

Board of Trustees
Village of Tarrytown
Regular Meeting No. 29
Via Zoom Video Conference
November 16, 2020
8:00 p.m.

PRESENT via Zoom Video Conference: Mayor Butler presiding; Trustees: Brown, Hoyt, Kim, McGovern, Rinaldi and Zollo; Village Administrator Slingerland; Assistant Village Administrator Ringel; Village Attorney Kathy Zalantis; Village Treasurer Hart and Village Clerk Booth

The meeting began with the Pledge to the Flag.

Members of the Public interested in viewing the meeting should visit <https://www.tarrytowngov.com/home/events/31981> for instructions on how to join & participate.

Members of the public who wish to have an item "screen shared" (i.e. displayed during the meeting) during their public comment period, must submit their document(s) to Administrator@tarrytowngov.com no later than 12PM the day of the Board of Trustees Meeting

REPORTS

Deputy Mayor McGovern noted that the Village will hold a Tree Lighting ceremony on Friday, December 4th at 5 p.m. It will be very low key this year due to COVID-19 restrictions. On the next day, Saturday, December 5th, TASH will be holding its Holiday Market from 2 – 6 p.m.

Trustee Brown thanked everybody for going out and voting for her. She is honored. On behalf of herself and her running mates, Trustees Hoyt and Rinaldi, whether contested or uncontested, they are going to bring their very best to every meeting on every issue that affects Tarrytown. She will be responsive to residents' concerns and ideas and support policies that are innovative, prudent, equitable and unifying. She looks forward to working with Mayor Butler and the entire Board, she appreciates and respects everyone very much.

Trustee Hoyt thanked everyone for their vote of confidence in the past election. This is really a full-time job and we do our best for all our residents, merchants and visitors. He looks forward to working with everyone on the Board.

Trustee Rinaldi thanked everyone and said he is honored to serve. The members of the Board work hard and are very dedicated. He looks forward to working with Mayor Butler and welcomed Trustee David Kim.

Mayor Butler congratulated all of the newly re-elected Trustees and noted that all the members on the Board are an A-Team.

CHANGES AND/OR ADDITIONS TO THE AGENDA – Mayor Butler noted that he would like to call for an Executive Session after tonight's meeting to discuss an item with the Police Chief.

ADMINISTRATOR'S REPORT

- COVID-19 Updates – In Westchester there were 6,167 tests given yesterday, 230 were positive, which is a 3.7% positive rate and 4% were positive on a seven day rolling basis. We are seeing a rise in positive cases in Westchester County and throughout New York State. There was a party around Halloween that was attended by quite a few people and it resulted in between 1 and 2 dozen people with infections here in Tarrytown. Because of the high infection rate, the County's workforce is shifting back to remote starting Monday, November 23rd and only 25% of the County workforce will be coming into the office at any given day. New York State has targeted bars, restaurants, gyms and private gatherings. Effective last Friday, bars, restaurants and gyms must close in-person service from 10 p.m. – 5 a.m. daily, although curbside delivery service may continue. Also effective last Friday, all indoor and outside gatherings at private residents are limited to no more than 10 people. It is recommended to open windows to increase airflow, wear masks, maintain distance between people and shorten the duration of the visit. They also recommend if people are at risk, you should try to have your family gatherings virtually.

- He received communication from Sleepy Hollow that they are planning to have their fireworks on Friday, January 1st at 6 p.m. He would like to briefly discuss this with the Board in Executive Session.

- Holiday Parking – He noted that the Village has spent to date approximately \$70,000 on Main Street closures to provide Outside Dining for the local restaurants. That includes overtime, activities, barricades and assistance from the Fire Department. Holiday Parking (bagging meters) doesn't always allow turnover of vehicles for the merchants and the Village does want the turnover of parking and the short stay parking available for businesses to provide takeout. Therefore, the Village will not be bagging the downtown meters and will not be providing 2020 Holiday Parking.

PRESENTATION BY VILLAGE AUDITORS NAWROCKI & SMITH ACCOUNTING FIRM REGARDING THE VILLAGE'S FINANCIAL AUDIT FOR FISCAL YEAR 2019 – 2020

David Tellier, CPA and Partner of Nawrocki & Smith Accounting Firm, noted their Scope of Services Rendered:

- Audit of the financial statements for the year ended May 31, 2020 in accordance with U.S. generally accepted auditing standards and Government Auditing Standards.
- Audit of the Justice Court Funds, and issuance of financial statements prepared in accordance with the cash basis of accounting for the year ended May 31, 2020.
- Issuance of a management letter, presenting our findings and recommendations on improving accounting procedures and internal controls.
- Preparation of the Village's financial statements.
- Preparation of the Village's New York State Annual Update Document ("AUD")
- Presentation of the results of the fiscal 2020 financial statement audit to the Village Board.

The audit began on June 22nd, which is less than 30 days from the last day of year end, May 31, 2020. The Treasurer's staff provided us with all the necessary documents and that is truly commendable. Jim and his staff do a remarkable job. Fieldwork was performed through a combination of remote and onsite work due to COVID-19. All planned audit procedures were successfully implemented. Ten insignificant audit adjustments to the financial statement amounts were made and the New York State AUD was filed on time. The Financial Statement Highlights are as follows:

- An unmodified opinion on the financial statements and an unmodified opinion on an audit performed in accordance with Government Auditing Standards with no material weaknesses or significant deficiencies in internal control.

Findings and Recommendations: No material weaknesses or significant deficiencies in internal control were identified, no current or prior year recommendations. David Tellier, CPA and Partner provided his contact information along with Christopher Angotta's contact information in order for the Village to reach out anytime during the year with any questions or concerns.

Jim Hart, Village Treasurer, noted that he has called Nawrocki & Smith Accounting Firm during the year and the entire team has always been very responsive. He thanked the entire staff at the Accounting Firm.

Mayor Butler and Administrator Slingerland thanked Mr. Tellier for his presentation.

Peter Bartolacci, 67 Miller Avenue, asked Mr. Tellier if the Village escrow accounts are looked at in the course of the audit. He feels there is an internal control deficiency with regard to escrow accounts. He also asked the Board what has been done since receiving a letter from Mayor Fixell in September to try and enhance the controls relating to these escrow accounts. David Tellier, CPA and Partner of Nawrocki & Smith Accounting Firm, noted that the materiality of the escrows that are held at the Village don't meet a level for them to include them in their test work in relating to the internal controls. Going forward, it doesn't mean that they won't look at them, especially if it is an issue and management is looking into it.

MAYOR BUTLER – MESSAGE TO THE TARRYTOWN COMMUNITY

Mayor Butler read the following:

Tarrytown is a gateway to Westchester, a Village we all love and cherish and I am proud to be your Mayor. The Board of Trustees and I look forward to making Tarrytown a truly great place for all people to live, love and enjoy. First, I would like to thank the people who turned out on Veterans Day to thank our Veterans. It was a very successful day. This may be a very long night of conversations on various topics. On behalf of the Board of Trustees, he wishes everyone a very Happy Thanksgiving; keep in mind social distancing and wearing masks. This is important because we are seeing an uptick of COVID-19 cases in Westchester. Please stay safe. Because there is so

much misinformation on the street concerning affordable housing, comprehensive plan and current projects before the Planning Board, he has asked Sadie McKeown and Peter Feroe, both true housing experts, who live in the community and have been involved with the Affordable Housing Committee and the Comprehensive Management Plan Committee to provide a slide presentation tonight, factually summarizing the current projects before the Planning Board and housing needs. Tonight you will hear public comment on similar issues that will lend themselves to opinions, not necessarily facts. He would like to comment on the purpose of the Comprehensive Plan, adopted by the Board of Trustees in 2018. The Comprehensive Plan is the people's plan for the future growth of Tarrytown. The current Comprehensive Plan was created by WXY Architecture and adopted by the Board of Trustees in 2018. The 2018 Comprehensive Plan was a result from 4 years of planning and 19 public meetings. The Comprehensive Plan also known as a general plan, master plan, land use plan is a document designed to guide the future actions of the community. It presents a vision for the future with long range goals and objectives for all activities that affect local government.

PRESENTATION – (10 MIN. W/ Q & A) – SADIE MCKEOWN, CHAIRWOMAN OF THE HOUSING AFFORDABILITY TASK FORCE

Sadie McKeown, Chairwoman of the Housing Affordability Task Force, noted that she did participate in the Comp Plan process and was asked to participate in the Comp Plan Management Committee, which she thought was an enlightened idea on part of the Village to have gone through 4 years of a comp plan process and to not let that process end, rather keep it vibrant and moving forward. The Committee was created to action on all the issues identified in the Comp Plan through a series of volunteers and committees. Because housing was cited as a very high priority in the plan and because she has 30 years' experience in housing, primarily affordable housing, she was asked to Chair the Housing Committee. The Housing Affordability Task Force mission statement is to provide the Village of Tarrytown with an understanding of existing housing supply, identify housing needs and trends to support current and future populations of the Village, define opportunities within the existing stock, in future developments and with the tools available through land use planning, zoning and vision to incentivize and preserve integrated and affordable, workforce and middle-income housing for the long-term benefit of the community. (Slides) Housing Committee Activity as part of the Comp Plan Management Committee structure. Advised Village and non-profits: 1) Village of Tarrytown Affordable Housing Fund 2) Re-housing YMCA residents 3) Tarrytown Rental Assistance Program – emergency assistance during pandemic. Ongoing and Future Tasks: 1) Advise Village and non-profit with respect to Franklin Terrace rehabilitation 2) Recommend zoning changes and other tools to promote the retention and creation of affordable housing options; both regulated and non-regulated 3) Advise Village on new development projects; ensure they further our Village's Housing goals. They are not a decision making entity. We are an advisory committee to the Trustees of the Village.

Peter Feroe, member of the Housing Committee, noted Context: Population in Tarrytown has been basically flat for the past 60 years. – 1960: 11,109; 2010: 11,277. Context: Planning in the 2018 Comprehensive Plan, which was 4 years in the making and 19 public meetings. They took that mandate that new housing should be developed in the Village and complement and expand the Village's range of offerings. Housing should have walkability and density of downtown retail and service core represents an inherent strength for consumers and business owners. Our Downtown

and Station area are really good opportunities to leverage sustainable land use policies and expand transit-oriented development.

Sadie McKeown noted, Projects "On the Board" 1) Artis & Sunrise are assisted living, not conventional housing and located on Rt. 119. 2) YMCA is senior, age-restricted, all affordable: 40-80% AMI, Studio and 1-BR, includes replacement for existing units on-site and new municipal parking, total 107 units inclusive to the 48 units that are already there. 3) 29 South Depot which is currently zoned for a 2-story self-storage facility is being proposed instead for 88 units, smaller apartments, next to train, classic transit-oriented development, walkable and low impact, unique housing that does not exist in the Village right now. 4) 39-51 Broadway, 80 units, smaller apartments in central business district (CBD), walkable, sustainable and replace vacant retail.

