

Joint Board of Trustees/Planning Board Meeting
Village of Tarrytown
June 19, 2006 8 p.m.

PRESENT: Board of Trustees: Mayor Fixell; Trustees Basher, Butler, Hoyt, McGee,
Zollo

Planning Board: Chairman Friedlander; Members Aukland, Tedesco
Administrator McCabe; Village Attorney Shumejda; Village Engineer McGarvey;
Village Planner Fish

FERRY LANDINGS LLC AND FERRY INVESTMENTS
WATERFRONT PROPERTY (LOWER MAIN STREET)
FINDINGS AMENDMENTS

PLEASE TAKE NOTICE that the Board of Trustees of the Village of Tarrytown will hold a public hearing on the 19th day of June, 2006, at 8 PM, in the Municipal Building, 21 Wildey Street, Tarrytown, New York 10591, to hear and discuss the Amendments to Findings Statement for Ferry Landings adopted February 6, 2006 pursuant to Article 8 of the State Environmental Review Act (SEQRA) of the Environmental Conservation Law and 6 NYCRR Part 617. Amendments to the Ferry Landings Findings Statement are necessary because of the [a] elimination of Building D from the site plan; [b] removal of Building L from the site plan; [c] reconfiguration of the two residential buildings on West Main Street, designated as "E" on the site plan; [d] reconfiguration of the residential units on the northeast portion of the site, designated as "K" on the site plan and [e] reconfiguration of the residential units on the northwest portion of the site, designated as "H" on the site plan. The necessary amendments include a reduction in the square footage of office space, an increase in square footage of retail space, an addition of a clubhouse building and an outdoor swimming pool, a revision of heights of individual buildings on the site and the allowance of mechanical and electrical equipment to be excluded from the calculation of the maximum building height.

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; a request must be made to the Village Clerk at least five days in advance of the meeting.

Mr. Frank Fish, of BFJ Planning, stated at the end of the state environmental review process, findings must be made and that was done on this project earlier this year. There have now been changes made in the project as a result of the site plan meetings over the last several months. There have been some design changes where large buildings have been broken up into smaller buildings. Those have been favorably received and some were requested by the Planning Board. There has been a reduction in office space from 80,000 sq. ft. to 40,000 sq. ft. That reduction has allowed an increase in the retail space from 15,000 sq. ft. to 25,000 sq. ft. There has been a provision that in the Cooney building there be an additional twelve residential units. The net square footage at the waterfront has been reduced and the reduction of office space reduces traffic the most

significantly. There has been a clubhouse added and the aquatics center has been slightly increased in size. The heights of some buildings have been made more specific. There are some buildings lower than 42 ft. and those have been specified in the findings. There will be a variation of heights on the waterfront.

Mayor Fixell stated there are three flat roof buildings and through the site review process those structures will be in the center and not visible from the street and they will have rooftop gardens. There is some impact on the views; however, that is outweighed by putting the buildings in the center and landscaping the rooftops. The view sheds have all been preserved. There were a number of flat roofs that would have been 35 ft. high. There are now peaked roofs. One of the concerns was on West Main Street the center building was a long structure and that has been broken up. It became clear to all in the review process that the improvements were vast. Some things were lost but overall there were major gains in the last six months.

Upon request from Trustee Butler, Mr. Fish read the following excerpt from the Amendment to the Findings Statement:

“The Applicant has requested an amendment to the Findings Statement to allow mechanical equipment to breach the height limit in order to provide for emergency rooftop access for elevators and accommodate HVAC equipment on the three large residential buildings that are identified as Garden Residences F, G, and K on Figure 2. The Applicant has indicated that this amendment is necessary to the functionality of the buildings on the site and that such equipment cannot be adequately accommodated within the 42 foot height limit without compromising the integrity of the development program and the building design. Conditions of this amendment are as follows:

- Mechanical equipment that is exposed above 42 feet must be limited to a footprint of ten percent or less of the rooftop area and must be located in the center of the roof in order to minimize visual impacts.
- Emergency rooftop access for the elevator, stair towers and handicapped access must be no more than eight feet in height and HVAC equipment must be no more than four feet. All equipment must be screened to appear as an aesthetic element consistent with the building architecture. Such elements must be approved by the Planning Board and may include parapets, chimneys, cupolas, or similar architectural features. In addition, rooftop elements must include extensive landscaping and vegetative cover in the form of ivy or other wall vegetation, as appropriate.”

Trustee Basher moved, seconded by Trustee Butler, and unanimously carried, that the public hearing be opened.

Mayor Fixell questioned whether anyone wished to address the Boards on this matter.

Mr. John Lynch, Crest Drive, stated it is typical of this entire project that the Cooney building is now being converted to residential. "The deadliest stuff was in that area." Mr. Lynch stated the Boards are issuing a negative declaration yet that whole area was not dug up because the asphalt plant was going to be there. The only residential was going to be along West Main Street and the waterfront. The site plan has continually evolved. Now in the last leg of the process this residential is being put in. The contamination is heading south.

Mayor Fixell stated what is being approved tonight is not the environmental cleanliness of the site. That has to undergo the scrutiny of the DEC, the Dept. of Health, and the Village's environmental consultant. There will be the tightest scrutiny.

Mr. McCabe stated the Village is addressing any changes that have taken place in the process. The project will be reviewed by the developer's environmental consultant, the Village's new environmental consultant, Scenic Hudson, the Dept. of Environmental Conservation and the Dept. of Health. Mr. McCabe stated if Mr. Lynch would submit his concerns in writing, they would be addressed.

No one further appeared to address the Board.

