newyorkclass.org](http://www.newyorkclass.org)), follow these steps:

- 1 Pass a resolution approving the NYCLASS Municipal Cooperative Agreement.
- 2 Complete the NYCLASS Registration Form.
- 3 Submit the above documents to NYCLASS Client Services.
- 4 After we review and approve the above documents, you will receive confirmation that you have been accepted as a NYCLASS Participant.

### What Features Does NYCLASS Offer?

As a NYCLASS Participant, you have access to many convenient features:

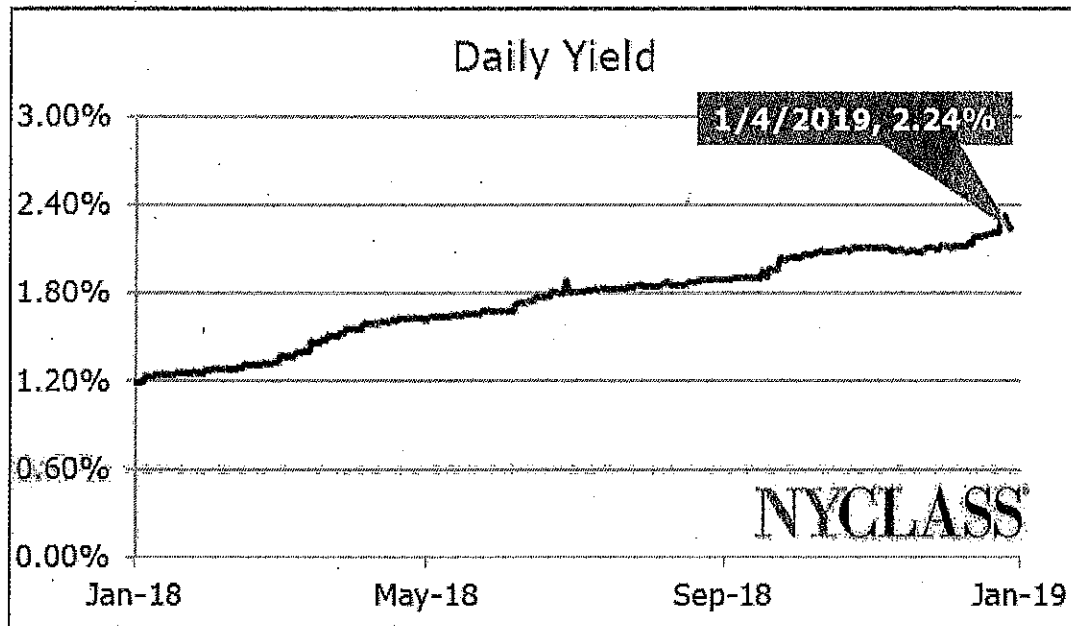
- Same-day availability of funds  
12:00 p.m. ET cut-off
- Deposits by wire or ACH
- Secure online access for transactions and account statements
- Professionally managed portfolio
- Competitive daily rates
- Unlimited sub-accounts
- No minimum balance requirements
- No transaction fees\*
- Audited annually by an independent auditing firm\*\*
- Direct deposit of state and federal payments
- Dedicated client service representatives available via phone, fax, or email on any business day

\*You may incur fees associated with wires and/or ACH transactions by your bank, but there will be no fees charged from NYCLASS for such transactions. \*\*External audits may not catch all instances of accounting errors and do not provide an absolute guarantee of accuracy.

2529 Route 52, Suite 202 Hopewell Junction, NY 12533 | (855) 804-9980 | [www.newyorkclass.org](http://www.newyorkclass.org) | [clientservices@newyorkclass.org](mailto:clientservices@newyorkclass.org)

# NYCLASS® New York Cooperative Liquid Assets Securities System

Invest with NYCLASS!



| 2018 NYCLASS Average Monthly Yields* |      |       |          |      |       |
|--------------------------------------|------|-------|----------|------|-------|
| December                             | 2018 | 2.15% | June     | 2018 | 1.72% |
| November                             | 2018 | 2.09% | May      | 2018 | 1.64% |
| October                              | 2018 | 2.06% | April    | 2018 | 1.58% |
| September                            | 2018 | 1.90% | March    | 2018 | 1.40% |
| August                               | 2018 | 1.86% | February | 2018 | 1.28% |
| July                                 | 2018 | 1.82% | January  | 2018 | 1.22% |

Contact us to learn more!

Shawn Cullinane, Regional Director    Lyn Derway, Regional Director    Joel Friedman, Regional Director    Matt Starr, Administrator  
 shawn.cullinane@newyorkclass.org    lyn.derway@newyorkclass.org    joel.friedman@newyorkclass.org    matt.starr@newyorkclass.org  
 (631) 897-4111    (518) 307-0302    (646) 285-3280    (914) 301-4070

\*Source: Public Trust Advisors® Data unaudited. Data as of December 31, 2018. Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.