Peter Feroe, noted the procedure in context for the Projects "On Board" 1) Artis, Assisted Living, zoning has been adopted, site plan review before the Planning Board; 2) Sunrise, Assisted Living, application for rezoning, application was referred to the Planning Board for report and recommendation and will need to come back to the Board of Trustees for zoning 3) YMCA, zoning was adopted by the Board of Trustees, site plan is before the Planning Board. 4) 29 S. Depot Plaza and 39-51 Broadway, are applications for rezoning, they are before the Planning Board for report and recommendation. In the case of 29 S. Depot Plaza, it is also before the Planning Board for completion of the SEQRA review. There are 2 other projects that they have been hearing about, 1) Franklin Court, there is no proposal or application on the table. Sadie McKeown noted that Franklin Courts is municipal housing governed by HUD. It currently receives capital assistance from HUD. It went through a process of being evaluated by HUD because of its age. It has been deemed that it needs to be renovated by HUD in order to continue to receive funding. The next step is tenant engagement with the residents who live there. No one will be displaced and no one's rent will be changed. They go through a much prescribed process with respect to HUD rules and then they will go through a master planning process of the site. Everyone there will get an updated apartment. There are currently no plans to increase density and there is certainly not going to be a 2nd tower. The other property that is being talked about is at Hudson Harbor, there are 23 remaining units left in its Master Plan, and at this time, there is no application for those units. Traffic: Mr. Feroe noted that as the Housing Committee, they focus mostly on housing resources, however they recognize there are potential issues and impacts when it comes to traffic. All housing is not equal when it comes to traffic. Volume of traffic and timing of traffic varies with 1) Type of housing (single-family, senior, apartment) and 2) Location of Housing (station-area, downtown, close-in neighborhoods, farther out neighborhoods). The Elephant in the Room is Edge on Hudson, which will have significant changes in traffic in the Villages of Tarrytown and Sleepy Hollow. The Committee looks to partner with other committees in the Village and the Board of Trustees to address those issues head on and be proactive. To talk about location and type of development and to talk about potential ways we can help mitigate some of these issues, such as traffic calming, downtown parking management, pedestrian and bike mobility improvement. Station Area Zoning is one tool in the tool box. It is consistent with the goal and recommendations of the Comprehensive Plan to encourage development in downtown, to encourage development by the train station. The SAO has not been enacted, it is currently being worked on. The Village will ultimately have control over projects and proposals that come online regard to height, location, density. And as reflected in the Comprehensive Plan, they believe that smart design can complement Rivertown character. The SAO also allows the public to have a chance to review and comment on each project as it's proposed. In summary, the Housing Committee believes that the Village needs more housing to keep the

Village vibrant, jobs follow housing, local and regional need and diversify housing types/stock. Details Matter – Public review, type, location and design and Downtown and Station Area, identified by Comprehensive Plan, more walking and biking, more transit, fewer cars, sustain downtown businesses and reduce pressure elsewhere in Village; strengthen existing neighborhoods.

Sadie McKeown noted that the Housing Committee is also very focused on Housing Affordability that is their primary mission to integrate all levels of affordability into the housing stock to ensure that the residents of the Village can stay here and residents' children and parents can also stay in Tarrytown.

Mayor Butler thanked the Housing Committee for their thorough and outstanding presentation. He also wanted to comment on past slide that was misrepresented at a former meeting relating to Tarrytown sued Sleepy Hollow and that Tarrytown lost. That is not what happened. Tarrytown sued Sleepy Hollow based on the traffic impact. The Village of Tarrytown settled with the Village of Sleepy Hollow, based on 5 mitigation points, totaling approximately \$300,000. Administrator Slingerland noted that the Village of Tarrytown did file a law suit against the Village of Sleepy Hollow in the development process because of the concerns about traffic. There was a stipulation and settlement agreement, which is money in escrow for the Village of Tarrytown that can be paid for 5 specific traffic mitigations. We are currently in the process of working on the second mitigation. Two of the 5 mitigations have to be accomplished within a 5 year deadline, which is coming up this March of 2021. The first mitigation was accomplished with the installation of the speed humps in the Miller Park area and the Board of Trustees will be evaluating whether to reinstall the speed humps or to install permanent speed humps using asphalt. The second mitigation, is the relocation of parking spaces on Broadway, between Central Avenue and Main Street to allow for a by-pass lane, heading southbound.

Administrator Slingerland thanked Sadie and Peter for an excellent and informative presentation that gives a greater depth to a lot of things that the Board and Village are discussing and reviewing at this time. He appreciates their dedication as part of the Comprehensive Plan Management Committee and their membership now as members of the Affordable Housing Task Force.

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD ONLY ON AGENDA ITEMS. SPEAKERS SHALL HAVE THREE (3) MINUTES EACH TO ADDRESS THE BOARD OF TRUSTEES

Dolf Beil, 108 Main Street noted that the Housing presentation indicated that the 39-51 development would facilitate the Comprehensive Plan goal. He would like to know by eliminating 20,000 s.f. of commercial space, how that achieves this objective. It is his understanding that Franklin Courts won't have a tower built, but if they were governed by zoning regulations, there would be a limit of 20 additional units to be built. Is there any plans to increase that density more than the 20 units? Peter indicated that there was a need for new housing in the Comprehensive Plan. He read the Comprehensive Plan and he couldn't find it. He wonders how many people walk or drive through the Village and say what this town needs is more people and more traffic.

Sadie McKeown noted that Franklin Courts has a much prescribed process that the Municipal Housing Authority will go through with HUD. The units at the site have to be re-developed per HUD guidelines. Once a developer is chosen, which could take up to 6 or 8 months, the developer

and the Municipal Housing Authority will go through a process of a Comprehensive Plan for the site. There will not be another tower built. There will be improvements to the Courts. There is potential to add density behind the tower, where the Courts are by elevating them slightly to another story and/or adding additional buildings. This has not been decided, it has been discussed as to what the options might be. Until there is a developer selected, no decisions will be brought forward. This is by far, the most affordable housing, other than the YMCA housing in the Village. It is a phenomenal community and a tremendous resource for the Village to have a Municipal Housing Authority and units that are in wonderful condition, well managed; to add to it would be a benefit to the Village to provide affordable housing. The wait list is now 1,900 people. If that doesn't speak to a demand for more affordable housing in the Village, she is not sure what does.

Administrator Slingerland noted that the Tarrytown Comprehensive Plan makes a number of recommendations relating to affordable housing under "Built Environment" on page 145 including Section 4. Work with Asbury Terrace to preserve its affordability. 5. Identify and preserve other at risk affordable housing. 6. Amend Village Code to require on-site affordable for new development of 8 or more new units, a revision from 10 or more percent in the current Code. 7. Uptake a study to identify strategies to increase housing affordability for residents, both existing stock and future developments, including accessory apartments, mixed-age housing, merging housing models and short-term rentals.

Trustee Brown noted that we don't hear people say that they need more people or more traffic, but we do hear over and over again, "I wish there was a place where my son or daughter could live in Tarrytown, I wish there was a place where my folks could live in Tarrytown, I wish I can sell my house and afford to stay in Tarrytown. Understandably more traffic may or may not go with it, but people are looking for different types of housing in Tarrytown.

Mark Fry, 36 S. Highland Avenue, Ossining, New York and President of the Main Street Group noted that he is proud of the fact that the Village has been a vibrant community since 1960, with about 11,000 people. He believes Tarrytowners do not want an increase in population. In Sadie's presentation, it was noted that the County-wide demand of affordable units is 82,451, he noted that is certainly not what the Tarrytown people want or interested in meeting. Sadie McKeown noted that the Comp Plan was very clear on affordable housing, we are a part of a County that is growing and a County that needs more affordable housing and we have to do our fair share. She doesn't know who Mr. Fry is speaking on behalf of when he says most of the residents of Tarrytown and she doesn't understand when Mr. Fry speaks with such authority and where it comes from, especially that Mr. Fry does not even live in Tarrytown.

Mike Love, owner of Coffey Labs and resident on Main Street, noted that he is concerned about the development of Edge on Hudson, with 1177 units, a movie theater and possibly a hotel. He is concerned about the major traffic flow on the H-Bridge, Main Street and Beekman Avenue. He asked regarding the traffic studies that were done, how you can mitigate the amount of traffic flow and the traffic patterns.

Katy Krider, 42 N. Washington Street, thanked Sadie and Peter for a wonderful presentation. However, she is concerned about traffic and the development in Sleepy Hollow. She thinks until we solve the traffic issues with the H-Bridge, adding more people to the town may not be in the best interest of the town. There is a reason the population stayed about 11,000; the town seems already

full and dense. The Village is made up of old homes, which is the charm and what she loves about Tarrytown. She loves the idea of affordable housing, but she questions that some of these developments will not be affordable. She believes people from the city will come to Tarrytown and pay a lot of money for a very small apartment. Even though some of the areas are walkable, living in Tarrytown without a car is very difficult. It is her opinion and experience, the Village may not meet their affordable housing goals with the 29 S. Depot Plaza and the 39-51 North Broadway development. She believes this will add to the traffic problems and does not believe these developments will be affordable housing.

Trustee Brown noted that the Village Code requires that 10% of new development in Tarrytown must be Affordable Housing as defined by the County standards.

Sadie McKeown noted that is another one of the charges of the Housing Committee is to evaluate some of the developments coming through to see where there can be additional affordable units provided. Affordable housing comes at every level of affordability. People from New York City can come to Tarrytown and pay high rents, but she believes, they would rather stay in New York City and pay high rents. They would probably come north to pay lower rents. Market rents can be affordable to someone at 110% AMI (Average Medium Income) and these would not be luxury projects, they would not come with all the amenities that would demand the highest rents. It's about housing diversity, there would be affordability within these developments. It's more about options for people who don't want to live in a two bedroom, but rather live in a smaller unit.

Peter Feroe, noted that he has concerns about traffic and he believes it has to be absolutely looked at. When we look at the relative impact of development from Edge on Hudson and other developments that are being considered in Tarrytown, he thinks there's a big difference. It doesn't mean there are no impacts. We need to work through the process to make sure the Village can mitigate the impacts. The Village should continue to work with Sleepy Hollow and use the mitigation funds that we have and try to make improvements where we can and address the big picture. The Village should not stop from developing in support of our own goals.

Mayor Butler noted that traffic in Tarrytown has been a problem for a long time since General Motors was located in Sleepy Hollow. He believes the traffic has gotten better since General Motors closed. He still believes we have to look at the traffic issues as we have looked at the lack of parking in the downtown area. The YMCA development will help provide 77 more parking spaces in the downtown. The Music Hall brings cars into the Village, but that brings people to our restaurants. We know we have to work on our traffic problems and we will continue to work on it until we find a solution. If there are residents who wish to help with our traffic problems, please fill a volunteer application.

Trustee Kim noted that he approaches traffic in a different way. From what we are hearing tonight, it sounds like Tarrytown has gridlock all the time and everywhere. He believes it happens at different times and different places and the residents kind of adjust to those conditions, depending upon what we need to do or choose to do. The discussion about traffic is not one dimensional. We have to find out where it is very bad and find a solution to where it is very bad. In his opinion it is always on Broadway when the Bridge is out, which is a DOT issue and something we share with neighboring Villages north and south of us. When we talk about increasing our population, we seem to think of it as a negative. There's a flip side to that, more people who come into the Village, more people

who spend money in the Village. That gives the local economy more options to have other things. It's always about choices, what are the benefits and what can we tolerate.

Peter Bartolacci, 67 Miller Avenue, asked with regard to affordable housing, what the cost is to educate a student in the Tarrytown School District and what amount an affordable housing unit contributes towards that cost. He believes the current traffic issues needs to be looked at before the Village moves forward with any future development.

Trustee Butler noted that people who don't reside in this Village should respect this community.