Trustee Zollo moved, seconded by Trustee Basher, that the hearing be closed. Trustees Basher, Butler, Hoyt, McGee, Zollo and Mayor Fixell assented.

Mr. Tedesco moved, seconded by Mr. Aukland, that the hearing be closed. Mr. Aukland, Mr. Tedesco and Chairman Friedlander assented.

Trustee Basher moved, seconded by Trustee Butler, that the following resolution be adopted:

WHEREAS, the Board of Trustees of the Village of Tarrytown and the Planning Board of the Village of Tarrytown are Co-Lead Agencies for the purposes of Article 8 State Environmental Quality Review Act for Ferry Landings Development Project, and

WHEREAS, amendments to the Ferry Landings Findings Statement which had been adopted on February 6, 2006 are necessary because of the [a] elimination of Building D from the site plan; [b] removal of Building L from the site plan; [c] reconfiguration of the two residential buildings on West Main Street, designated as "E" on the site plan; [d] reconfiguration of the residential units on the northeast portion of the site, designated as "K" on the site plan and [e] reconfiguration of the residential units on the northwest portion of the site, designated as "H" on the site plan, and

WHEREAS, the necessary amendments include a reduction in the square footage of office space, an increase in square footage of retail space, an addition of a clubhouse building and an outdoor swimming pool, a revision of heights of individual buildings on

the site and the allowance of mechanical and electrical equipment to be excluded from the calculation of the maximum building height, and

WHEREAS, notice of the proposed action was mailed to Westchester County, and

WHEREAS, notice of the proposed action was mailed to the Executive Director Tarrytown Municipal Housing Authority, the Executive Director of the North Tarrytown Housing Authority, the Village Clerk of the Village of Irvington, the Village Clerk of the Village of Sleepy Hollow, Town Clerk of the Town of Mt. Pleasant, Town Clerk of the Town of Greenburgh, Mayor of the Village of Sleepy Hollow, Supervisor of the Town of Mt. Pleasant, Supervisor of the Town of Greenburgh, and

WHEREAS, a notice of public hearing was published in the Journal News on June 7, 2006, and

WHEREAS, the Board of Trustees of the Village of Tarrytown and the Planning Board of the Village of Tarrytown are the only agencies which have approval authority over the Proposed Action, and therefore are the Lead Agencies for the Proposed Action, and

WHEREAS, a public hearing was held for the proposed action on June 19, 2006 and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed action, and

NOW, THEREFORE BE IT FURTHER RESOLVED that the Board of Trustees of the Village of Tarrytown and the Planning Board of the Village of Tarrytown hereby adopt the amendments to the Findings.

Trustees Basher, Butler, Hoyt, McGee, Zollo and Mayor Fixell assented.

Mr. Tedesco moved, seconded by Mr. Aukland, that the following resolution be adopted:

WHEREAS, the Board of Trustees of the Village of Tarrytown and the Planning Board of the Village of Tarrytown are Co-Lead Agencies for the purposes of Article 8 State Environmental Quality Review Act for Ferry Landings Development Project, and

WHEREAS, amendments to the Ferry Landings Findings Statement which had been adopted on February 6, 2006 are necessary because of the [a] elimination of Building D from the site plan; [b] removal of Building L from the site plan; [c] reconfiguration of the two residential buildings on West Main Street, designated as "E" on the site plan; [d] reconfiguration of the residential units on the northeast portion of the site, designated as "K" on the site plan and [e] reconfiguration of the residential units on the northwest portion of the site, designated as "H" on the site plan, and

WHEREAS, the necessary amendments include a reduction in the square footage of office space, an increase in square footage of retail space, an addition of a clubhouse building and an outdoor swimming pool, a revision of heights of individual buildings on the site and the allowance of mechanical and electrical equipment to be excluded from the calculation of the maximum building height, and

WHEREAS, notice of the proposed action was mailed to Westchester County, and

WHEREAS, notice of the proposed action was mailed to the Executive Director Tarrytown Municipal Housing Authority, the Executive Director of the North Tarrytown Housing Authority, the Village Clerk of the Village of Irvington, the Village Clerk of the Village of Sleepy Hollow, Town Clerk of the Town of Mt. Pleasant, Town Clerk of the Town of Greenburgh, Mayor of the Village of Sleepy Hollow, Supervisor of the Town of Mt. Pleasant, Supervisor of the Town of Greenburgh, and

WHEREAS, a notice of public hearing was published in the Journal News on June 7, 2006, and

WHEREAS, the Board of Trustees of the Village of Tarrytown and the Planning Board of the Village of Tarrytown are the only agencies which have approval authority over the Proposed Action, and therefore are the Lead Agencies for the Proposed Action, and

WHEREAS, a public hearing was held for the proposed action on June 19, 2006 and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed action, and

NOW, THEREFORE BE IT FURTHER RESOLVED that the Board of Trustees of the Village of Tarrytown and the Planning Board of the Village of Tarrytown hereby adopt the amendments to the Findings.

Mr. Aukland, Mr. Tedesco, and Chairman Friedlander assented.

Trustee Basher moved, seconded by Trustee Butler, that the joint meeting be adjourned. Trustees Basher, Butler, Hoyt, McGee, Zollo and Mayor Fixell assented.

Mr. Tedesco moved, seconded by Mr. Aukland, that the joint meeting be adjourned. Mr. Aukland, Mr. Tedesco, and Chairman Friedlander assented.

The Amendments to Findings for Ferry Landings is attached to the official copy of these minutes.

Kathleen D'Eufemia
Planning Board Secretary