

Planning Board
Village of Tarrytown
Special Meeting
June 20, 2006 7 p.m.

PRESENT: Chairman Friedlander; Members Aukland, Tesesco; Counsel Shumejda;
Village Engineer/Building Inspector McGarvey; Planner Kaplan-Macey;
Secretary D'Eufemia
ABSENT: Mr. Demers

PUBLIC HEARING

Ferry Landings LLC and Ferry Investments
Waterfront Property (Lower Main Street)
Subdivision

CONTINUATION OF PUBLIC HEARING

Ferry Landings LLC and Ferry Investments
Waterfront Property (Lower Main Street)
Site Plan Review

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 Monday, June 20, 2006, at **7:00 p.m.** at the Municipal Building, 21 Wildey Street, Tarrytown, New York, to hear and consider an application by:

Ferry Landings, LLC
485 West Putnam Avenue
Greenwich, Connecticut 06830

To consider the applications for subdivision and site plan approvals for property they own off Lower Main Street, Railroad Avenue and Division Street to allow for a lot subdivision.

The property is shown on the Tax Maps of the Village of Tarrytown as Sheet 1, Section 1, Block 00000, Lot/Parcels P12, 13, 13A, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 24A and is located in the Waterfront General Business District (WGBD)

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. Tedesco read a memo on Conditions of Site Plan Approval dated June 20, 2006, prepared by Frank Fish and Melissa Kaplan-Macey of BFJ Planning, consultants to the Village:

After review of the memo Board members suggested a few minor amendments, which Ms. Kaplan agreed would be made. Chairman Friedlander noted that on the drawings attached to the memo, some of the distances do not conform with the most recently submitted plans. Ms. Kaplan stated the plans have been ever changing based on the frequent meetings and comments from those meetings. In order to prepare this memo BFJ used plans submitted in early June; however, before the sign-off plans are submitted, BFJ will confirm that those plans are correct, based on all conditions approved by the Board.

The amended memo is attached to these minutes.

Ms. Laurie Ann Montross of the Chazen Companies reviewed with the Board distances between buildings:

Between Buildings C and D – about 30 ft.
Between Buildings C and B – about 64 ft.
Between Buildings D and E – about 30 ft. – 40 ft.
Between Buildings E and I – about 80 ft.
Between Buildings I and J – about 45 ft.
Between Buildings J and O – about 100 ft.
Between Buildings B and A – about 65 ft.
Between Buildings H and G – about 90 ft.
Between Buildings I and G – about 192 ft.
Between Buildings H and J – about 200 ft.
Between Buildings O and N – about 60 ft.
Between Buildings N and M – about 50 ft.
Between Buildings M and L – about 60 ft.
Between Buildings G and L – about 122 ft.
Between Buildings F and K – about 110 ft.
Between Buildings F and G – about 100 ft.
Between Buildings K and L – about 100 ft.
Between Buildings S and A – about 200 ft. (park is about 150 ft. x 200 ft.)
Park Between Buildings S, R, and Q is about 125 ft. x 250 ft.
Between Buildings P and K – about 85 ft.
Between Building P and Waterfront (to the northwest) – about 80 ft. and about 60 ft. to the end of the river walk
Between the Cooney Building and Building Q – about 100 ft.
Between the Cooney Building and Building P – about 85 ft.
Between Building R and the Department of Public Works – about 150 ft.
Between the Existing Brick Building and Building R – about 50 ft.

Chairman Friedlander stated because of public participation, a lot of open space has been achieved – along the waterfront and between Buildings S, Q, and R; Building area A; and almost 200 ft. between Buildings G and I; and the senior center and aquatic center will look across open space to Building G.

In regard to view corridors, Chairman Friedlander stated he loves trees but he also loves views. He stated the Board would like to convey to Mr. Yarabek, the Village's Landscape Architect, and the Scenic Hudson park designers, that trees are beautiful but they should not obstruct the views, which have been achieved. That is also true for the riverfront park.

Chairman Friedlander questioned whether anyone wished to address the Board on this matter.

