

Date: August 1, 2005

Project Name: Ferry Landings

Subject: Final Environmental Impact Statement (FEIS)

From: Frank Fish, FAICP, Principal, BF J Planning
Melissa Kaplan-Macey, AICP, PP, Senior Planner, BFJ Planning

Contact Information: T.212.353.7487 F.212.353.7494 E. m.kaplan-macey@bfjplanning.com

To: Joe Cotter, National RE/Sources Lynne Ward, National RE/Sources

This memorandum is intended to provide National RE/Sources with direction for proceeding with their application for the proposed Ferry Landing development on the Tarrytown waterfront. Over the past few months the Village Board of Trustees has reviewed National RE/Sources' proposed site plan, held two public meetings to gain public comment on the proposal and made several recommendations to the applicant regarding modifications to their proposed plan. National RE/Sources has expressed its willingness to incorporate the Board's recommendations into their plan and have revised their previously proposed plan in response to the Board's comments. As a result of this process, the Board is now recommending that the applicant move forward on the project with the preparation of a Final Environmental Impact Statement (FEIS) that contains the following elements:

1) Introduction

This chapter will provide a history of the project and will include a description of the steps that have been taken by both the applicant and the Village to reach the current stage in the process. It will include an overview of the applicant's previous proposals, meetings with the Village, and public meetings in order to provide a clear picture of how the project has evolved over time.

2) Description of the Preferred Alternative

This chapter will describe the preferred alternative for the project, which has evolved as a result of the Board's review of the previous proposal and comments from the public. This alternative will include the following elements:

- Relocate Village Hall from the waterfront site to the proposed parking site across the H-bridge on Railroad Avenue.
- Relocate the recreation center to the previously proposed Village Hall site.
- Retain the commuter parking lot on the previously proposed recreation center site.
- Create a continuous 100-foot wide riverwalk along the Hudson and a 150-foot wide park on the northwestern portion of the site.
- Enhance public access to the waterfront by providing a cul-de-sac that connects the Village to its waterfront. The applicant must ensure that this access road is adequate to accommodate a fire truck's turning radius.
- Provide a public parking area near the waterfront park.
- Provide for public access to the Hudson River.
- Replace single family homes proposed on the northeastern portion of the site with townhouses.
- Preserve established view corridors to the waterfront (shown in Figure 1). Specifically, the site's central

Date: August 1, 2005

Project Name: Ferry Landings

Subject: Final Environmental Impact Statement (FEIS)

view corridor should be slightly narrowed, allowing for the expansion of the view corridors from Main Street/the H-bridge and along the proposed cul-de-sac that will terminate at the waterfront park. As part of the preservation of the viewshed from Main Street/the H-bridge to the waterfront, the opening between the proposed u-shaped buildings at the southwest corner of the site must be widened.

- Remove the asphalt plant from the site.
- Provide a maximum of 238 residential units, including 12 affordable housing units (which is five percent of the total number of units). If affordable housing is not provided, 226 will be the maximum number of residential units allowed on the site.
- Provide an analysis that compares the proposed density on the site to the density of various existing Village neighborhoods.
- Provide a discussion of the lowest density of development that is economically feasible on the site. Provide a discussion of projected increases in residents, school children, visitors and workers as a result of the proposed development.
- Provide a maximum of 80,000 square feet of commercial space, including 15,000 square feet of retail space.
- Provide a report on the proposed retail mix within the development, to be developed in consultation with the Village Waterfront Advisory Committee and BFJ Planning, the Village's planning consultant.
- Provide an analysis of the traffic impacts of the preferred alternative and proposed mitigation for any potential impacts. This analysis must include a discussion of both the traffic that will be generated by Ferry Landings and the cumulative traffic impacts of the Ferry Landings development in conjunction with the development of Ichabod Landing and the GM site. In particular, it must discuss impacts on the H-bridge and potential construction impacts. A mitigation plan for construction impacts must be provided.
- Provide an independent engineer's report on the structural integrity of the H-bridge. This report is to be prepared by a consultant chosen by the Village and acceptable to the applicant at the applicant's cost.
- Provide a pedestrian access and circulation plan, detailing a plan for pedestrian access to the site from the east and proposed pedestrian circulation within the development. This plan should include potential improvements to pedestrian access across the H-bridge and should explore the possibility of re-opening the pedestrian tunnel that is located beneath the railroad tracks and/or constructing a new dedicated pedestrian overpass linking the upper Village and the waterfront.
- Provide a parking budget, detailing the number of spaces allocated for each use and their location to ensure that there is adequate parking within the development in order to avoid spillover of parking into the area west of the railroad tracks.
- Provide an analysis of the condition of the bulkhead along the Ferry Landing development with a cost estimate for any repairs, if appropriate.
- Provide a discussion of the plan's compliance with all regulations regarding building within a floodplain. This should be developed in consultation with Michael McGarvey, the Village's Engineer/Building Inspector.
- Provide a zoning compliance table that outlines existing zoning requirements and the degree to which

