

Planning Board  
Village of Tarrytown  
Regular Meeting  
December 21, 2005 8 p.m.

PRESENT: Chairman Friedlander; Members Demers, Aukland, Stone; Counsel  
Shumejda; Village Engineer/Building Inspector McGarvey;  
Planner Geneslaw; Secretary D'Eufemia  
ABSENT: Mr. Tedesco

This meeting, originally scheduled for December 20<sup>th</sup>, was adjourned to December 21<sup>st</sup> because the Board did not have a quorum for December 20<sup>th</sup>. The Secretary advised that all applicants were advised, notice was sent to the newspaper as well as the website, the scroll, and she was present last night at Village Hall. No one appeared.

WELCOME TO MR. AUKLAND

Chairman Friedlander welcomed David Aukland who was recently appointed to the Planning Board. He stated Mr. Aukland has been Tarrytown's liaison with the Town of Greenburgh on projects facing both Villages.

APPROVAL OF MINUTES

Mr. Demers moved, seconded by Mr. Stone, that the minutes of November 28, 2005, be approved as submitted. Messrs. Demers, Stone and Friedlander assented. Mr. Aukland abstained. Motion carried.

PUBLIC HEARING – MCMAHON – 32 STEPHEN DRIVE

Chairman Friedlander read the following Notice of Public Hearing:

PLEASE TAKE NOTICE that the Planning Board of the Village of Tarrytown will hold a public hearing on Tuesday, December 20, 2005, at 7:00 p.m. at the Municipal Building, 21 Wildey Street, Tarrytown, New York, to hear and consider an application by:

Dan and Kathy McMahon  
32 Stephen Drive  
Tarrytown, New York 10591

To consider the application for site development plan approval for property they own at the above address to permit construction of a one-story addition (682 sq. ft.) to an existing two-story house.

The property is shown on the Tax Maps of the Village of Tarrytown as Sheet 29A, Block 96, Lot 8 and is located in an R-15 (Residential) Zone.

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

The Certified Mailing Receipts were submitted.

Mr. Michael Tierney, architect, stated they are proposing a 47% footprint increase in this house. The existing house is a two story 2,084 sq. ft. Colonial style and they are adding just under 1,200 sq. ft. in total. It will be a two-story addition; however, the second story portion will be over an existing garage. The addition will allow a family room, new kitchen, mudroom, powder room, laundry and a master bedroom on the 2<sup>nd</sup> floor addition over the garage. The proposed addition is in keeping with the neighborhood and no variances are required.

Chairman Friedlander questioned whether anyone wished to address the Board on this matter. No one appeared.

Mr. Stone noted the zoning table should be corrected since it showed the coverage as 3,200 sq. ft. but that is total livable area. The coverage is 1,600 sq. ft.

Upon inquiries from Mr. Stone, Mr. Tierney stated the foundation for the garage has been examined and determined it can hold the second story.

Mr. Stone stated the height to mid point of the pitched roof should be documented.

Mr. Tierney noted no trees will be removed.

Mr. Stone moved, seconded by Mr. Demers, and unanimously carried, that the public hearing be closed.

Mr. Stone moved, seconded by Mr. Demers, and unanimously carried, that the Planning Board declares itself Lead Agency on this application.

Mr. Stone moved, seconded by Mr. Demers, and unanimously carried, that the Planning Board determines there will be no adverse environmental impacts as a result of this proposal.

Mr. Stone moved, seconded by Mr. Demers, and unanimously carried, that the Planning Board approves the site plan for 32 Stephen Drive subject to:

1. Approval of plans by the Building Inspector
2. Approval by the Architectural Review Board
3. Signing of the site plan by the Planning Board Chairman
4. Payment of any outstanding escrow fees.

CONTINUATION OF PUBLIC HEARING – CRESCENT ASSOCIATES – 155  
WHITE PLAINS ROAD – D.E.I.S.

Mr. Mark Fry stated this is the second public hearing after the notice of hearing on the D.E.I.S. He noted the Board had continued the hearing last month to allow interested parties more time for public comment.

Chairman Friedlander questioned whether anyone wished to address the Board on this matter. No one appeared.

Mr. Fry noted two written comments had been received – from the Westchester County Planning Department and from Hitachi and those will be addressed.

Chairman Friedlander stated he felt the hearing should be continued another month. Board members agreed.

The hearing will be continued at the Board's January meeting.

