

Planning Board
Village of Tarrytown
Special Meeting
March 7, 2007 7 p.m.

PRESENT: Chairman Friedlander; Members Aukland, Tedesco, D'Avolio; Counsel Shumejda; Engineer/Building Inspector McGarvey; Secretary D'Eufemia
ABSENT: Ms. Raiselis

PUBLIC HEARING – FERRY LANDINGS, LLC AND FERRY INVESTMENTS –
WATERFRONT PROPERTY – SITE PLAN AMENDMENT

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 Wednesday, March 7, 2007, 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 an application for amended site plan approval for the gateway buildings for their property off Lower Main Street, Railroad Avenue and Division Street.

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.

Mr. Joe Cotter of Ferry Landings stated the amendment they are proposing is for the gateway – Lot 7 – the former Barrier Oil property.

Mr. John Jenkins, architect, stated the changes center around Block 7, which is the gateway block. When approved they had a 12-unit condo building located on the western half of that block and three retail buildings. They felt the block lacked that “punch” as you entered the site. The residential component was separate and they wanted to develop that into something more special. They decided they needed to consolidate the retail into one building with the condo units above, which would provide a live/work environment. There will be approximately 7,000 sq. ft. for a restaurant tenant and approximately 8,000 sq. ft. of retail. There will be a destination quality for this block. For architectural inspiration they used the Stone Barns motif. There will be stone and timber and it provides a signature gateway building. All of this is within the 45 ft. height to the top of the roofs.

Chairman Friedlander stated the proposal also creates a bigger plaza area, which connects to the area across the street.

Upon inquiry from Mr. McGarvey, Mr. Jenkins stated the height for this building is the same as the previously proposed buildings.

Chairman Friedlander stated there is a pedestrian walkway through the building and he questioned its width. Mr. Jenkins stated it is 20 ft. "We didn't want this to be a little corridor but to be a space unto itself." Mr. Cotter stated they are trying to make this the focal point of activity. They are planning multiple points of interest. This gives a place to go and there will be the courtyard. There is the opportunity for a focal point within the square. There will be outdoor seating. They are also looking for interesting retail.

Mr. Aukland stated he was hoping there would be entrances into the plaza and there should be an awning. Mr. Cotter stated they are looking at that. It will be presented during the architectural review process.

Mr. Tedesco read the following memo dated March 7, 2007, from BJB Planning, the Village's Consultants:

"This memorandum reviews proposed changes to the Ferry Landings site plan from the plan that was accepted in the Amended Findings Statement for the project, dated June 19, 2006. The changes that have been made are to the southeast corner of the site, which includes buildings that were then designated as B,C,D, and E, and to the cul-de-sac on the northwest corner of the site.

Site Plan Changes

On the previously accepted site plan, the buildings indicated as B,C,D, and E on the southeast corner of the site included a total of 15,400 square feet of retail/restaurant space and 15 residential units. On the revised site plan these four buildings have been consolidated into one building, indicated as Block 7. This is a similar configuration to that shown on the site plan that was accepted in the original Findings Statement, dated February 6, 2006. According to the revised site plan this area will now include 15,300 square feet of restaurant/retail space and 12 residential units. It should be noted that the chart to the right of the site plan indicates a total of 15,400 square feet of restaurant/retail; this discrepancy should be corrected.

It should also be noted that as shown on the revised plan the parking area to the north of Block 7 has been reconfigured. As currently shown, we feel that this parking area does not provide for sufficient landscaping. While trees are provided along the perimeter of the parking area, planting strips have not been provided at the north end of the parking aisles. Although this will result in a loss of six parking spaces, we feel that it will improve the functionality of the lot by preventing people from cutting across the aisles and will enhance the appearance of this largely asphalt parking area.

The other change that has been made to the site plan is the addition of a cul-de-sac at the northern end of the waterfront park. This change is consistent with earlier recommendations for this portion of the site. We feel that this is a positive change, as it will provide for greater public access to the park area.

