

Planning Board
Village of Tarrytown
Regular Meeting
May 23, 2022 7 pm

PRESENT: Chair Raiselis; Members Friedlander, Aukland, Gaito, Mendez Boyer;
Counsel Addona; Village Engineer Pennella; Village Planner Galvin;
Secretary Meszaros.

Chair Raiselis called the meeting to order at 7:03 pm and announced that the public will be given the opportunity to address the Board on agenda items only. Each speaker will be given 3 minutes during the public comment period. The Board welcomes public written comments emailed to lmesaros@tarrytownny.gov or mailed to the Village of Tarrytown, Planning Dept. - 1 Depot Plaza, Tarrytown, NY 10591, and should be received no later than the Friday before the meeting, in order to be distributed to the Board in advance of the meeting.

APPROVAL OF MINUTES: April 25, 2022

Mr. Aukland moved, seconded by Mr. Gaito, with Ms. Mendez-Boyer abstaining, to approve the minutes of the April 25, 2022 meeting as submitted.

Ms. Raiselis asked for a roll call vote:

Member Aukland: Yes
Member Friedlander: Yes
Member Gaito: Yes
Chair Raiselis: Yes

All in favor. Motion carried. 4-0

CONTINUATION OF PUBLIC HEARING - Hackley School – 293 Benedict Avenue

Anne Klein, Associate with the Law Firm of DelBello Donnellan Weingarten Wise & Wiederkehr LLP, representing Hackley School, appeared before the Board in connection with a request for site plan and tree removal permit approvals, as well as a steep slopes waiver to facilitate the construction of a state of the art 54,000 square foot Center for Creative Arts and Technology Building (located in the Town of Greenburgh), together with 56 parking spaces and limited infrastructure on the Hackley School campus located in the Village of Tarrytown.

Ms. Klein advised that they have reviewed the draft resolution and have no further comment. She asked that the Board close the public hearing and consider the application this evening.

Ms. Raiselis asked if anyone in the public would like to comment on this application. No one appeared.

There was no further questions or comments from the Board Members or staff.

Ms. Raiselis moved, seconded by Mr. Aukland, to close the public hearing.

Ms. Raiselis asked for a roll call vote:

Member Gaito:	Yes
Member Friedlander:	Yes
Member Aukland	Yes
Member Mendez Boyer:	Yes
Chair Raiselis:	Yes

All in favor. Motion carried. 5-0

Ms. Mendez-Boyer read through portions of the draft Resolution. A copy will be provided to the applicant and the entire Resolution will be recorded in the minutes of this meeting as follows:

**RESOLUTION
VILLAGE OF TARRYTOWN PLANNING BOARD
(Adopted May 23, 2022)**

**Application of Hackley School
Property: 293 Benedict Avenue (Sheet 1.120, Block 85, Lot 1 and Zone R-20)**

Resolution of Amended Site Plan and Tree Permit Approval

Background

1.The Applicant requests site plan approval to demolish the existing Zetkov Gymnasium building (located in the Village of Tarrytown) and the construction of an additional 56 surface parking spaces with stormwater and other related improvements in connection with the proposed construction of a new 54,000-sf Center for Creative Arts and Technology (CCAT) Building on property located within the unincorporated area of the Town of Greenburgh.

2.The proposed action was classified as a Type I action by the Town Board of Greenburgh which declared its intent to be lead agency under SEQRA on May 3, 2021, and undertake a coordinated review under SEQRA. The Town Board circulated this Notice of Intent (NOI) to all involved agencies including the Village of Tarrytown Planning Board and the Village Board of Trustees. The Village of Tarrytown Planning Board reviewed the Town’s Notice of Lead Agency and responded in a letter dated May 17, 2021, that *“the Planning Board had no objection to the Town Board acting as lead agency for this proposed action due to the Town’s*

long involvement with the Property having approved the Hackley School's Master Plan and amended site plan in 2003 and subsequent site plan amendments." The Village Planning Board also agreed to participate as an involved agency in the review of the proposed action. During this time, the Village Planning Board reviewed various elements of the proposed site plan and shared information with the Town Board on stormwater management, soil conditions, water distribution and pressure, landscaping and tree protection. On March 28, 2022, the Planning Board provided a memo to the Town Board of Greenburgh dated 3/28/22 indicating that *"Hackley had sufficiently demonstrated that the project's impacts on water supply can be addressed through its revised plan proposing an on-site water tank to be sited near the existing pump house on the property. The tank is intended to store water for emergency fire suppression purposes and will be sized for thirty (30) minutes of fire suppression (and subject to compliance with NFPA requirement)."* The Planning Board requested that any land use approval issued by the Town require as a condition that the water tank be erected within twelve (12) months of the Village of Tarrytown Planning Board's granting of site plan approval, but in no event later than the issuance of a certificate of occupancy for any building. This requested condition was included in the Town's Negative Declaration for the Project ¹ as well as its approval of the amended site plan ² which were both adopted by the Town Board of Greenburgh at its meeting on April 13, 2022.

