

Planning Board/Architectural Review Board
Village of Tarrytown
Joint Special Meeting
May 17, 2006 6 p.m.

PRESENT: Planning Board: Chairman Friedlander; Members Aukland, Demers,
Tedesco Absent: Mr. Stone
Architectural Review Board: Chairman Perry; Members Lambert, Pinckney
Absent: Mrs. Byrnes, Mr. Carr, Mr. Mignogna
Staff: Counsel Shumejda; Building Inspector/Engineer McGarvey,
Planners Fish, Kaplan-Macey; Architect Consultants Tilly, Martin;
Landscape Architect Yarabek; Secretary D'Eufemia

FERRY LANDINGS LLC AND FERRY INVESTMENTS - WATERFRONT
PROPERTY (LOWER MAIN STREET) SITE PLAN AND ARCHITECTURAL
REVIEW

Planning Board Chairman Friedlander stated, "This is a special meeting of the Planning Board and Architectural Review Board to discuss the Ferry Landings project. It is a public meeting and public participation is welcome. In the first part we will discuss the architecture for the development. We will have a run through of all the buildings and then focus on the new things we have not seen in our work sessions. We have had a number of work sessions that have been open to the public."

Mr. Jay Khoriaty, architect with the Lessard Group, stated several things generated the plan. They wanted to create a synergy between what they are proposing, the Village and the river walk. They wanted to create a pedestrian-friendly community. They wanted it inviting to the residents of this community and the Village as a whole. They created view corridors and kept those green with pedestrian green open spaces. That also provides access to the river walk. The community as a whole is a residential/mixed-use type community. There is a little retail at the entrance and mainly residential throughout the project. A small office building will be renovated and a small commercial building will be renovated. Off West Main Street is the main entrance to the new community. There will be retail buildings along West Main Street and a small residential building to activate that entry to the community. The retail buildings are actually one-story boutique retail. There could be a two-story café/restaurant and then a three-story residential building. They created a boulevard and linked the retail to the park across the street. That also slows down traffic and makes it walkable and pedestrian friendly. Moving down West Main Street, the next block and the third block will be town home blocks. They wanted to create a three-story town home look and the elevations are several houses attached giving identity and a strong sense of ownership to the homes. They also have a Victorian Court at the end of their primary access to the site. It ends with a green space and there are three buildings encircling that court. They are town homes. There is a variety in streetscape and roofscape. The court is open to the public. The private yards for the town houses are gated. They will try to raise the yards to create a separation from the public and the residences, which will give a privacy space.

Mr. Aukland questioned how much the yards would be raised. Mr. Khoriaty stated at least two feet.

Mr. Khoriaty stated along the Main Street access that ends with the Victorian Court they have a fenced-in clubhouse with a pool, which picks up on the residential quality with some brick and sloped roofing and a cupola to give further character. This area is surrounded by a public park.

Mr. Khoriaty reviewed with the Boards the drawings for all the proposed new buildings. He introduced for the first time plans for the two twin condo buildings. Comments on the twin buildings were expressed by Board members as well as Mr. Tilly. Mr. Khoriaty stated he welcomed the comments and would make some adjustments for these buildings.

Mr. Khoriaty submitted a materials board for review. The board showed brick, stone, hardy plank, vinyl, roofing materials, and trim colors. Mr. Tilly and Board members stated it would be preferable not to use vinyl.

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

Mr. Tilly stated he would review the materials board and submit comments. Chairman Friedlander stated it will be necessary for the Architectural Review Board to review the materials board and the elevation boards and these should be provided to them.

Mr. Steve Pustola of Pustola Associates reviewed with the Board plans for the recreation/aquatics center, which will be built for the Village. He stated it is a 22,500 sq. ft. building. The pool is designed for inter-scholastic competition. There is a family locker room along with a men's and women's locker room. Access to the pool is through the locker rooms. There is also an accessory child's pool. There is a child care facility and a café. Above the pool area is a mezzanine for a fitness room. The recreation department's offices are also incorporated into this building. There is a patio in the back with access to the café.

Chairman Perry stated as the architecture for this building is developed, there should be emphasis on the entrance since this is a building that will be in great use. Mr. Tilly stated as the architecture evolves there needs to be a blending with the entire Ferry Landings project.

