

Joint Planning Board/Architectural Review Board Special Meeting  
Village of Tarrytown  
Tarrytown Senior Center  
Monday, March 6, 2006 7 p.m.

PRESENT: Planning Board Chairman Friedlander; Members Aukland, Demers, Stone, Tedesco; Architectural Review Board Chairman Perry; Members Byrnes, Carr, Lambert, Mignogna, Alternate ARB Member Pinckley; Village Planners Geneslaw, Kaplan; Village Engineer McGarvey; Village Architectural Consultant Tilly, Landscape Consultant Martin

Ferry Landings LLC and Ferry Investments – Waterfront Property (Lower Main Street) – Site Plan for Mixed Use Development and Architectural Review

Chairman Friedlander noted that the Planning Board and Architectural Review Board have hired Stephen Tilly, architect, and Elizabeth Martin, landscape designer with Mr. Tilly's firm, to work with the Boards as consultants on this project.

Mr. Joseph Cotter, principal, Ferry Landings, introduced Mr. Jay Khoriaty of Lessard Urban, Inc., new architects for the project. The company is from Vienna, Virginia.

Mr. Khoriaty reviewed with the Boards a slide presentation showing renderings for the different components of the project.

Chairman Friedlander entertained comments on the presentation.

Ms. Linda Viertel, Chairwoman of the Waterfront Advisory Committee, questioned what materials will be used. Mr. Khoriaty stated it will predominantly be brick veneer in different colors. There will be wood or man-made materials, which are simulated wood products.

Mr. Tilly questioned, "How did you get to this architectural expression in Tarrytown? This architecture is very different from Main Street in Tarrytown. The Georgian expression is not really common in the Hudson Valley. How committed are you to this style?" Mr. Khoriaty stated what he was presenting were concepts. It is rooted in colonial architecture, which is not exactly what Tarrytown and the Hudson Valley are like but this is more of a colonial/wharf design. Mr. Tilly stated he felt the architects should look at the regional river Villages and allow that to percolate into the design.

Chairman Friedlander stated Tarrytown wanted to avoid the architectural appearance of Ichabod's Landing. They also didn't want a Disneyland replication of Main Street. Something colonial, historic, and appealing to the eye was the direction given the developer.

Chairman Perry stated the colonial expression is not Hudson Valley. He stated the architects should study the architectural expressions in this area of New York State.

Chairman Perry stated the wharf-type buildings don't seem compatible with the smaller townhouses or reflect any wharf-type structures in this area. "I think there should be greater effort to see the larger structures are more compatible with what you have in some way."

Mr. Khoriaty stated the goal is to try to create a Village that was built over time. There will be some eclecticism. It should feel like an organic, built over time, Village.

Mr. Carr stated the goal for eclecticism is great. In achieving the eclecticism, however, you cannot predominate too much with the Georgian Colonial. There needs to be a blend of other pieces.

Ms. Pinckley stated she would like to see a plan that relates more to Tarrytown.

Mr. Perry stated it can be different but it needs to be complimentary. "I don't think the wharf-type building is complimentary to the other buildings. The Hudson Valley is different from what you will find in Virginia."

Mr. Perry stated the large buildings need a lighter expression. That can be done with glass, materials and color.

Ms. Viertel stated this is a massive improvement to what was previously presented. She suggested the new architects look at the Landmark Condominium on Broadway, which is a re-designed former school. "You should look at that and other buildings in Tarrytown and along the Hudson. I don't have a problem with the wharf building if there was more glass in it." Ms. Viertel suggested they also consider stepping the buildings to break up the massing.

Mr. Khoriaty stated he did not feel the slide they submitted for the wharf building was a good one. He stated they could also work at getting relief for that building.

Chairman Friedlander stated maybe there could be a mixture of colonial, Victorian, Queen Ann, etc. He noted he did not know whether that would make it better. Chairman Perry stated that is "gingerbread" and can easily be done to create the different styles. The wharf buildings are the ones that have the impact because of their size. "Maybe those three buildings don't have to be identical."

Mr. Carr stated, "I kind of liked the earlier rendition with a more modern building. There are things in town you could draw from. As long as the segmentation of the pieces keeps it in the same relative scale, it will work."

Ms. Francesca Spinner, Wilson Park Drive, stated she visited England last year and they developed canal cottages, which were very successful.

Mr. Cotter stated they wanted to create a West Main Street. After the last work session with the Boards, they felt they were being asked to break up the townhouses so it is not a uniform block. "We want to be careful with the Victorian and Queen Ann because it can create a Disney effect. We are thinking more of a Back Bay Boston townhouse."

Mr. Cotter reviewed with the Board slides of the original architectural submissions.

Chairman Perry stated he did not think the townhouses are an issue but the three large buildings are. "I like the glass. You need to study those buildings carefully because they are the buildings that will make this happen."

Ms. Lambert stated she felt the development should not stick out with turrets and flags. It should be nestled in. "I like the glass but maybe you can work on that to scale it better. It can blend in."

Mr. Carr stated he likes the glass building but it needs tweaking and the caps on the towers "are a little weird." "In general, I think it is better to go more modern with those buildings."

Mr. Cotter stated they can take the wharf building and lighten it up. They could add more glass. They could also tweak the modern glass building. Mr. Tedesco stated, "Maybe it could be a combination since you have three buildings."

Chairman Friedlander stated they should also think about the architecture for the recreation/aquatics building. Perhaps if one of the three large buildings had a more modern style, that style could be carried over to the recreation/aquatics building.

Mr. Demers stated he did not know how the large glass building would look in conjunction with the Georgian Court and what effect the bright summer sun will have on that building and the surrounding buildings. "I think you have in Tarrytown and the surrounding area a lot of substantial buildings that are not heavy looking. You should look at those."

Mr. Stone stated the architects needed to go back to the Findings to look at the specifics for the height requirements.

Mr. Aukland stated the strip of green along the waterfront is a public park and he wanted to be sure to avoid a daunting look in the front façade. People need to be comfortable that it is a public area.

Mr. Stew Schectman, Rivercliff, stated he felt the large buildings could be lowered by one level with rooftop gardens for the residents.

Ms. Viertel stated she would love to see the wharf buildings opened up as much as possible with glass. "I don't like the modern glass building on the Hudson River but I am eager to see how it can be blended to work with the rest and maybe that and the wharf building can speak to each other."

Mr. Perry stated both the wharf building and the glass building need to be better rendered.

Mr. Cotter stated they will come back with two looks for the larger buildings.

Mr. Stone stated they also need to look at the townhouses in terms of color, design, and shape.

It was agreed to hold a work session of the two Boards on Thursday, March 16<sup>th</sup>, at 6 p.m. at Village Hall to review revised plans.

MEETING ADJOURNED 9:20 p.m.

Kathleen D'Eufemia  
Secretary to the Planning Board