Sadie McKeown, responding to subsidized housing and economics questions. It depends on the transactions. For example, the YMCA deal of affordable housing. The YMCA institution did not pay any real estate taxes to Tarrytown. The affordable housing that is being developed will pay taxes, so they will be contributing to the Village and school taxes, but they will provide absolutely no children to the school district. The other developments that are proposing smaller units, by and large, will probably not have children and those properties will pay taxes. One of the benefits of development in the downtown area is that it is walkable. Of course they have cars, but it does limit traffic because people drive a lot less.

Lisette Mendez, 59 Grove Street, noted that she is concerned about traffic also, however, when you are looking at development near the train station, traffic may not increase to the level that we are worried about. She believes people should consider other modes of transportation, walking and taking the train. The reason she moved to Tarrytown is because of the walkability. The Village has to be open to development that brings people of different incomes and affordability to the Village, it's not enough to say we welcome diversity, we have to make it happen.

Howard Smith, 87 Main Street, noted that he wrestles with the balance of consideration in relation to new housing and what form it takes relative to the historic character of the Village. The Comprehensive Plan does include a lot of references to preserving the historic character of the Village. Certainly it is what attracts a lot of people to live here and obviously attracts a lot of people to visit here, which generates economic activity to support our local businesses. He worries about the sustainability of the character of the Village. He believes that the proposals that we are seeing so far at 29 S. Depot Plaza and 39-51 North Broadway are at a scale and the height of the buildings are in conflict with the historical character of the Village. He questioned if it is a foregone conclusion that the economic realities of development in our area require that the only way we can achieve the goal of increasing affordable housing is to support construction of buildings that are larger scale, taller, potentially different architectural styles then the historic building stock that we have.

Mayor Butler noted that he tends to agree with Mr. Smith that the proposed architectural drawings of the proposed developments at 29 S. Depot Plaza and 39-51 North Broadway may not be in character of Tarrytown. The current process is that a project goes before the Planning Board and then before the Architectural Review Board. Maybe we need to look at the process and see if it needs to work in a different way. However, after the Board of Trustees gets the recommendation from the Planning Board, the Board will also be looking at design and character of the buildings and the community will be involved with every project as it goes through this process.

Sadie McKeown, noted to do any kind of development, there is an economy of scale that is required to make it work. Particularly when you are doing a rental project that is not renting at \$5K to \$7K a month. In order to provide a diversity of smaller units at 29 S. Depot or 39-51 North Broadway, there is a certain amount of density to make the numbers work. When people speak about the character of the Village, they only see the buildings that were built before 1920, many buildings in Tarrytown were built after that and some provide a diversity of housing and a different kind of character to the community that has a diverse stock. When she thinks about the proposed 4 story development at 29 S. Depot Plaza, she believes it is consistent with the development in the area and at Hudson Harbor, it is shorter than many buildings at that location. In her opinion it will be better to look at the housing units than a self-storage facility. We need to consider very broadly what is already in the Village and what our history is and not just what was built in the 1920's.

Trustee Brown, noted that the current building at 39-51 North Broadway are quite unsightly buildings, one-story, flat roof buildings, replacing them would be an upgrade. There's also a problem with vacant retail space, which also downgrades our Village.

Christina Kharem, E. Elizabeth Street, noted that in relation to traffic, she would like to see more bike paths in the heart of Tarrytown. She likes the connection of the RiverWalk trail, but she also would like to see more bike paths that connect the middle of the Village and connect to the Village of Sleepy Hollow, similar to West Nyack.

Mike Love, owner of Coffee Labs and resident on Main Street, noted that when someone owns property and pays taxes in the Village, they should have a voice in the community.

Katy Krider, 42 N. Washington Street, noted that she gets the impression that the Board of Trustees is very pro building right now and the housing presentation was a way for the Board to have the public understand what the Village is trying to do. She hopes that the Board is hearing that there is a lot of reservation. She requested that the Board have a traffic expert present at a Board meeting. She has issues with walking and driving because of traffic and has issues with more people because of traffic. Trustee Butler noted that is not an unreasonable request and maybe we can arrange to have someone speak about traffic.

Trustee Brown noted that all the details of all the projects in the Village are discussed at the Planning Board. She is not saying that the public can't speak at the Board of Trustees' meetings. But procedurally, that is where they discuss the site plans in detail and where public comments are incorporated. People can continue to join the Board of Trustees' meetings, but she encourages people to attend the Planning Board meetings because the real work on these developments happen at the Planning Board meetings.

Colin Vanderhorn, LeGrande Avenue, noted that the public is here tonight because they care and want to stay engaged with this discussion. People have put significant investment into this Village and stake their future with this Village.

John Stiloski, owner of Stiloski Automotive, stated that he grew up in this Village and noted that years ago, the Village got rid of the County Asphalt Plant and General Motors closed its plant in Sleepy Hollow. When these plants were open, the Village had thousands of cars coming and going through the Village. For a developer to put their money into investing in the Village at this time,

especially during COVID, the cost of materials have gotten very expensive. This developer has stood before the Planning Board, Zoning Board and Architectural Review Boards for over 18 months, which has cost the developer lots more money.

David Barnett, 104 Main Street, noted that he is fortunate to have Dolf Beil as his neighbor. He has renovated 108 Main Street over several years. He has done a great job. Before Dolf purchased the property, it was a huge dump for many years. He considers Dolf a valuable neighbor.

Mark Fry, Ossining, New York, noted that in his opinion, the Station Area Overlay (SAO) is not consistent with the recommendations of the Comprehensive Plan. Tarrytowners have said that they are not interested in taking care of the 82,241 Westchester residents who need affordable housing. Adding units to serve a regional need is something that is not supported by the people.

Peter Bartolacci, 67 Miller Avenue, noted that the slide comparing Tarrytown's population growth with other rivertowns without context is difficult to draw any conclusions. The conclusion was that Tarrytown has not grown, but the other towns have grown. We don't know what the level of properties were available in those towns, how many estates were subdivided. Tarrytown is geographically unique, we are somewhat an island. You can't just keep cramming people onto an island, eventually it gets overcrowded. He read quotes from members of the Planning Board in 2006 relating to building and lack of undeveloped land.

Lisette Mendez, 59 Grove Street, suggested that the Village should have a traffic study to include different modes of transportation, bike lanes and walkability. Then people can better understand how the new developments will impact Tarrytown and to ease their minds. She thinks not to consider the 82,241 Westchester residents' needs for affordable housing is insane. We have to trust the Housing Committee, with community input and trust the process that housing will be provided in the right places.

John Stiloski, owner of Stiloski Automotive, asked why after all the meetings on the train station development over the past 4 years and 19 meetings and now a developer has come forward to build at 29 S. Depot Plaza and has gone through 18 months of meetings before the Planning board, why it is being stalled right now.

Stu Schectman, 87 Main Street, noted that he is perplexed by the 40 – 80% Affordable, age-restricted housing at the YMCA. Westchester County's average medium salary is over \$100,000 for certain size families. He knows a few seniors whose income is way less than \$100,000 who are multi-millionaires and maybe this housing may be interesting to them. Does the Affordability Housing Committee take into consider people's assets or potential assets?

Sadie McKeown noted that with a project like the YMCA, it has a number of different sources, it has tax credits, money from the County and the State and there is a very specific process that they go through a lottery. People complete applications and there is an asset test alongside of a rent test. They are looking for people that have limited or no assets and limited income. You couldn't sell your house in Philipsburg Manor for \$2 million and your only income is social security and go live at the YMCA. It doesn't work that way. They identify the people who have the greatest need and those are the people who qualify.

CONTINUATION OF A PUBLIC HEARING – CHAPTER 305 ZONING – NEW ARTICLE FOR THE STATION AREA OVERLAY (SAO) ZONE

Trustee McGovern moved, seconded by Trustee Rinaldi and unanimously carried, that the hearing be opened.

Dolf Beil, 108 Main Street, presented slides on the SAO (which are affixed the official minutes of this meeting) regarding 1) Obstruction Calculation, 2) River and Palisades View, 3) Monitoring Points and 4) Suggestions: Add back Palisades Public Views, which were previously eliminated, Evaluate Applicant's Viewpoints, Involve Public and Factor Weights and Due Diligence because his investigation indicates that NYS has never used this methodology, with one possible exception that he still does not have documentation about.

Village Attorney Zalantis noted that the proposed development at 29 S. Depot Plaza is not being proposed under the SAO, it is a Transit Oriented Development (TOD) project.

Howard Smith, 87 Main Street, made a presentation and noted that he believes the SAO adoption would be premature because of insufficient proven precedents, uncertainties associated with long-term implications of pandemic and the problems with the scorecard. He has already addressed these issues with the Board of Trustees and he doesn't believe they have been sufficiently addressed yet and hopes that they will be. The SAO has not been properly informed by a cumulative impact analysis of future development, including Edge-On-Hudson. He believes homework needs to be done before we start talking about new development. We should talk about the traffic impacts of the new housing units before they are built. It feels like developers are setting the zoning standards where the community should be doing it. He believes the Village should defer granting significant waivers of current zoning laws or adopting anything like the SAO until the Village: Engages appropriate professional expertise in conducting a cumulative impact analysis of potential future developments throughout the community, including Edge On Hudson, Conducts a transparent process of drafting changes in zoning laws that advance the vision described in the Comprehensive Plan in a manner that is informed by the cumulative impact analysis, Conducts a community survey to evaluate public support for proposed zoning changes and adopts zoning changes accordingly and then consider new development. The responsible thing to do here is to do the analysis to see what the town might look like if we put up tall buildings with 75 units per acres and scatter them throughout the Village, then look at traffic and demands on infrastructure, demands on school etc. He imagines it would not be insignificant.

Village Administrator Slingerland noted that this SAO hearing only includes the area near the train station, east of the tracks, from Wildey Street to the area just south of Franklin Street, which includes the Tarrytown Municipal Housing Authority property. In terms of the zone itself, there is nothing particularly unique about the zone or the SAO. The one specific thing that has been under discussion that may be unusual about the SAO is the Scorecard.

Village Attorney Zalantis noted the proposed SAO is not incentive zoning, it is a different way to look at what could be a permitted use. A use that scores high enough, could proceed and a use that does not, cannot proceed under this SAO. But, it is not incentive zoning.

Barbara Goodman Barnett, 104 Main Street, noted that as we are still entrenched in COVID-19 and experts say it probably will get worse before it gets better. Work patterns have been transformed, most people are working remotely and they may continue to do so in the future. She is worried that Tarrytown is making plans for a future without a clear vision of what our needs will be. She suggests that we hold off a decision on the SAO until we have a more realistic and confident plan about our future.

John Stiloski, owner of Stiloski Automotive, asked what the red block was on Dolf Beil's slide. Village Attorney noted that it is a conceptual method to assess impacts on the river view. Mr. Stiloski noted that when he attended the station area meetings, 29 S. Depot Plaza was in the SAO area. Village Attorney noted that it is in the SAO area, but this project is not an SAO proposal, it is in the TOD zone. That's why she made the comment that this hearing is about the SAO, not about a specific development that has nothing to do with the SAO. It would be more appropriate to raise these issues before the Planning Board, who is actually hearing the discussion about 29 S. Depot Plaza. If and when the project comes to the Board of Trustees, the public can make comments then. Mr. Stiloski asked why all the questions on this project now after 4 years of station area meetings.