Planning Board members noted the café is only shown as 525 sq. ft. and it needs to be much larger since it will receive a lot of use – by people using this building as well as people living in this development and visitors to the river walk. It was noted this café space was originally proposed to be on the Ferry Landings property. It has subsequently been moved to the Village's aquatics center but it must be large enough – and should not be included in the 22,500 sq. ft. calculation for this building.

Mr. Pustola reviewed with the Boards plans for the former Cooney office building. He stated the overhead doors would be filled in with glass. They are proposing adding a restaurant with a veranda. The remainder will be office space. Mr. Tedesco noted the Planning Board has discussed with the Board of Trustees having some retail space in this building as well.

Mr. Michael Farias of the Chazen Companies, planners for the applicants, stated about two months ago they submitted site plan drawings. They subsequently looked at ways to improve the view shed areas and have walked the property with Planning Board members and representatives from Scenic Hudson. They have introduced green surrounding areas and made it much more pedestrian friendly. They were asked to look at creating a gateway for the northern portion of the site. The original layout had heavier facades. That has been broken up. They are in the process of re-engineering the drawings. Those will be submitted on June 2nd based on this new layout.

Mr. Frank Fish of BFJ, planners for the Village, stated after the last joint Planning Board/Architectural Review Board meeting he was asked by the Village Administrator to write a memo on next steps. There is an agreement between the Village and the applicant to try to take best efforts to complete the site plan by June 21st, or thereabouts. After the last meeting, Mr. Tilly asked if the architecture would have to be done by that time. That was discussed and the answer is no. The reason for the memorandum is for outlining the critical path for the Planning Board approvals. The Planning Board cannot act on the site plan until the Board of Trustees acts on the zoning amendments. Village counsel has been given a draft of the proposed zoning and that should be circulated. That is a Trustees action. BFJ sent their memo to the applicant because the next critical step is the subdivision. The streets are to be public streets so if the subdivision is approved, there could be different developers. There needs to be a formal subdivision drawing. They need to file a subdivision application and the Planning Board needs to approve that subdivision before they can act on the site plan and the site plan cannot be done until the Board of Trustees approves the zoning amendments. SEQRA was closed out because of the Findings; however, some changes were made in the plan which are better but they are changes and a couple of those changes could be deemed significant. The Findings may need to be amended to address those; e.g. reducing office space square footage; increasing retail/restaurant space square footage; adding a clubhouse and swimming pool; revising heights; determining whether or not mechanical and electrical equipment may exceed the established height limit if properly screened. The amended Findings may only be a page or two but will need approval by the Board of Trustees and the Planning Board since they were co-lead agencies.

Mr. Tedesco submitted a revised draft conditions of approval into which he had incorporated comments from Board members, staff, and Mr. Yarabek.

Chairman Friedlander stated when the Planning Board approves the site plan it should include the general architecture as part of the site plan. The smaller details can be worked out later but there should be a time limit for those as well.

Upon inquiry from Mr. McGarvey, Mr. Khoriaty stated all heights conform with the FEIS except the mechanicals. Chairman Friedlander stated the Boards need to receive all the variations required. If there are going to be changes made, the Boards need backup to support those or deny them.

Mr. Aukland stated he feels it is a good plan; however, he is not satisfied with the café space being provided at the aquatics center. It is not enough space for other than fine weather. There needs to be a facility for people beyond those using the aquatics center. Chairman Friedlander stated the aquatics center and its size are part of the Memorandum of Agreement with the applicant. If this space is in the aquatics center, it should be done at the applicant's expense. "You need to determine the size of that café and have it incorporated into the building, but it should be in addition to the 22,500 sq. ft. and not part of it. This is a need to serve the community. There really is no need to put it in our public space."

Mr. Tedesco stated the applicant should also provide information on how permeable surfaces could be incorporated into the site.

Mr. Yarabek stated it would be helpful to have more specificity on the landscaping as soon as possible.

Chairman Friedlander noted a joint Planning Board/Architectural Review Board work session has been scheduled for Monday, June 5th, at 6 p.m. and a special meeting for site plan review followed by architectural review has been scheduled for June 14th at 6 p.m.

MEETING ADJOURNED 8:20 p.m.

Kathleen D'Eufemia
Secretary