3. The Planning Board opened a duly noticed public hearing on June 28, 2021, and continued the public hearing on October 25, 2021, February 28, 2022, March 28, 2022, April 25, 2022, and closed the hearing on May 23, 2022, at which time all those wishing to be heard were given the opportunity to be heard.

4. The Planning Board has carefully examined the Application including the *Zoning Compliance Form, Environmental Clearance Form*, long-form expanded EAF, the latest updated set of plans (revised 4/20/22), renderings of the proposed CCAT building and viewshed renderings of landscaping around proposed water tank dated 3/22, and a PowerPoint of elements of the Campus and CCAT Project presented at 4/25/22 meeting of the Planning Board; Hahn Engineering (Village Engineering Consultant) reviews dated 6/8/21, 11/10/21 and 3/22/22; Village Landscape Consultant's reviews dated 2/17/21, 6/7/21 and 3/16/22; and Kimley-Horn (K-H) responses to Planning Board dated 10/7/21 addressing Hahn Engineering review (6/8/21), K-H response dated 4/6/22 to Planning Board addressing Village Landscape Consultant's review (3/16/22), K-H response dated 4/20/22 to Planning Board addressing comments from 4/14/22 work session, K-H response dated 4/6/22 addressing reviews by Village Landscape Consultant (2/17/22) and Hahn Engineering (2/17/22). The Planning Board also received comments from the Tarrytown Environmental Advisory Council (TEAC) in an email dated 4/25/22, and comments and recommendations from the Village Consulting Planner in memoranda dated 6/14/21, 10/11/21, 2/14/22, 3/14/22, 4/9/22 and 5/12/22, and a *Denial Letter* from the Village Engineer dated 3/1/21, which they have considered.

¹ Resolution of the Town Board of Greenburgh, April 13, 2022 (CD-3-4/13/2022)

² Resolution of the Town Board of Greenburgh, April 13, 2022 (CD-4- 4/13/2022)

5. On May 17, 2021, the Village of Tarrytown Board of Trustees referred the request from the Hackley School for a Compatible Use Permit (CUP) and requested a review and recommendation from the Planning Board on the CUP for the proposed action. The Planning Board reviewed the Hackley School proposed project and provided a positive recommendation to the Village Board of Trustees for an amended Compatible Use Permit (CUP) in a report dated 12/13/22.

6. The Planning Board closed the public hearing on May 23, 2022. After closing the public hearing, the Planning Board deliberated in public on the Applicant's request for approval.

Determination and Findings

The Planning Board determines that based upon the findings and reasoning set forth below, the Applicant has satisfactorily addressed the criteria for granting the waiver for steep slope disturbance under 305-67(F)(1)(b) and the Planning Board finds that the applicant has established that the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community by such grant.

The Planning Board further determines that based upon the findings and reasoning set forth below, the Application for tree removal permit and amended site plan to demolish the existing Zetkov Gymnasium building (located in the Village of Tarrytown) and the construction of an additional 56 surface parking spaces with stormwater and other related improvements in connection with the proposed construction of a new 54,000-sf Center for Creative Arts and Technology (CCAT) Building on property located within the unincorporated area of the Town of Greenburgh should be approved.

The steep slope waiver, tree removal permit and amended site plan are approved based upon the approved plans (as defined below) and subject to the general and specific conditions set forth below.

I. Findings

A. Steep Slope Waiver

The Applicant's Narrative was prepared by Kimley-Horn last revised April 4, 2022, and is made part of the findings of the Planning Board and described below:

The redevelopment of "Proposed Art Center" ("the project") focuses on a particularly small area, approximately 4.86 acres area of disturbance (within Tarrytown and Greenburgh) out of the 285 acres property. 3.35 acres of the 4.86 acres is existing disturbed area from previous development. Currently on the site, within the redevelopment area, there are existing Zetkov Gymnasium and parking lots (in Tarrytown) and existing Performing Art Building (in Greenburgh).