## Municipal Cooperation Resolution

WHEREAS, New York General Municipal Law, Article 5-G, Section 119-o (Section 119-o) empowers municipal corporations [defined in Article 5-G, Section 119-n to include school districts, boards of cooperative educational services, counties, cities, towns and villages, and districts] to enter into, amend, cancel, and terminate agreements for the performance among themselves (or one for the other) of their respective functions, powers, and duties on a cooperative or contract basis;

WHEREAS the \_\_\_\_\_ (entity name) wishes to invest portions of its available investments funds in cooperation with other corporations and/or districts pursuant to the NYCLASS Municipal Cooperation Agreement Amended and Restated as of March 14, 2014;

WHEREAS the \_\_\_\_\_ (entity name) wishes to assure the safety and liquidity of its funds;

Now, therefore, it is hereby resolved as follows:

That \_\_\_\_\_ (key contact name) is hereby authorized to execute and deliver the NYCLASS Municipal Cooperation Agreement Amended and Restated as of March 14, 2014 in the name of and on behalf of \_\_\_\_\_ (entity name).

\_\_\_\_\_  
Key Contact Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date



PROPERTY SWAP BETWEEN THE VILLAGE AND THE DEROCKER PROPERTY

Trustee McGovern moved, seconded by Trustee Hoyt, and unanimously carried, that the following resolution be approved: Approved: 5-0

WHEREAS, the Village purchased 11.38 acres of open space in 2011 in the Wilson Park area, which was part of a larger subdivision of property that created a number of developable parcels and a number of open space parcels; and

WHEREAS, during the Planning Board subdivision process, the DeRocker's who reside at 3 Warner Lane, requested that the Planning Board consider the squaring off of their property, due to the odd shape and minimal size of their property. The DeRocker's were willing to purchase the property necessary to square off their property.

WHEREAS, the Planning Board believed the request to be valid; however, due to the years of review prior to the final subdivision approval, the request of the property owner was overlooked in the final subdivision approval;

WHEREAS, the request has been submitted to the Board of Trustees, who is supportive of taking the necessary action requested by the DeRocker's.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown believe that the proposed property swap will enable the squaring off of the property, which will benefit the DeRockers as well as the residents of the Village of Tarrytown.

BE IT FURTHER RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby approve the swap of parkland between the Village and the DeRocker's pursuant to the Village of Tarrytown's letter dated February 3, 2015, which includes the tax map showing the shape of the property and a map which shows the property swap; and

BE IT FURTHER RESOLVED, that upon the adoption of this resolution, the Village Administrator, Village Attorney and Village Clerk will take the necessary and appropriate actions to work with the New York State Legislature to submit and process a home rule request to move forward with this request for a land swap to provide a transfer of land to the DeRocker family, in exchange for which the Village of Tarrytown will receive equal or better land to be added to Wilson Park in the Village of Tarrytown, subject to authorizing action by the New York State Legislature pursuant to the relevant provisions of New York State law.

RIDER TO CDBG AGREEMENT WITH WESTCHESTER COUNTY

Trustee McGovern moved, seconded by Trustee Brown, and unanimously carried, that the following resolution be approved: Approved: 5-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown authorize the Village to execute and file a Rider to the recently authorized and executed Agreement to re-join the Westchester Urban County Consortium of cooperating municipalities, with such rider providing



LOCAL LAW \_\_\_\_ - 2019

A local law to amend Chapter 247-4 of the Code of the Village of Tarrytown entitled Sidewalk Cafés, to amend the code provisions and require four (4) feet of minimum clear distance around sidewalk café areas and furniture.

Section 1. Be it enacted by the **Board of Trustees** of the **Village of Tarrytown** as follows (Language in **Bold and Underlined** to be added, language in ~~Strikethrough and bold and underlined~~ to be deleted):

Section 2. Article I. Sidewalk Cafes, Section 247-4 B., is amended to read as follows:

B. There shall be a minimum clear distance, exclusive of the area occupied by the sidewalk cafe, free of all obstructions (such as trees, parking meters, utility poles, streetlights, etc.) in order to allow adequate pedestrian movement. The minimum amount of clear distance is noted below:

| Width of Sidewalk            | Minimum Clear Distance (in feet) |
|------------------------------|----------------------------------|
| 10 feet to 14 feet 11 inches | <del>3</del> <u>4</u>            |
| 15 feet to 19 feet 11 inches | 5                                |
| 20 feet and above            | 10                               |

Section 3. Article I. Sidewalk Cafes, Section § 247-4 F. Conditions for issuance of permit, is amended to read as follows:

F. A clear, unoccupied space must be provided, not less than ~~three~~ **four** feet in width, from all entrances of the building abutting the sidewalk to the unoccupied portion of the public sidewalk.

Section 4: Severability

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this local law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this local law.

Section 5: Effective Date

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

