

Joint Planning Board/Architectural Review Board  
Special Meeting  
Village of Tarrytown  
June 14, 2006 6 p.m.

PRESENT: Chairman Friedlander; Members Aukland, Tedesco  
Chairman Perry, Members Lambert, Byrnes, Mignogna  
Consultants: Stephen Yarabek; Stephen Tilly, Elizabeth Martin,  
Melissa Kaplan-Macey

FAREWELL TO MR. STONE

Chairman Friedlander stated that unfortunately Bob Stone, a Planning Board member, has decided to resign from the Planning Board. "I want to thank Bob for serving. He was a very important member of the Board and served well. He spent a lot of time particularly working with the Tree Commission, which he resuscitated and he was instrumental in getting the Planning Board to go on site visits. The Village owes Bob a debt of gratitude, and we wish him well."

FERRY LANDINGS, LLC. (WATERFRONT PROPERTY) LOWER MAIN STREET –  
SITE PLAN REVIEW, ARCHITECTURAL REVIEW

Mr. Tedesco reviewed with the Boards a few additions he was proposing as conditions for site plan review.

In regard to pedestrian access for the H-Bridge, Mr. Cotter noted there are currently 5 ft. sidewalks and those will remain. Chairman Friedlander stated there is concern about safety, and there should be discussion with the Police Chief as to whether there could be railings, particularly at the turning corners. Mr. Michael Farias of the Chazen Companies noted the sidewalks also have a curb.

Ms. Linda Viertel, Gracemere, stated the lighting designer from Rothschild (planners hired by Scenic Hudson for the park design) should be consulted since she is an expert in the field. Ms. Viertel noted the Village is also getting grants for signage throughout the Village so this developer should coordinate with the Village on signage.

Ms. Lambert questioned whether anyone had looked into opening the stairs under the railroad tracks. Chairman Friedlander stated it is the MTA's property and in the past they had been unwilling to do this. Ms. Lambert stated Irvington and Cold Spring use it and with modern surveillance technology, it might be something to reconsider. Chairman Friedlander stated the Village could look into this again.

Mr. Stew Schectman, Main Street, stated there could be a walk-up on top of the H-Bridge, which could connect to Walgreen's so pedestrians would not have to use the H-Bridge. Chairman Friedlander stated the County might be interested in this concept.

Chairman Friedlander stated one of the conditions outlined by Mr. Tedesco is that within sixty days from site plan approval the Board will review the affordable housing plan for the current Village Hall site. Mr. Cotter noted they will be needing a survey since the Village Hall lot has never been subdivided from the library site.

Chairman Friedlander noted another condition of site plan approval cited by Mr. Tedesco is that specific architectural details of each building are to be approved within three months of site plan approval. He questioned what would actually be done during that time. Chairman Perry stated the ARB needs definitive scale elevations for all buildings. They also need an enlargement of the individual buildings with the materials clearly identified. Mr. Tilly stated as the architects proceed to construction documents, the ARB will review those final documents. Everything must be at a level that it will not impact on the site plan approval. The ARB is the final review before the issuance of building permits. The detailed structural and building code reviews can't change the architecture. "There is a lot to be done yet and that puts pressure on the 90 days."

Chairman Friedlander stated a series of meetings would have to be set to make sure everything gets done. Chairman Perry stated lighting, paving design, curbs, directional signage, etc. need to be related to the buildings. Chairman Friedlander stated the Planning Board will also want to see how this progresses and later in the process, there will be additional joint meetings with ARB.

Mr. Yarabek, the Village's Landscape Architect, reviewed with the Board his memo dated June 14, 2006:

"Subject: Ferry Landings

The following is a categorized list of Sustainable Landscape Goals that have been agreed as necessary by the Planning Board:

1. All storm water shall be filtered via bioswales and/or wetlands.
2. Maximum aquifer recharge.
3. Flood impact mitigation.
4. Constructed soil shall be designed to sustain plant life.
5. Native plans for water absorption, sediment/contaminant filtration, soil stabilization, seasonal solar shade, wind buffer, habitat enhancement, vista enframement and continuous seasonal interest.
6. Landscape contouring for flood control, vegetation and habitat enhancement, visual buffering and aesthetic interest.
7. All landscape construction materials should be local NYS bluestone, brick, unit pavers, granite curb, fieldstone or brick walls, etc. The use of asphaltic or petro chemical products should be avoided.
8. All site furniture shall be complementary to the design vocabulary proposed on the Scenic Hudson/Village Park Master Plans.
9. All lighting shall be non-glare ground directed and at minimal foot candles. The lighting fixtures should complement the park fixtures.

10. The lighting pattern shall be equal to the standard of minimal foot candles set at the Scenic Hudson Park.
11. Public access corridors and gathering areas shall be welcoming, defensible and Designed for maximum comfort. (i.e., protected from winter winds, provide sun, shade, and views, sitting areas shall be placed with protective enclosures at the back, areas shall encourage diverse activities and interrelate with each other.)”

Ms. Kaplan-Macey reviewed with the Board a memo dated June 14, 2006, from BFJ Planning. This memo is attached to the minutes.