Amy Wessan, 85 Main Street, noted that the SAO has issues in that the scorecard has not really been embraced by the Villagers of the town. There are ways that a developer can gain points from parts of the scorecard, yet mitigate other areas and kind of do a go around with the scorecard. Looking at the architecture, Franklin Courts and Asbury Terrace, should be the parenthesis, philosophically and visually, not the benchmark of architecture as we move forward. Those buildings were built in the 70's. We don't want a wall of tall buildings. The Board gracefully has agreed to keep the building heights at 60 ft. or lower. The Station area is another gateway to our Village. People come off the train and see a beautiful Village Hall and what's going to be around it, clunky large buildings or will they see an integrated Village with the architecture that comes from Main Street going down toward the Village train station. Cold Spring managed to elongate their Main Street and they don't have large clunky buildings. People drive to Piermont, they drive to Nyack because of the charm, beauty and architecture. She believes this is one large conversation because we are talking about cutting up parts of the viewshed. Looking at 29 S. Depot Plaza is the Village's first clunker that is going to be down there. Instead of the big buildings, the station area should be an extension of Main Street.

David Barnett, 104 Main Street, noted that he wanted to address the SAO in context of the Comprehensive Plan. The Plan offers a vision for Tarrytown and unfortunately, he believes the integrity of the plan might be compromising ways that help justify certain directions that are at odds with the community. Administrator Slingerland noted that what Mr. Barnett submitted for presentation is from a work shop that was held in June of 2018, the Comp Plan was adopted in November of 2018. Mr. Barnett noted in the June 2018 Tarrytown Connected edition, on page 15, it states that we need to be sensitive to the Village character and scale. On page 16, it states that we should maintain our small-town feel with easy city access. On page 17, it states that projects need to be sensitive to the diversity of parks and open space. On page 20, it states that waterfront development needs better connection to Main Street. On page 21, it states that some development in town is too large. After reading the Village's Comp Plan, he notes only 3 references have been mentioned to height and stories. First reference is on page 134, it states that anywhere there is one story, make it two-that seems reasonable. Second reference is on page 135, it states that if we build up, how high 3-5 stories on Broadway and Main Street? However, this is still an open question. Third reference on page 118 reads nurture an attractive and resilient business environment-evaluate

and study-no conclusions were drawn. An example is the current proposal on the CVS site, it needs to be studied before making any decisions. It can potentially lead to more density, blocking the river views and additional traffic. Another reference to the Comp Plan, it states that Tarrytown needs to recognize the current and future impacts that climate change will have on the local community. It shows large portions of the train station area with a 100-year flood plan. He still remembers Hurricane Sandy. The Hudson flooded the train station, crossing the railroad tracks onto Depot Plaza and finally stopped in front of the Portuguese Social Club. If we continue to choose asphalt and concrete over open green spaces, we will reduce the options where flood waters recede. He read a quote from the Comp Plan, "Sea Level rise must be accounted for especially in relation to how it threatens new developments along the waterfront area. The alternative can be costly and dangerous to both Village residents and businesses."

Mark Fry, Ossining, New York, noted that an SAO is the proposed re-zoning as the Station Area Overlay Floating Zone. It is a "floating" overlay zone, which can be applied by the Board of Trustees to any property within several different existing zones in the Depot Plaza Area. The approval of the SAO for any property is purely discretionary at the Board of Trustees discretion. No property owner can claim they have a legal right to the rezoning. But if one property owner receives an SAO approval, and another property owner is denied an SAO approval, the denied property owner is very likely to sue the Board of Trustees and win. Why is an SAO so important to developers? If property owners can very strongly prove that their plans are compliant with the new Village of Tarrytown Comprehensive Plan, then the property owner and the Village can win in court. That's because under law, compliance with a written comprehensive plan has been shown to be a valid defense in the courts to accusations of "Spot Zoning" which is illegal. This is the reason that recently developers have been claiming their plans are "in conformance with the Comprehensive Plan" in spite of the fact that their plans are not in compliance with the basic intent of the plan, which is to preserve the Village pretty much as it is right now and has been for the last fifty years. What is Transit Oriented Design? It is essentially a developer's trick to get enormous density.

Peter Bartolacci, 67 Miller Avenue, noted he became interested in the SAO because of the original draft of the SAO which suggested that it might be possible that someone could put a 10-story, 120 ft. high building down by the station and he believes at that time right on the riverfront. He didn't attend all the station meetings because he had faith that the Village would protect the residents from this type of zoning redevelopment and he feels that the faith has been violated. Which is why he has come out now to speak about the SAO.

Katy Krider, 42 N. Washington Street, noted that she has started to come to the Board of Trustees meetings because she received a notice from the Coco/Broadway development because it abuts her property. She always trusted that the Board of Trustees would take care of these types of things. She suddenly found that she not only didn't trust what was going on with the N. Broadway project, but she was seeing all these other developments that didn't represent her and she no longer felt protected. She feels that the Village should be dealing with the traffic impacts before considering more housing developments. She doesn't feel that she is being heard or respected. This is a beautiful Village and people flock to us. We are extremely unique and built, we don't have a lot of open space. And what little open space we have, we have beautiful views and we don't want them obstructed. She really hopes that the Village Board hears what all the speakers have to say tonight.

Mike Love, owner of Coffee Labs and resident on Main Street, noted that he would like to preserve the viewshed from his property on Main Street. Development is going to happen, but he thinks it should be looked at in a very regulated way. We don't have the infrastructure to expand our roads. How is it a positive thing for residents who have beautiful views of the Hudson to have their view cutoff with extensive tall buildings? New development will have a huge impact on the viewshed. Traffic will be a problem, but he believes people can choose other modes of transportation, bicycles, electric bikes and motor scooters to eliminate some cars. He doesn't think the SAO presents who we are as a Village. He understands growth is going to happen, but he thinks the Village Board should be mitigating before approving more housing.

Trustee Brown noted that some of the comments about the SAO tonight seem to think that the SAO is in contrast with the Tarrytown Comprehensive Plan, when in fact, it is in result of the Comprehensive Plan. The SAO is a way for the Village Board to put developers' feet to the fire about what the Village wants to see down at the station area. It doesn't allow anything in particular, it makes developers jump through hoops. She believes the SAO application will be very challenging for developers to meet the requirements. She thinks the understanding of the SAO has gotten murky. The idea of the SAO came out of the Comprehensive Plan and it is designed to make sure the Village gets the best development.

Dolf Beil, 108 Main Street, noted that the SAO was introduced on November 11, 2019 and the first time the public had an opportunity to comment was on December 16, 2019. At the December 16, 2019 meeting, he presented the slide with the red and blue dots to show viewpoints. The red dots show where the viewpoints exist and his point is that you can't see any of the buildings marked in red from those 5 viewpoints. A year later, he finds that people still don't understand what he is saying. The 4th blue dot down shows, what he thought would be a reasonable view of the proposed development at 29 S. Depot Plaza; that's why he used the picture as a demonstration that the 4th blue dot makes sense. He knows in the next few months, you will be making site visits to look at all these viewpoints. He suggests you look at all of the 5 red dots and observe that you can't see any of the prospective construction sites and at the 5 blue dot sites, you can see all the prospective construction sites. He wants to make sure you understand that his presentation was totally relevant to the SAO. He was using 29 S. Depot Plaza as a concrete example instead of the theoretical example that George Janes used.

Mark Fry, Ossining, New York, noted that the picture with the photo simulation of the viewshed came from the applicant's submission of PDA Viewshed Evaluation, 8/7/2020. These documents were taken from the proposed negative declaration, dated 9/22/2020. Mr. Fry noted that the documents in the PDA Viewshed Evaluation were never presented publicly. He attended many of the Planning Board meetings and the property at 29 S. Depot Plaza was included in the SAO area. When many people came out against the SAO proposal that is the point when the attorney for the applicant at 29 S. Depot Plaza decided to separate out of the SAO, which has gone through a painful 30 month process, starting with a self-storage facility and now is not under the SAO, it is a single application.

John Stiloski, owner of Stiloski Automotive, noted that unfortunately, people are not entitled to their views. The housing in the red dot area have less a chance from anyone obstructing their views. In the blue dot area, you have a chance of having your view obstructed. For example, when the Rivercliff Condos were built, it probably obstructed people's views on Balis Court. He believes it's

a slap in the face to all the Boards and Committees who have volunteered over the 4 years of meetings on this discussion to say that the Board let them down.

Mike Love, owner of Coffee Labs and resident on Main Street, noted that the SAO and the development with many units will cause a lot of traffic in the town. People come to Tarrytown for its unique vibe, our community is special. We don't want Tarrytown to become White Plains. We need to be considerate of the people who live and work here every day. If we become a town that's no different from any other town, then what makes Tarrytown special? He asked the Board to consider all of the options raised this evening.

Trustee Hoyt moved, seconded by Trustee Zollo, and unanimously carried, that the following resolution be approved, as amended: Approved: 7-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby continue the public hearing on the draft proposed Station Area Overlay (SAO) Zone law to Tuesday, January 19, 2021 Regular Meeting of the Board of Trustees at 7 p.m. for ongoing consideration and public discussion to be held either via in-person meeting, or Zoom Video Conference, depending on the State's directives about gatherings under NY on Pause.

AUTHORIZATION TO ACCEPT A DONATION OF A TREE

Trustee Zollo moved, seconded by Trustee Rinaldi, 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 acceptance of a donation of a Sweet Gum Tree by the family of Marco Broadway in his memory at a site to be determined at a later time in Pierson Park. The value of the tree is approximately \$800.00.

SUPPORT OF DIVERSION PROGRAM – HOPE NOT HANDCUFFS

Trustee McGovern moved, seconded by Trustee Zollo, and unanimously carried, that the following resolution be approved: Approved: 7-0

WHEREAS, the Police Chief has been made aware of a program called Hope not Handcuffs, and would like to explore further the possibilities of partnering with the organization, which is a development program for action against drug addiction and promotion of recovery; and

WHEREAS, this program works with volunteers and the police to help users seek treatment instead of being added to the criminal justice system; and

WHEREAS, at this time, Hope not Handcuffs is seeking more volunteers to get off the ground and operate in Westchester.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby express interest in the Hope not Handcuffs Program and would like to learn more

about the possibility for future partnerships between the program and the Village of Tarrytown, based on the research and recommendation by the Police Chief and the Village Administrator.

NON-UNION EMPLOYEES SALARY INCREASES

Trustee McGovern moved, seconded by Trustee Kim, that the following resolution be approved: Motion carried, all voting "aye" with the exception of Trustee Hoyt who recused himself. Approved: 6-0-1

BE IT RESOLVED that the Board of Trustees does hereby grant percentage salary increases for Fiscal Year 2019 - 2020 to the nonunion full time staff and percentage hourly increases to the permanent part-time staff according to the salary schedule provided to the Board and on file in the Village of Tarrytown Treasurer's Office. Salary increases for Fiscal Year 2020 - 2021 shall be retroactive to June 1, 2020.

Roll Call –Mayor Butler, Yes, Trustee Brown, Yes, Trustee Hoyt, Recusal, Trustee Kim, Yes, Trustee McGovern, Yes, Trustee Rinaldi, Yes, Trustee Zollo, Yes

APPOINTMENT OF DEPUTY CLERK

Trustee Zollo moved, seconded by Trustee McGovern, and unanimously carried, that the following resolution be approved: Approved: 7-0

BE IT RESOLVED that the Board of Trustees does hereby authorize the appointment of Josh Ringel, Assistant Village Administrator, to the position of Deputy Clerk at an annual stipend of \$2,500 for a term to expire in December of 2021, and such appointment shall be included in the Annual Organizational Meeting resolutions of the upcoming organizational meeting scheduled for Monday, December 7, 2020.