Date: August 1, 2005

Project Name: Ferry Landings

Subject: Final Environmental Impact Statement (FEIS)

the elements of the proposal meet these requirements, clearly identifying any areas where a zoning amendment will be requested by the applicant.

In order to ensure that the FEIS contains all of the information necessary to satisfy the Board's questions and concerns regarding the proposed plan, this chapter must also include detailed information on building height and environmental issues as follows:

Building Height

The applicant must provide design development drawings and elevations for all buildings on the site. The design development drawings must detail the exact height of each building, including roofs and appurtenances such as mechanical systems, measured from a common mean sea level baseline and against the existing grade of West Main Street, and must indicate both existing and final grade on the site. The calculated building height will include any fill that will be brought onto the site and the maximum amount of fill will be no more than three feet from the site's existing grade (greater amounts of fill will be allowed in areas that contain depressions below the site's average grade).

The absolute maximum building height for a flat roof will be no higher than 40-42 feet, depending upon the impact of the proposed buildings on the Village's viewsheds. Maximum building height for a pitched roof will be no more than 45 feet. The Village Board of Trustees will not make a final determination on maximum building height until the applicant has provided more detailed information on the impact of the proposed buildings on waterfront viewsheds, which are shown in Figure 1, and views from the river to Tarrytown. This information must include:

- Photo simulations of the proposed buildings that illustrate the impact of these buildings on the Village's viewsheds; and
- An illustrated comparison of the scale of the proposed buildings in relation to existing buildings on Main Street. This will be accomplished by providing a photomontage of existing buildings on Main Street that includes the heights of existing buildings, accompanied by to-scale elevations of the proposed buildings on the Ferry Landings site.

If this analysis shows that important viewsheds will be impacted by the height of the proposed buildings, the Board of Trustees may request that an alternate plan be developed to reduce or eliminate such impacts.

Environmental Issues

The applicant must provide a detailed report on environmental issues on the site, accompanied by illustrations that indicate the location of both previous and current areas of contamination. The report is to be prepared by a consultant selected by the Village and acceptable to the applicant at the applicant's cost. This report will include the previous remediation plan undertaken in conjunction with NYS DEC, a detailed discussion of the remediation work that has been carried out to date in accordance with that

Date: August 1, 2005

Project Name: Ferry Landings

Subject: Final Environmental Impact statement (FEIS)

plan, and a discussion of the relationship between the proposed building locations and the remediation of hazardous materials on the site. The applicant must provide a remediation plan for the removal of the asphalt plant from the site as the previous proposal called for relocation and not removal of the plant. The report must also address the issue of soil vapor emissions, which is a new environmental concern that has recently begun to receive attention and was not considered in previous remediation work on the site.

Date: August 1, 2005

Project Name: Ferry Landings

Subject: Final Environmental Impact statement (FEIS)

3) Organized Questions and Responses by Subject Matter

The applicant must provide a detailed account of questions raised by the public at the two public meetings held on June 16 and 30, 2005 as well as other public hearings and meetings that have been held during the planning process for the proposed development. These questions must be grouped by subject matter and a response to each question must be provided.

cc: Village Board of Trustees
Steve McCabe, Village Administrator

Attachments: Figure 1: Viewsheds