Other Issues

The chart to the right of the revised site plan indicates that the residential program for the site has been reduced from 250 to 238 units. A program of 238 residential units is consistent with the site plan for the project that was accepted in the original Findings Statement, dated February 6, 2006. The balance of the program for the site appears to be consistent with the site plan accepted in the Amended Findings Statement, dated June 19, 2006.

The chart on the plan presents conflicting information regarding the height of Building 7A. The top chart indicates that this building will have three stories: 1 restaurant & 2 residential, while the bottom chart indicates that this building will have four stories: 3 residential & 1 parking. The height of this building should be clarified by the applicant.

Recommendations

The proposed site plan changes are not substantive as they do not impact the development program for the project site. The only programming change proposed is a reduction in the residential program, which was evaluated in the original Findings Statement. As the proposed changes are not considered to be substantive for the purposes of SEQR, they do not warrant an amendment to the Findings Statement for the project.”

Mr. Cotter addressed this memo as follows:

- The 15,400 square feet is accurate – that includes the archway space.
- The comments about landscaping are fair.
- The cul-de-sac is shown in error. That will not be done and will be removed from the plan.
- They have permission to construct up to 250 units. The additional 12 units would be in the former Cooney office building should they opt to do so.
- The number of stories will technically be four – three above ground and one for the underground parking.

Chairman Friedlander stated another change was making the walkway street rather than a true street, which provides more green space. That was a change that was good. There will be more green and less paving.

Mr. Tedesco reported receipt of the following memo dated March 7, 2007, from Mr. McGarvey:

“It should be noted that the site plan is still incorrect. According to my recollection the Village of Tarrytown owns approximately 70 feet from the rear side of the DPW garage, which includes all of the salt storage shed plus a traveled way. Therefore, it is my understanding that the parking lot that is outlined at the rear of the highway garage is also incorrect. These plans should be revised accordingly.” Mr. Cotter stated, “Mr. McGarvey is correct. There is no change intended in that section.”

Counsel Shumejda stated the plan should also be revised to show only the properties currently owned by the applicant.

Chairman Friedlander stated these plans were reviewed at the Planning Board's staff meeting and Linda Viertel of the Waterfront Advisory Committee and Joan Raiselis, who could not be present tonight, both reviewed them and expressed their support for them.

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

The Secretary stated the certified mailing receipts were not submitted. Mr. Cotter stated he did not know whether his office had done the mailing. Counsel Shumejda stated the Board could move forward with approval subject to the mailing receipts being submitted. Otherwise a new notice will have to be published for the Board's March 26th meeting.

Mr. Tedesco moved, seconded by Mr. Aukland, and unanimously carried, that based on the Board's Planning Consultants' recommendation, the Board determines there are no significant adverse environmental impacts as a result of the proposed amendments.

Mr. Tedesco moved, seconded by Mr. Aukland, and unanimously carried, that the Planning Board approves the proposed amendments to the Ferry Landings site plan (dated March 7, 2007) involving the gateway buildings, Block 7, subject to:

1. Any changes in the landscape plan recommended by the Village's Landscape Consultant. This is to include planting strips to be placed at the north end of each of the three parking aisles.
2. Elimination of the cul-de-sac shown on the northern end of the waterfront park.
3. The chart to the right of the site plan should indicate 15,400 sq. ft. of restaurant/retail space.
4. The height of Building 7A indicated on the top chart of the site plan should conform with that indicated on the bottom chart namely 4 stories which includes one parking level in the 4 stories.
5. Correction of property lines in the area of the DPW.
6. Correction of property lines to show only property currently owned by the applicant – not property intended for future conveyance.
7. No other changes, which may appear on the plan, are approved.
8. Revised plans shall be submitted reflecting the conditions of this approval and correction of the items that were done incorrectly.

MEETING ADJOURNED 8 p.m.

Kathleen D'Eufemia, Secretary