Roll Call –Mayor Butler, Yes, Trustee Brown, Yes, Trustee Hoyt, Yes, Trustee Kim, Yes, Trustee McGovern, Yes, Trustee Rinaldi, Yes, Trustee Zollo, Yes

SIDEWALK CAFÉ PERMITS – EXTENSION OF TIME PERIOD

Trustee Hoyt 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 to extend the period of time for Sidewalk Café permits from November 30, 2020 to February 28, 2021, in order for restaurants to provide their customers with outdoor service during the COVID-19 period, provided that the restaurants shall take timely and appropriate action for the clearing and removal of snow and ice during and such storm events.

WESTCHESTER COUNTY IMA – RESIDENTIAL FOOD SCRAP TRANSPORTATION AND DISPOSAL

Trustee Zollo moved, seconded by Trustee Hoyt, 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 IMA with Westchester County for the Residential Food Scrap Transportation and Disposal (RFSTAD) program for the purpose to be able to deliver food scraps to Suburban Carting's transfer station in Mamaroneck.

AMENDMENT TO THE MASTER FEE SCHEDULE

Trustee Hoyt 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 amend the Master Fee Schedule as follows:

- The Food Scrap Recycling Kit from \$23 per kit to \$20 per kit

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE BOARD OF TRUSTEES HELD ON NOVEMBER 2, 2020

Trustee Brown moved, seconded by Trustee McGovern, 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 approve the minutes of the regular meeting of the Board of Trustees held on Monday, November 2, 2020 as submitted by the Village Clerk.

APPROVAL OF AUDITED VOUCHERS

Trustee Zollo moved, seconded by Trustee Rinaldi, 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 approve Abstract No. 9 of Audited Vouchers in the total amount of \$2,655,997.92 to be paid in the following amounts:

General	\$2,462,733.58
Water	\$ 144,232.13
Sewer Fund	\$ 1,086.42
Capital	\$ 18,590.05
Library	\$ 26,171.74
Trust & Agency	\$ 3,184.00
Total	\$2,655,997.92

The Board was polled all voting "aye" with the exception of Trustee Hoyt who recused himself from Voucher Number 2018015678. Motion carried. 6-0-1

Roll Call –Mayor Butler, Yes, Trustee Brown, Yes, Trustee Hoyt, Yes, Trustee Kim, Yes, Trustee McGovern, Yes, Trustee Rinaldi, Yes, Trustee Zollo, Yes

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD ON ITEMS NOT INCLUDED ON THE AGENDA. SPEAKERS HAVE FIVE (5) MINUTES BEFORE YIELDING TO THE NEXT SPEAKER; THEN THREE (3) MINUTES FOR ADDITIONAL COMMENTS UNLESS THERE ARE TEN (10) OR MORE POTENTIAL SPEAKERS, THEREBY, SPEAKERS HAVE THREE (3) MINUTES BEFORE YIELDING TO THE NEXT SPEAKER; THEN ONE AND A HALF (1.5) MINUTES FOR ADDITIONAL COMMENTS

Mike Love, owner of Coffee Labs and resident on Main Street, noted in reference to the extension of the sidewalk café permits, he wanted to be clear that the Village will continue to plow the snow on the roads and the business owners would still have to clear the snow on the sidewalks. Village Administrator noted that is correct.

Mark Fry, Ossining, New York, asked if his pdf presentation can be included in the official minutes of this meeting. He noted that it is important to do a comprehensive look at all of the cumulative impacts that were recommended directly from the station area study in 2014.

HAPPY THANKSGIVING

The Board of Trustees wished everyone a Happy Thanksgiving.

ADJOURNMENT TO EXECUTIVE SESSION

On the motion of Trustee Hoyt, seconded by Trustee Zollo, the meeting was adjourned to Executive Session to discuss matters with the Village Attorney and the Police Chief at approximately 11:48 p.m. by vote of seven in favor, none opposed.

ADJOURNMENT

On the motion of Trustee Hoyt, seconded by Trustee Zollo, the Executive Session was adjourned at approximately 12:05 a.m. by vote of seven in favor, none opposed.

Carol A. Booth
Village Clerk

Tarrytown Housing Committee

Sadie McKeown (Chair); Gary Friedlander; Peter Feroe;
Rose Noonan; Alexander Roberts; Craig Singer

Deputy Mayor McGovern & Trustee Brown; Trustee Liaisons

Richard Slingerland & Josh Ringel; Staff Support

Housing Affordability Task Force: Mission Statement

To provide the Village of Tarrytown with an understanding of **existing housing supply**, identify **housing needs and trends** to support current and future populations of the village, **define opportunities** within the existing stock, in future developments and with the tools available through land use planning, zoning and vision to **incentivize and preserve integrated and affordable, workforce and middle-income housing** for the long-term benefit of the community

Housing Committee Activity

- Part of Comprehensive Plan Management Committee structure
- Advise Village and non-profits :
 - Village of Tarrytown Affordable Housing Fund
 - Re-housing YMCA residents
 - Tarrytown Rental Assistance Program – emergency assistance during pandemic
- Ongoing and Future Tasks
 - Advise Village and non-profit with respect to Franklin Terrace rehabilitation
 - Recommend zoning changes and other tools to promote the retention and creation of affordable housing options; both regulated and non-regulated
 - Advise Village on new development projects; ensure they further our Village's Housing goals

Context: Population

Tarrytown

- 1960: 11,109
- 2010: 11,277

	Population Change	1940-1960	1960-2010
Tarrytown		+62%	+1.5%
Westchester County		+41%	+17%
Sleepy Hollow		0%	+12%
Irvington		+68%	+17%
Dobbs Ferry		+57%	+17%
Hastings-on-Hudson		+27%	-13%

Context: Housing & Jobs

Housing

- Since 2000, 204 units have been constructed
 - 4.5% of our total stock
- 15.3% of households in Tarrytown are *severely cost-burdened* (645 households)
 - Pay more than 50% of income towards housing
- County-wide demand for housing
 - 82,451 units of affordable housing

Jobs Follow Housing

- 173K live and work in Westchester
- 199K commute into Westchester
- 207K commute out of Westchester

Context: Planning

2018 Comprehensive Plan

- 4 years and 19 public meetings
- “New Housing should...complement and expand the Village’s range of offerings”
- “Walkability and density of downtown retail and service core represents an inherent strength for consumers and business owners.”
- “Downtown and Station area...represent a significant opportunity to leverage sustainable land use policies and expand transit-oriented development”

Projects “On the Board”

Artis & Sunrise

- Assisted Living
- Not conventional housing
- Located on Rt. 119

YMCA

- Senior, age-restricted
- All affordable: 40-80% AMI
- Studio & 1-BR
- Includes *replacement* for existing units on-site
- New municipal parking

29 South Depot

- 88 units
- Smaller apartments
- Next to train
- Proposed instead of current zoning for 2-story self-storage facility

39-51 Broadway

- 80 units
- Smaller apartments in CBD
- Replace vacant retail

Projects "On the Board"

Project	Units	Type	Where in Process	Notes	As Relates to Comp Plan
Artis	64	<ul style="list-style-type: none"> Assisted Living / Memory Care 	<ul style="list-style-type: none"> Zoning Adopted Site Plan review before PB 	<ul style="list-style-type: none"> On Rt. 119. Extremely low traffic generator 	<ul style="list-style-type: none"> Expand housing choices; multi-generational
Sunrise	85	<ul style="list-style-type: none"> Assisted Living / Memory Care 	<ul style="list-style-type: none"> Application for rezoning PB report to BoT 	<ul style="list-style-type: none"> On Rt. 119. Extremely Low Traffic Generator 	<ul style="list-style-type: none"> Expand housing choices; multi-generational
YMCA	109 (48 replacement)	<ul style="list-style-type: none"> Senior-only Affordable Studio and 1-BR Includes replacement for housing currently on site 	<ul style="list-style-type: none"> Zoning Adopted Site Plan review before PB 	<ul style="list-style-type: none"> Replace existing units Low traffic generator Village gets municipal parking 	<ul style="list-style-type: none"> Downtown development Village parking Multi-generational
29 S. Depot	88	<ul style="list-style-type: none"> Studio, 1-, 2-BR 	<ul style="list-style-type: none"> Application for rezoning PB report to BoT 	<ul style="list-style-type: none"> Smaller housing Existing footprint 60 feet 	<ul style="list-style-type: none"> Different housing options Transit oriented Strengthen downtown
39-51 Broadway	80	<ul style="list-style-type: none"> Studio, 1-, 2-BR 8,700 sf Retail 5-story 	<ul style="list-style-type: none"> Application for rezoning PB report to BoT 	<ul style="list-style-type: none"> Re-purpose vacant buildings 	<ul style="list-style-type: none"> Different Housing options Downtown focused Less auto-dependent
Franklin Courts	Renovation of existing	<ul style="list-style-type: none"> Renovation and HUD RAD conversion 	<ul style="list-style-type: none"> No proposal, no application; Still in infancy 	<ul style="list-style-type: none"> Renovate obsolete public housing 	<ul style="list-style-type: none"> Affordable Downtown Near transit
Hudson Harbor	23	<ul style="list-style-type: none"> Remaining units in Master Plan 	<ul style="list-style-type: none"> No application 	<ul style="list-style-type: none"> Continuation of existing project 	<ul style="list-style-type: none"> Waterfront revitalization Transit oriented

Traffic

- All housing is not equal when it comes to traffic
- *Volume* of traffic and *timing* of traffic varies with:
 - **Type** of Housing (single-family, senior, apartment)
 - **Location** of Housing (station-area, downtown, close-in neighborhoods, farther out neighborhoods)
- Elephant in the Room: Edge on Hudson
- Opportunity to be proactive about traffic
 - Location and type of development in Tarrytown
 - Traffic calming in our neighborhoods
 - Downtown parking management
 - Pedestrian and bike mobility improvements
- Improvements to Broadway?
- Managing H-bridge traffic?