Mr. Farias stated they have taken into consideration the comments from BFJ and they have also met with Mr. McGarvey and the easements are now shown. Pedestrian access and circulation are also shown.

Chairman Friedlander stated as the architectural review process moves forward with ARB, the recreation/aquatics center should be reviewed at the same time. Chairman Perry stated as currently designed, the recreation/aquatics center does not project the right understanding about the use of the building. Architecturally, it is not up to the rest of the development. That building needs to really work and be made something special. It will be one of the most used civic buildings in Tarrytown. Mr. Cotter stated they have met with the U.S. Swim Association to get an appropriate layout. They have recommended changes in the pool size. “Hopefully by the time we get back to you, we will have a good design for the aquatics center.” Chairman Friedlander stated the U.S. Swim Association is also working with the Village to develop a business plan for generating the resources for the Village with the proper programs. Mr. Cotter stated they are also looking at placing the addition to the senior center differently in order to protect views for the aquatics center.

Mr. Mark Fry, Independence Street, stated he agreed that the aquatics center needs to go back to the drawing board. “The aquatics center needs to be a proud addition to Tarrytown. It’s important to have the café function.” Mr. Fry complimented the Planning Board and ARB for the tremendous amount of work they have put into this project. He stated it is important to remind the architect that the Hudson River vernacular has different expressions in different villages and cities. Irvington, Ossining and Tarrytown have modest expressions of the Hudson River vernacular. The proposed treatments might be out of scale with what exists in Tarrytown. Mr. Fry stated the colors for the project are pleasing and the materials are attractive, with the exception of the vinyl trim; it is good that the blue building will be removed and the private pool and clubhouse are a good addition as is the proposed penthouse restaurant. Mr. Fry stated he has serious concerns about the heights. They are showing four story buildings with roof top terraces – it is 52 ft. to the top of the stair tower. The Findings called for 42 ft. including mechanical equipment and parapets. That is an enormous increase in the height. Mr. Fry noted the Board of Trustees and Planning Board are considering amending the Findings to allow the developer to exceed that 42 ft height limitation and that is an issue of critical

concern. "It think the roof top terraces are great but it should not exceed the 42 ft." Mr. Fry stated the view corridors also need to be clear and there should not be trees in the view corridors.

Chairman Friedlander stated the Planning Board has been concerned about preserving open space so there is a lot of parking under the buildings. The issues discussed at length were the mechanicals, elevator shafts and stairwells. The proposed amendment to the findings takes into account those issues. In regard to the townhouses, the Planning Board reviewed flat roof buildings vs. variations for architectural design and aesthetics and decided they wanted the variation in heights.

Mr. John Lynch, Crest Drive, stated all the water is heading to one spot. He is not concerned about surface water or filtration – he is concerned about underground. There has been no remediation plan at Barrier Oil. He stated he has contacted the F.B.I. since there are things going on that should not be going on.

Mr. Bob Stone, 89 Main Street, stated he has spent many hours in the trenches and he has the utmost respect for everyone on the Planning Board. In the last few weeks the site plan review for this project has accelerated more than it should have. That is because the Memorandum of Agreement says the site plan must be approved by June 22<sup>nd</sup>. There have been significant changes. There have been a lot of improvements. The entrance to the site is a significant improvement. The removal of the blue building and replacement with the clubhouse and swimming pool is a big plus. The relocation of the aquatics center is a plus but during the architectural review process, bulk and height issues have been sacrificed. The aesthetics and appearance of the architectural design have improved with the colors and textures on the buildings and there can be improvement with building heights but there has been significant increase in height. This is a big concern. "I am concerned about bulk, density and height. There need to be elevation drawings. I am concerned if the public really knows what will happen. We only have schematic drawings. Some of the parapets on the buildings are 8 ft. to 10 ft. high. I am urging the Planning Board to look at that." Mr. Stone stated all submissions to the Planning Board – even house additions – have elevation drawings. That is what is customarily submitted and he did not understand why that isn't occurring here. He stated the Planning Board should obtain these drawings before the findings are amended and site plan approval given. The Memorandum of Agreement calls for a delay of the schedule if all the documents have not been submitted. Mr. Stone stated he believed the applicant's architect could design a good project without these drastic increases in height.

Mr. Stew Schectman, Main Street, stated he has been at a lot of meetings over the years on the waterfront. The issues of height, density and bulk are primary for this development. Narrow view corridors are over-rated. There is no need for a pitched roof with a fourth bonus floor.

Chairman Friedlander stated the Boards were holding off on elevation drawings until the architecture had been determined. He stated the Planning Board has spent 90% of its time on the heights and have actually made a distortion of the process by focusing so much time on heights. The issues have all been discussed.

Ms. Linda Viertel, Gracemere, requested that the materials board be brought to the meeting on June 20<sup>th</sup>.

Mr. Tedesco moved, seconded by Mr. Aukland, and unanimously carried, that the meeting be adjourned – 8:25 p.m.

Kathleen D'Eufemia  
Planning Board Secretary