Ms. Irene Kleinsinger, 423 Martling Avenue, questioned how the height is measured. Chairman Friedlander stated in order to be above the flood plane the first floor has to be at elevation 9.0. From that point on the height is measured. Ms. Kleinsinger questioned if the Village's environmental consultant sees something is not being done as it should, would operations be suspended. Mr. McGarvey stated he has the authority to suspend operations and the Village Board has the authority to direct him to suspend operations.

No one further appeared to address the Board.

Mr. Tedesco moved, seconded by Mr. Aukland, and unanimously carried, that the public hearing on the site plan for Ferry Landings be closed.

Mr. Tedesco moved, seconded by Mr. Aukland, and unanimously carried, that the Planning Board declares itself Lead Agency on the subdivision for Ferry Landings.

Mr. Tedesco moved, seconded by Mr. Aukland, and unanimously carried, that the public hearing on the subdivision plan for Ferry Landings be closed.

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

WHEREAS, Draft and Final Environmental Impact Statements, Findings and Amended Findings were prepared, filed and accepted for the Ferry Landings project and a Assessment Form [EAF] was filed on the Proposed Action, and

WHEREAS, notice of public hearings were published in the Journal News on June 4 and 13, 2006, and

WHEREAS, notice was given to the adjoining property owners and others pursuant to the Code of the Village of Tarrytown, and

WHEREAS, a public hearing was held for the proposed action on June 20, 2006 and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed action, and

WHEREAS, in rendering this decision, the Planning Board has considered all reasonable related long term, short term, and cumulative environmental effects associated with the proposed action.

NOW, THEREFORE, BE IT RESOLVED, in accordance with Article 8 of the State Environmental Conservation Law and 6 NYCRR Part 617, including without limitations the criteria set forth in 6 NYCRR Part 617.7(c) and based upon review of the Draft and Final Environmental Impact Statements, Findings and Amended Findings and the Environmental Assessment Form, all of the documents referred to therein and all other materials that were prepared for the Proposed Action, the Planning Board hereby determines that a Negative Declaration should be issued for the Proposed Action.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Planning Board of the Village of Tarrytown hereby approves Subdivision and Site Plans for Ferry Landings subject to all conditions listed in the memorandum from BFJ Planning dated June 20, 2006 and the Findings and Amended Findings.

Chairman Friedlander thanked Mr. Tedesco for his yeoman efforts on this project, Ms. Kaplan-Macey for her professional efforts, Village staff, the Waterfront Advisory Committee, the Architectural Review Board, and the public. "This is really the beginning. Substantial improvements have been made. There has been great participation by residents. It is important to recognize some of the wonderful achievements. We have managed to get rid of the asphalt plant. That was the premier activity in terms of a goal of this Village and this Board. Seeing it gone is a great wonder to the eye. The trucks and pollution from the asphalt plant are gone. The second most important was acquiring the public space along the waterfront and reclaiming the river. I believe that park will be an attractive place for many people to visit. We are also redesigning Pierson Park and making it more accessible and more beautiful. We are taking away the fire education center and replacing it with active recreation. We will have an outstanding aquatic center that will be the envy of everyone. That is a wonderful opportunity for us. We have been very sensitive to making this the most attractive development proposal. We had an architectural consultant in Stephen Tilly and we have worked with the Architectural Review Board. We have a lot more open space and more trees and more greenery and when all is said and done, we will have a lot more taxes – especially for the schools. I look forward to seeing this project completed in a timely manner."

Mr. Tedesco stated the public has been involved throughout the process. There has been a lot of hard work by so many people. This is something Tarrytown can be proud of as a community; it will be enjoyed by many people; and it is a gift for generations to come.

Mr. Tedesco thanked Chairman Friedlander for being the guiding person throughout this process.

ADJOURNMENT

Mr. Tedesco moved, seconded by Mr. Aukland, and unanimously carried, that the meeting be adjourned – 8:05 p.m.

Kathleen D'Eufemia
Secretary