Station Area Zoning

- Consistent with recommendations of *Comprehensive Plan*
- Still being edited – not finalized or enacted
- No current proposal under this zoning
- Village control over height, design, location, density
- No residential west side of tracks, south of Hudson Harbor
- Smart design can *complement* Rivertown character
 - Height, location, orientation matters on a building-specific basis
 - Public will get a chance to review and comment on each future project if/when they are proposed

Housing in Tarrytown



Village needs more housing

Details matter – Public review

Downtown and Station Area

Keep Village vibrant

Jobs follow housing

Local and regional need

Diversify housing types / stock

Type

Location

Design

Identified by Comprehensive Plan

More walking & biking,
more transit, fewer cars

Sustain downtown businesses

Reduce pressure elsewhere in
Village; strengthen existing
neighborhoods



PRESENTATION TO THE BOARD OF TRUSTEES

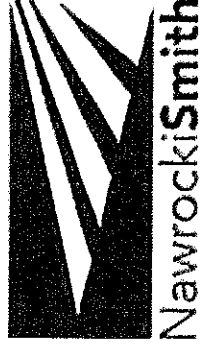
2020 FISCAL YEAR AUDIT OF

VILLAGE OF TARRYTOWN, NEW YORK

NOVEMBER 16, 2020

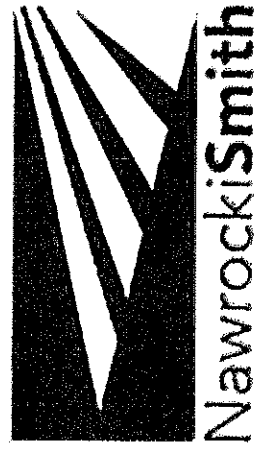
DAVID TELLIER, CPA, PARTNER

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This report is intended solely for the informational use of the
Board of Trustees and Management of the Village



Scope of Services Rendered

- Audit of the financial statements for the year ended May 31, 2020 in accordance with U.S. generally accepted auditing standards and Government Auditing Standards
- Audit of the Justice Court Funds, and issuance of financial statements prepared in accordance with the cash basis of accounting for the year ended May 31, 2020
- Issuance of a management letter, presenting our findings and recommendations on improving accounting procedures and internal controls
- Preparation of the Village's financial statements
- Preparation of the Village's New York State Annual Update Document ("AUD")
- Presentation of the results of the fiscal 2020 financial statement audit to the Village Board



Audit “Readiness” and Responsiveness

- Satisfactory closing of books and records
 - Fieldwork commenced June 22nd
- Fieldwork performed through a combination of remote and onsite work due to COVID-19
- Excellent audit cooperation throughout fieldwork
- All planned audit procedures successfully implemented
- Ten audit adjustments to the financial statement amounts as presented
- New York State AUD filed on time

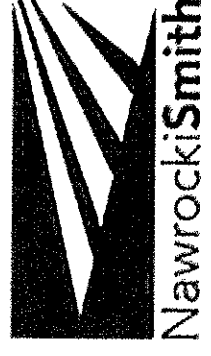


Financial Statement Highlights

- An unmodified opinion on the financial statements and an unmodified opinion on an audit performed in accordance with Government Auditing Standards (pages 1-2 and 65-66)
 - No material weaknesses or significant deficiencies in internal control
- Management's Discussion and Analysis (pages 3-13)
 - Provides an overview and analysis of financial statements
 - Comparative financial data
 - Analysis of key variances
- District-wide financial statements ("full accrual") (pages 14-15)
 - Comparative ratios

	5/31/2020	5/31/2019	\$ Change	% Change
Current Assets	\$ 19,251,773	\$ 14,460,028	\$ 4,791,745	33.14%
Current Liabilities	9,136,313	5,855,836	3,280,477	56.02%
Working Capital	10,115,460	8,604,192	1,511,268	17.56%
Current Ratio	2.11	2.47		

- Current ratio decrease is primarily due to the BAN payable of \$3.6 million
- Capital assets, net of depreciation totals \$82.7 million with a net increase of \$6.2 million in the current year
- Total OPEB related items of \$72.9 million with a net increase of \$2.5 million in the current year (current year payments of \$1.5 million)



Financial Statement Highlights (continued)

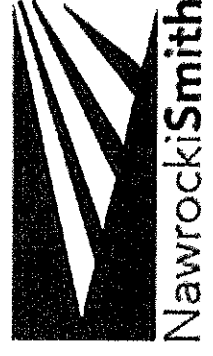
- Governmental fund financial statements ("current focus") (pages 16-19)
 - General Fund

	5/31/2020	5/31/2019	\$ Change	% Change
Total Assets	\$ 13,870,247	\$ 13,089,483	\$ 780,764	5.96%
Total Liabilities	753,800	1,218,848	(465,048)	-38.15%
Fund Balance	13,116,447	11,870,635	1,245,812	10.49%

- Fund balance of \$13.1 million, of which \$7.8 million is unassigned, \$1.6 million is assigned funds (consisting of amounts appropriated for subsequent year and amounts designated for special purposes), \$3.4 million is restricted funds, and \$339K is nonspendable
- Comparison of current year activity to prior:

	5/31/2020	5/31/2019	\$ Change	% Change
Total Revenues	\$ 24,997,432	\$ 25,022,535	\$ (25,103)	-0.10%
Total Expenses	23,420,795	23,323,249	97,546	0.42%
Other Financing Uses	(330,825)	(2,017,572)	1,686,747	83.60%
Change in Fund Balance	1,245,812	(318,286)	1,564,098	491.41%

- Revenues were under budget by \$490K
- Expenditures were under budget by \$1.8 million



Financial Statement Highlights (continued)

○ Water Fund

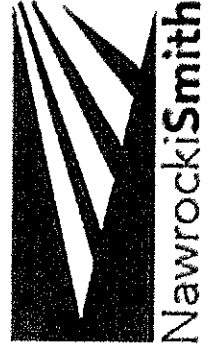
	5/31/2020	5/31/2019	\$ Change	% Change
Total Assets	\$ 1,913,576	\$ 1,375,896	\$ 537,680	39.08%
Total Liabilities	768,907	903,577	(134,670)	-14.90%
Fund Balance	1,144,669	472,319	672,350	142.35%

	5/31/2020	5/31/2019	\$ Change	% Change
Total Revenues	\$ 5,184,333	\$ 5,090,712	\$ 93,621	1.84%
Total Expenses	3,976,983	4,143,090	(166,107)	-4.01%
Other Financing Sources	(535,000)	(535,000)	-	0.00%
Change in Fund Balance	672,350	412,622	259,728	62.95%

○ Capital Projects Fund

	5/31/2020	5/31/2019	\$ Change	% Change
Total Assets	\$ 2,165,145	\$ 70,059	\$ 2,095,086	2990.46%
Total Liabilities	18,205,012	14,172,704	4,032,308	28.45%
Fund Balance	(16,039,867)	(14,102,645)	(1,937,222)	-13.74%

	5/31/2020	5/31/2019	\$ Change	% Change
Total Revenues	\$ 1,947,379	\$ 1,466,751	\$ 480,628	100.00%
Capital Outlay	8,503,085	6,730,985	1,772,100	26.33%
Other Financing Sources	6,140	8,705,595	(8,699,455)	-99.93%
Change in Fund Balance	(6,549,566)	3,441,361	(9,990,927)	-290.32%



Financial Statement Highlights (continued)

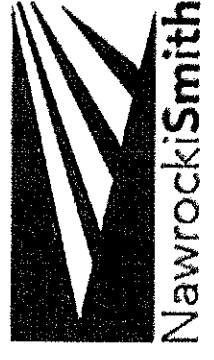
- Non-Major Governmental Funds (Sewer Fund, Library Fund, Special Purpose Fund)

	5/31/2020	5/31/2019	\$ Change	% Change
Total Assets	\$ 1,508,596	\$ 1,465,352	\$ 43,244	2.95%
Total Liabilities	48,929	37,347	11,582	31.01%
Fund Balance	1,459,667	1,428,005	31,662	2.22%

	5/31/2020	5/31/2019	\$ Change	% Change
Total Revenues	\$ 1,258,168	\$ 1,279,330	\$ (21,162)	-1.65%
Total Expenses	2,092,331	1,936,531	155,800	8.05%
Other Financing Sources	865,825	597,854	267,971	44.82%
Change in Fund Balance	31,662	(59,347)	91,009	153.35%

- Fiduciary Fund financial statements (page 20)

- Represents relationship where the Village solely acts as an agent or trustee for the benefit of others
- Notes to the financial statements (pages 21-52)
 - Presentation consistent with prior years



Financial Statement Highlights (continued)

- Supplementary schedules (pages 53-64)
 - Consistent with prior year
 - Schedules required by Governmental Accounting Standards Board including:
 - Budget and Actual Schedule - General Fund
 - Budget and Actual Schedule - Water Fund
 - Budget and Actual Schedule - Library Fund
 - Schedule of Changes in the Village's Total Pension Liability - LOSAP
 - Schedule of Changes in the Village's Total OPEB Liability and Related Ratios
 - Schedule of Village's Proportionate Share of the Net Pension Liability - NYSERS & NYSPFRS
 - Schedule of Village Pension Contributions - NYSERS & NYSPFRS
 - Combining Balance Sheet - Non-Major Governmental Funds
 - Combining Schedules of Revenues, Expenditures and Changes in Fund Balance - Non-Major Governmental Funds



Findings and Recommendations

- No material weaknesses or significant deficiencies in internal control were identified
- Current year recommendations
 - None
- Prior year recommendations
 - None
- Required Auditor Communications
 - Our responsibility under generally accepted auditing standards
 - All significant accounting policies disclosed
 - Management judgments and accounting estimates adequately disclosed
 - There were no:
 - Disagreements with management
 - Difficulties encountered in performing the audit
 - All current accounting and auditing developments fully considered
 - No contrary judgments about the quality of the Village's accounting principles
 - Ten proposed audit adjustments recorded
 - No audit adjustments passed
 - Independence



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Village of Tarrytown
Comprehensive Plan

Tarrytown Connected

Board of Trustees Presentation
June 4, 2018

WXY architecture + urban design
Land Use Law Center, Pace University
Regional Plan Association
Sam Schwartz Engineering
George M. Janes & Associates

WXY

David Barnett 11/16/2020

4 Built Environment: workshop 1 highlights

POSITIVE

- Historic built fabric & preservation
- Village character and scale

ISSUES / CHALLENGES

- Impact of future developments on village character, including nearby municipalities
- Housing affordability
- Infrastructure maintenance & upgrades

STRATEGIES / OPPORTUNITIES

- Create more affordable housing
- Integrate resiliency considerations into planning for new developments
- Improve streetscapes, expand pedestrian space

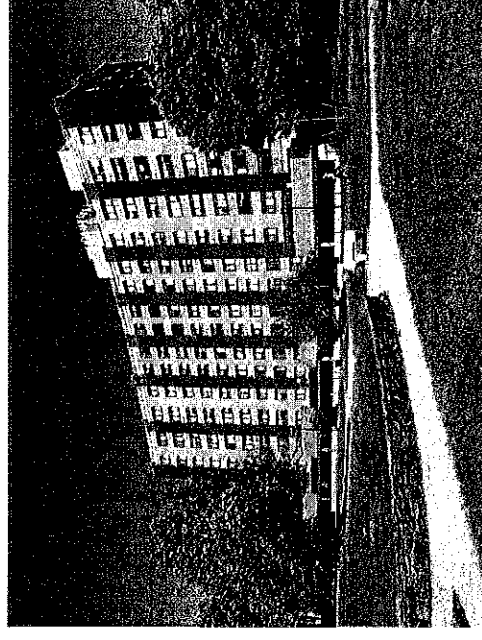


Image sources: Douglas Healey / NY Times; WXY

4 Community, Culture & Education: workshop 1 highlights

POSITIVE

- Diversity of local population
- Community facilities & resources
- Small-town feel with easy city access

ISSUES / CHALLENGES

- Cultural programming on could attract broader population
- Limited signage to educate visitors and locals

STRATEGIES / OPPORTUNITIES

- Expand and coordinate online presence
- Encourage greater access to / share community facilities
- Leverage community events to bring residents together, serve whole population