CONTINUATION OF PUBLIC HEARING – FERRY LANDINGS, LLC AND FERRY  
INVESTMENTS – WATERFRONT PROPERTY – SITE PLAN MIXED  
DEVELOPMENT USE

Chairman Friedlander stated this application is adjourned until the Findings are made.

CONTINUATION OF PUBLIC HEARING – VILLAGE OF TARRYTOWN – WEST  
MAIN STREET – RECREATION/AQUATICS CENTER

Chairman Friedlander stated this hearing is being adjourned. He stated the site plan process should start when the Ferry Landings plan begins.

CONTINUATION OF PUBLIC HEARING – HOLY SPIRIT ASSOCIATION FOR  
THE UNIFICATION OF WORLD CHRISTIANITY (HSA-UWC) – SOUTH  
BROADWAY – NEW CHURCH

Mr. Norman Sheer, attorney for the applicant, stated at the next meeting they will review the design of the building with the Board.

Ms. Gina Martini of Saccardi & Schiff, planners for the applicant, submitted a letter dated December 21, 2005, addressing the following:

1. Comments raised by Robert Geneslaw, Village Planner
2. Comments raised by Stephen Yarabek, Landscape Architect for the Village of Tarrytown
3. Comments on Storm Water Review by Dvirka and Bartilluci

4. Comments received at 10/25/05 Planning Board meeting including additional traffic analysis
5. Square footage and uses of all buildings
6. Comments from Michael McGarvey, Village Engineer
7. Schedule of on-site uses

Ms. Martini stated their Project Engineer and the Village's Traffic Consultant have met at the site and reviewed sight distances. They believe they may be able to move the proposed entrance significantly farther north – about 110 feet. They will coordinate a review with the State Department of Transportation.

In regard to the on-site uses, Chairman Friedlander stated the specific use needs to be matched to the size for each use.

Ms. Martini stated they are also trying to arrange to meet with the Fire Chief and Police Chief.

Upon inquiry from Mr. Demers, Ms. Martini stated the revised drainage plan has been sent to Dvirka and Bartilucci.

Chairman Friedlander stated the Tree Commission is considering revisions to the Tree Ordinance and they should discuss those with Mr. Yarabek.

Chairman Friedlander questioned whether anyone wished to address the Board on this matter. No one appeared.

All agreed to continue the hearing at the Board's January meeting.

#### CONTINUATION OF PUBLIC HEARING – POWERS – 34 LINCOLN AVENUE – 2-LOT SUBDIVISION

Chairman Friedlander stated Board members visited the property after the last meeting. During the visit they realized the steep slopes are on the lot with the existing building. The new lot that will result from this subdivision is flat. Any new house constructed on the new lot would require site plan review by the Planning Board. The Board also discussed with the applicant removal of the existing garage and if a garage is re-built on Lot 1, it would have to be sited differently and would require Planning Board review.

Ms. Powers stated that would be fine; however, she requested the Board not require removal of the existing garage until after the new house is completed since her family needs the garage for storage. Board members agreed.

Chairman Friedlander questioned whether anyone wished to address the Board on this matter. No one appeared.

Mr. Stone moved, seconded by Mr. Demers, and unanimously carried, that the hearing be closed.

Mr. Stone moved, seconded by Mr. Demers, and unanimously carried, that the Board declares itself Lead Agency on this application.

Mr. Stone moved, seconded by Mr. Demers, and unanimously carried, that the Board determines there will be no adverse environmental impacts as a result of this subdivision.

Mr. Stone moved, seconded by Mr. Demers, and unanimously carried, that the Planning Board approves the subdivision of the property at 34 Lincoln Avenue into two lots:

Lot 1 consisting of 7,500 sq. ft.

Lot 2 consisting of 7,500 sq. ft.

Subject to:

1. The garage located at 34 Lincoln Avenue on Lot 1 must be removed before the issuance of a Certificate of Occupancy for any new house constructed on Lot 2 and if a new garage is proposed on Lot 1 it would have to be sited differently and have review by the Planning Board.
2. Approval of variances by the Zoning Board of Appeals required for Lot 1 because of subdivision and steep slopes analysis.
3. Signing of the subdivision plat by the Planning Board Chairman.

#### ADJOURNMENT

Mr. Stone moved, seconded by Mr. Demers, and unanimously carried, that the meeting be adjourned – 9 p.m.

Kathleen D'Eufemia  
Secretary