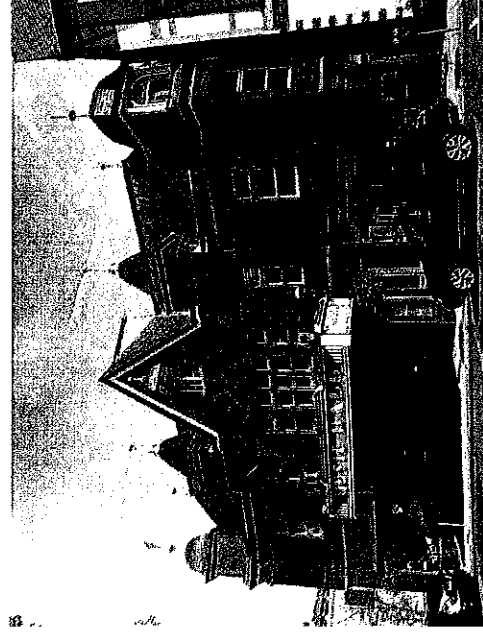


Image sources: Family YMCA at Tarrytown; Tarrytown Music Hall

4 Natural Environment & Open Space: workshop 1 highlights

POSITIVE

- Diversity of parks and open space
- Access to regional parks and trails network

ISSUES / CHALLENGES

- Continuity of paths and trailways
- Signage and access to facilities
- Development encroachment on open space

STRATEGIES / OPPORTUNITIES

- Create safe, continuous trailways
- Inventory and remove invasive species
- Incorporate plantings throughout the village
- Link open space to economic development

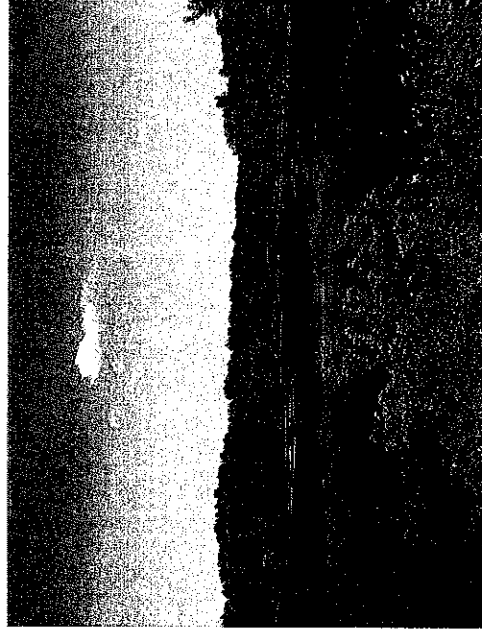


Image sources: WXY

4 From input to draft goals: built environment

BUILT ENVIRONMENT COMMENTS

- Waterfront development needs better connection to Main Street
- Small, historic scale and intimate village
- Good scale of buildings along Main Street
- Maintain different housing options
- Improve housing affordability for new construction
- Accessory apartments (for older residents)
- Attitude toward historic preservation is piecemeal
- Improve aesthetics near train station
- Scale by river is too large: blocks river view
- Some development in town is too large

BUILT ENVIRONMENT GOALS (11/17)

Support a vibrant and walkable village center

Ensure housing stock supports a diverse and multi-generational community

Preserve and enhance historical resources and institutions

4 From input to draft goals: community, culture & education

COMMUNITY COMMENTS

- Small, historic scale and intimate village
- Some development in town is too large

- Existing cultural resources a draw for new residents

- Create opportunities for village boards to collaborate around specific topics
- Good outreach to new residents
- Increase opportunities for interactions of diverse populations

- Make Rec Center accessible for all
- Support seniors with social & rec facilities
- Strong community programs & resources: street fairs, park / community concerts, TaSH, senior events at library, ITAV

COMMUNITY GOALS (11/17)

Maintain a village identity

Grow a local culture of diversity and representation

Support community resources & institutions

Comprehensive Plan:

3 References to “Height” and “Stories”

1 Heading: Public Workshops, Economy/ Built Environment - Session 1	<ul style="list-style-type: none"> Unique sites <ul style="list-style-type: none"> Anywhere there is one-story, make it two
---	--

Comprehensive Plan page 134

2 Heading: Public Workshops, Economy/ Built Environment - Session 1	<ul style="list-style-type: none"> If build up, how high? <ul style="list-style-type: none"> 3 – 5 stories on Broadway/Main
---	--

Comprehensive Plan page 135

3

Heading: Economy

Goal / Policy	#	Action
2. Nurture an attractive and resilient business environment		
b. Promote dynamic office districts to attract and retain businesses	2.b.i	2. Restricted Retail (RR): evaluate the 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

Comprehensive Plan page 118

Comprehensive Plan page 118

Consistency with the Village Comprehensive Plan

Comprehensive Plan page 101



Sea Level Rise
projections
visualized relative to
the MNR station

Tarrytown needs to recognize the current and future impacts that climate change will have on the local community and adapt to mitigate its effects.

Federal Emergency Management Agency maps show large portions of the station area within the 100-year flood zone...

Sea level rise must be accounted for especially in relation to how it threatens new developments along the waterfront area. The alternative could prove costly and dangerous to both Village residents and businesses.

WOLF Beil 11/16/2020

SAO – 11/16/20

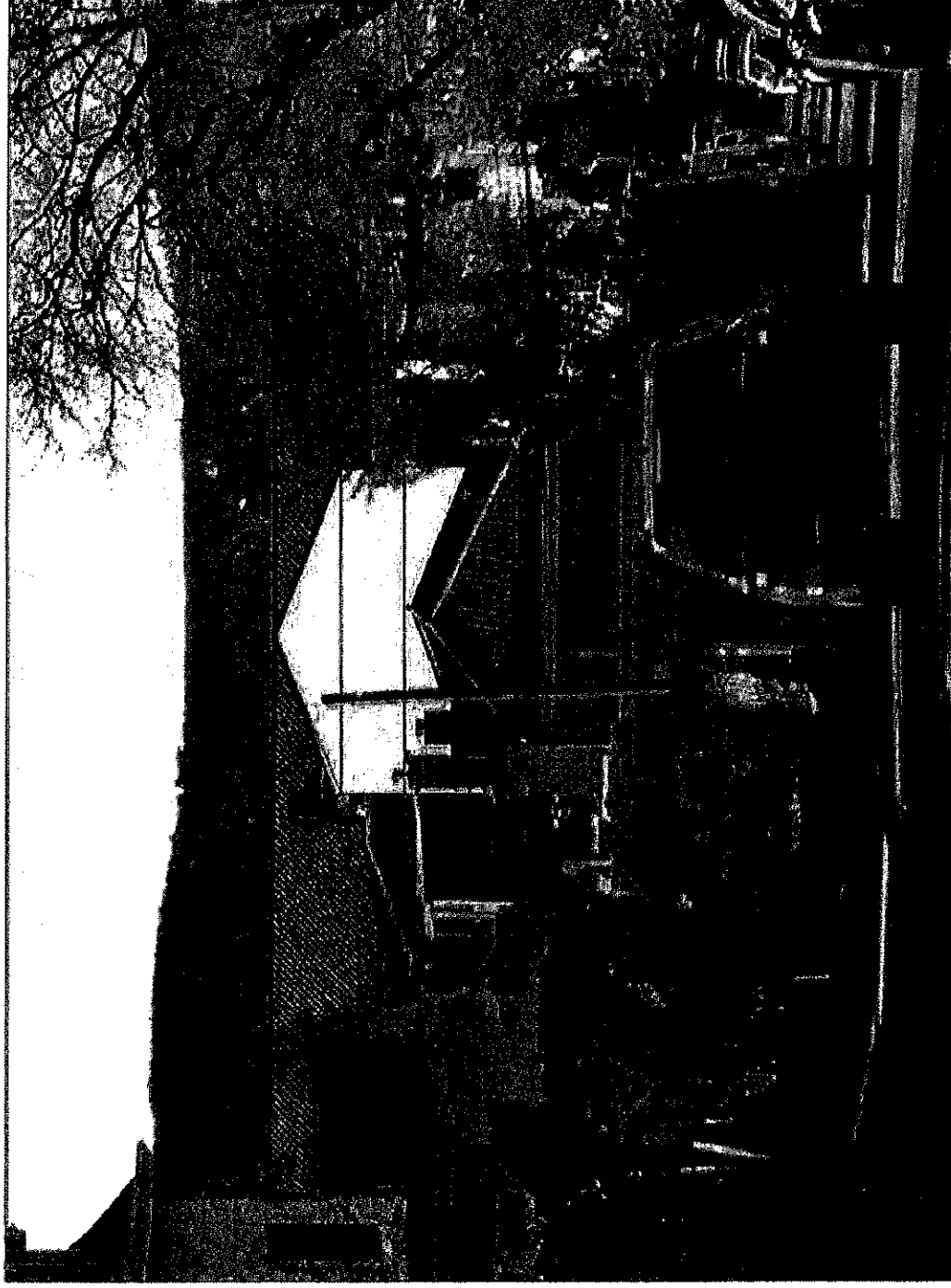
1/ Obstruction Calculation

2/ River & Palisades View

3/ Monitoring Points

4/ Suggestions

Photosimulation with views to the Hudson River marked in red. The area of the river visible from this viewpoint in simulated conditions is 4.91% of the photograph, or **0.0491**.



BOT 9/2/20

Illustrative example Tarrytown Visual Analysis Method (§ 305-67(G))



The building depicted in this exhibit is representation only, the specific design will be prepared as part a specific site plan review process.

Exhibit 6
Photo-rendering from Franklin Court/Franklin Street Intersection

Real World Calculation

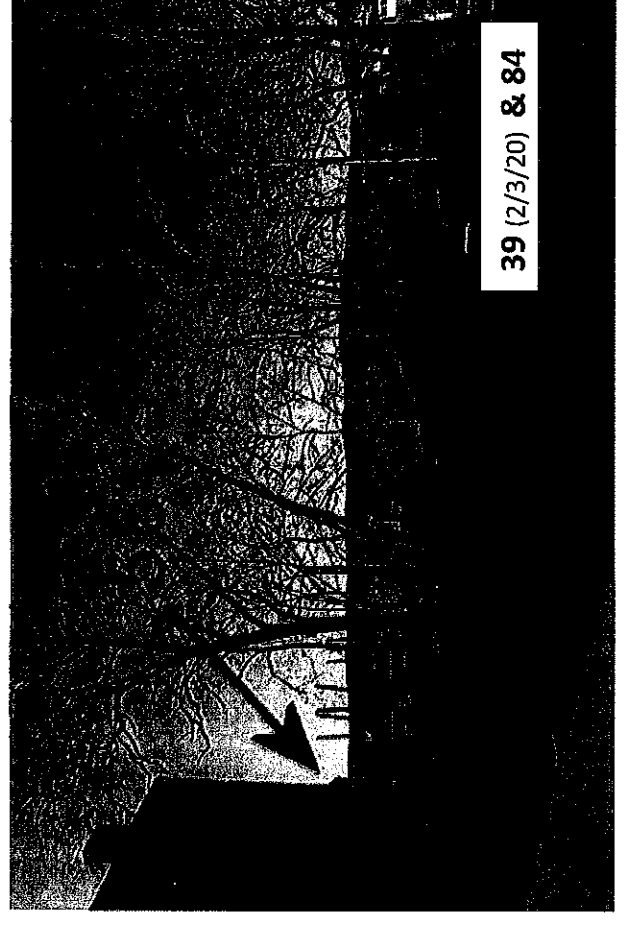
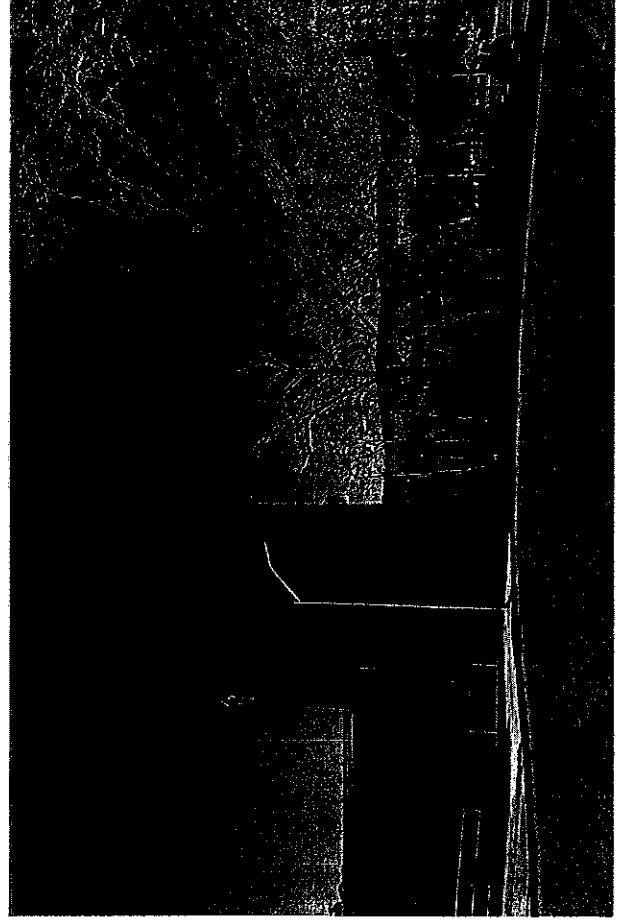
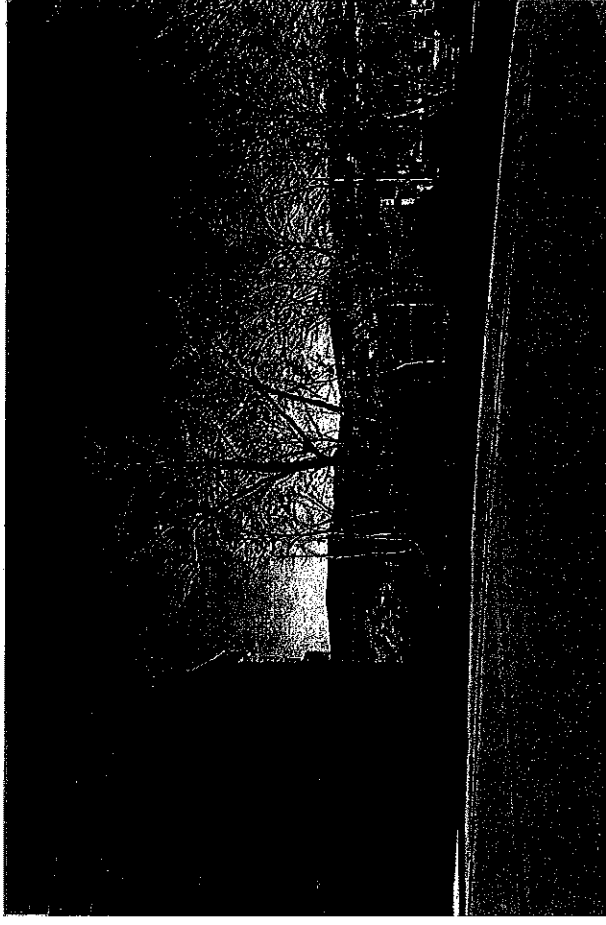
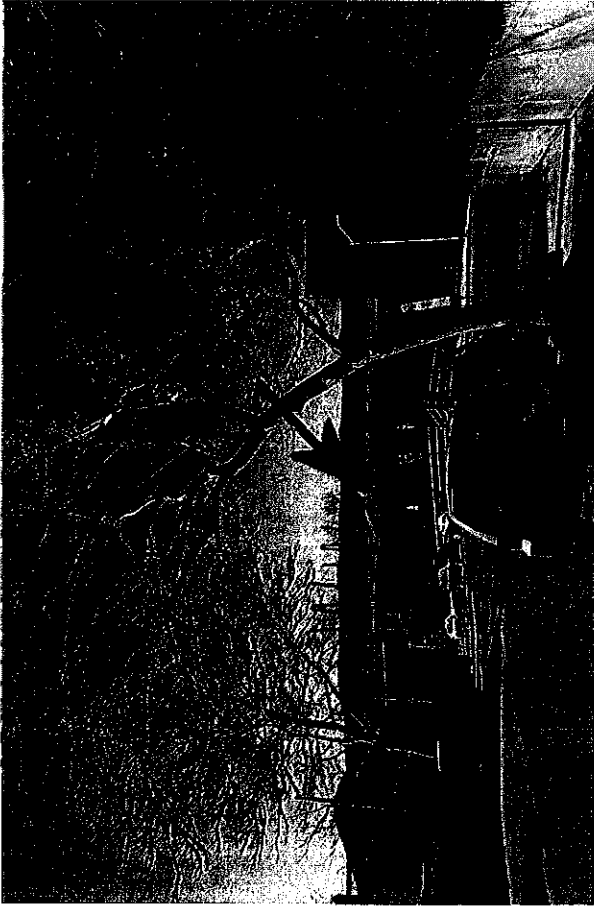


65% Obstructed

It Fails!

1/22 Work Session Pictures (60' Allowed)

Development in the SAO will not impact public scenic views of the Hudson River and Palisades.



Palisades Matter

Then:

Development in the SAO will not impact public scenic views of the Hudson River and Palisades.

Now:

G No new structures or buildings that significantly alter the public's view to the Hudson River from Important Public Viewpoints may be erected.



Reassign to Achieve Objective

The map shows the Harrytown area with the following streets and landmarks:

- Streets:** W. Main St., Railroad Ave., W. 1st St., W. 2nd St., W. 3rd St., W. 4th St., W. 5th St., W. 6th St., W. 7th St., W. 8th St., W. 9th St., W. 10th St., W. 11th St., W. 12th St., W. 13th St., W. 14th St., W. 15th St., W. 16th St., W. 17th St., W. 18th St., W. 19th St., W. 20th St., W. 21st St., W. 22nd St., W. 23rd St., W. 24th St., W. 25th St., W. 26th St., W. 27th St., W. 28th St., W. 29th St., W. 30th St., W. 31st St., W. 32nd St., W. 33rd St., W. 34th St., W. 35th St., W. 36th St., W. 37th St., W. 38th St., W. 39th St., W. 40th St., W. 41st St., W. 42nd St., W. 43rd St., W. 44th St., W. 45th St., W. 46th St., W. 47th St., W. 48th St., W. 49th St., W. 50th St.
- Landmarks:** Harrytown, Son Park, Depot, W. Main St., Railroad Ave.
- Marked Locations:** Ten asterisks (*) are placed on the map, indicating specific locations of interest. These are located at various intersections and along the main streets.
- Scale:** A scale bar at the bottom right indicates distances of 0, 250, and 500 feet.

Applicant Determines Viewpoints?

Full Environmental Assessment Form

Part 3 - Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance

Upon review of the information recorded on this EAF, as noted, plus this additional support information

West. Co. Planning GML, 8/2/19; PDA Socio-Economic & Fiscal Eval, 3/6/20; PDA Updated Fiscal, 6/17/20, 7/14/20; Chazen Limited Tech. Report, 6/11/20; Chazen Tech. Review #2, 7/8/20; PDA Viewshed Eval, 8/7/20; Parking Exhibit (PE-1), 6/19/20; JMC, Proposed Utility Serv, 3/6/20; PDA, TOD Parking Supplement, 3/6/20; JMC, Trip Generation, 8/10/20; L. Whitehead, Letters w/Supplemental Info, 6/18/20, 7/10/20, 8/18/20; Collins, Project Costs, 9/11/20

Suggestions

1/ Add Back Palisades Public Views

2/ Evaluate Applicant's Viewpoints

- - - - -

A/ Involve Public Re: Factor Weights

B/ Due Diligence Re: NYS Uses

SAO ADOPTION WOULD BE PREMATURE

- Insufficient proven precedents
- Uncertainties associated with long-term implications of pandemic
- Scorecard
 - Not weighted to adequately represent community values
 - Artificially constrains both village officials and developers
 - Invites gaming the system and litigation
 - Bonus points allow for unacceptable override of scorecard criteria
 - Cumbersome process for evaluating viewshed obstruction
- ***NOT PROPERLY INFORMED BY A CUMULATIVE IMPACT ANALYSIS OF FUTURE DEVELOPMENT, INCLUDING EDGE ON HUDSON**

Underdeveloped Property Build Out Projection	Acres	Floor Area Ratio	Dwelling Units	Dwelling Units/ Acre	Estim. Residents	Resident Parking Spaces
29 S. Depot Plaza	1.2	1.93	88	75	149	79*+14
39-51 N. Broadway	1.4	1.69	80	58	133	94
Other Underdeveloped	28.5	1.97	808	67	1,231	1212
Total	31.1		976		1,513	1399
Average	1.8	1.94		67		
Edge on Hudson	70		1,177	17	3,000	1765
Grand Total			2,153		4,513	3,164
Tarrytown Existing			4760	2.5	11,370	

Build out projection based on 2 current proposals + 14 sites consisting of 1 or more parcels in RR zone, ID & GB zones included in SAO, WGDB zone. Assumes 60' tall mixed-use buildings east of tracks with dwelling unit mix comparable to S. Depot Plaza and N. Broadway proposals. Rutgers CUPR formula for estimating number of residents. Building footprint < 50% site coverage. 1.5 parking spots per unit with allowance for underground parking justified by FAR.

Will an increase in density improve the quality of life for current residents of the village?

Who among us walks or drives around the village thinking, “You know what this village needs? More people and more cars.”

SELECTED UNANSWERED QUESTIONS

1. Does the population density of the Village really need to increase? If so, what order of magnitude would optimize the positive impacts and minimize the negative impacts?
2. What is the optimal mix of more affordable housing/market-rate housing/commercial space/open space that would preserve the essential character of the Village in a more economically sustainable manner?
3. What approaches/incentives for encouraging development would be most likely to result in achievement of this optimal mix?
4. What plans should be initiated for mitigating the impact of growth already in progress (including Edge on Hudson) on infrastructure and traffic congestion in particular prior to issuing zoning variances and making changes in zoning regulations that would generate further population growth?
5. What plans for mitigating the impact of future growth on village infrastructure, public viewsheds, local schools, traffic congestion, parking availability, etc. should be initiated prior to issuing zoning variances and making changes in zoning regulations that would generate population growth?
6. What might the tipping point be in terms of beneficial vs harmful side effects of development in the riverfront/station area on Main Street businesses and how should that inform decisions regarding zoning variances and permanent changes to zoning regulations?
7. How tall do new buildings really need to be in order to provide an RROI (Reasonable Return on Investment) as opposed to an OROI (Obscene Return on Investment) to developers?
8. How sensitive to the architectural legacy of the Village can we expect new building designs to be in order to preserve the historic character of the Village while allowing for an RROI (Reasonable Return on Investment) as opposed to an OROI (Obscene Return on Investment)?

Zoning standards should be set by the community ... not dictated by developers

Defer granting significant waivers of current zoning laws or adopting anything like the SAO until the village:

- Engages appropriate professional expertise in conducting a cumulative impact analysis of potential future development throughout the community, including Edge on Hudson
- Conducts a transparent process of drafting changes in zoning laws that advance the vision described in the Comprehensive Plan in a manner that is informed by the cumulative impact analysis
- Conducts a community survey to evaluate public support for proposed zoning changes
- Adopts zoning changes accordingly