The project area generally slopes downwards from the east to the west with elevations ranging from 434 feet to 334 feet. As such, the project contains existing steep slopes (slopes of 25% and greater)

totaling 0.736 acres within the existing disturbed area. 0.446 acres of these existing steep slopes is in the Village of Tarrytown and remaining 0.29 acres is in Town of Greenburgh.

Proposed Condition

The project scope includes construction of the proposed Art Center and installing parking improvements in the vicinity of the new building. The existing Performing Art Building will be demolished and be replaced with the Proposed Art Center. The existing Zetkov Gymnasium will be demolished and be replaced with surface parking lot. Two parking lots are proposed to replace the existing parking lots (Senior Lot and Benedict Ave Lot). The proposed action will include drainage, stormwater practices, utilities, lighting and landscape improvements as well.

Land disturbance will be limited to approximately 4.86 acres (Village of Tarrytown and Town of Greenburgh). Within the 4.86 acres “project area / area of analysis,” there is approximately 0.736 acres of existing steep slopes of 25% and greater which was previously disturbed. The proposed improvements will disturb an additional 0.477 acres steep slopes of 25% and greater. Out of the 0.477 acres of additional steep slopes disturbance of 25% and greater, only 0.279 acres is located within the Village of Tarrytown. Please refer to the Sheet C-6.0 “Steep Slope Plan” of the Site Plan for steep slopes disturbance and associated calculations.

It is the applicant’s belief that the proposed improvements are mindful of disturbing steep slopes to the least amount practical while providing a stormwater pond and bioretention basin for water quality/quantity; maintaining the ability to provide the required vehicular access through the project and the much-needed improvements for pedestrian friendly access to the proposed Art Center without compromising the benefit of the proposed actions. As such, the applicant requests that the application be granted a waiver from Village Code Section 305-67(F)(1)(b) to allow disturbance of steep slopes.

Neighborhood Character: Granting a waiver will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties as the project will improve aesthetics / appeal of the area within the Hackley School. As such, the character of the campus and nearby neighborhood will be enhanced.

Alternate Feasible Method to achieve benefit sought by applicant: The benefit cannot practically be achieved by some other method. Due to the confining locations of the two existing buildings to be demolished and replaced with the proposed building, parking lots and stormwater practices.

Impact on Other Properties: Steep slope disturbance will have no adverse effect/changes on the physical or environmental conditions in the neighborhood or community.

- i. The physical and environmental conditions will improve as a result of the project.
- ii. There will be no increase in the danger of fire as the project will improve the existing roadway at the proposed Art Center. The improved roadway will enhance the Village’s emergency vehicle access to the proposed Art Center when compared to the existing condition.

iii. There will be no increase in the danger of flood as the project reduces the flowrates of up to the 100-year storm event via the proposed stormwater pond. As a result, there will be a decrease in the amount of storm water runoff leaving the project.

iv. There will be no increase in the danger to public safety. The proposed/rehabilitation of the pedestrian sidewalk will improve pedestrian access to the proposed Art Center. The new lighting will also improve lighting levels for proposed Art Center, pedestrian walkways, and parking lots.

v. There will not be a substantial or detrimental change in the viewsheds from street level or the surrounding properties. The installation of the proposed landscaping will improve the view from street level and surrounding properties. The project's steep slope disturbance will have no adverse effect/changes on the physical or environmental conditions in the neighborhood. The steep slope areas in proposed conditions will be stabilized by grading and vegetation to minimize erosion of these areas. Site grading techniques utilizing retaining walls and stabilized, planted, slopes are proposed, and existing grades will be restored with erosion resistant vegetation. Disturbed steep slope areas will be seeded and stabilized and maintained by the applicant going forward. The project's grading and drainage design will reduce runoff traveling over the steep slopes. The proposed stormwater management improvements will provide water quality and quantity enhancements which will mitigate potential adverse impacts to the site as well as downstream/adjacent properties. The applicant will provide a sediment and erosion control plan to control sediment during construction.

Consistency of Project with Intent of the Steep Slopes Chapter: Granting the waiver will be consistent with the purposes, objectives or the general spirit and intent of the “visual character and environmentally sensitive areas” chapter because the proposed improvements will:

i. Afford a stable and easily maintainable condition providing protection from soil erosion and sedimentation;

ii. Improve the site's aesthetic character, while maintaining sufficient protection to the public health, safety and general welfare to those that it serves.

Additionally, the Planning finds that under 305-67(F)(2) that for the reasons set forth above, the proposed development will not be materially detrimental or injurious to other properties and will not increase the danger of fire or flood, endanger public safety or result in substantial impairment of the slope area. Also, as set forth above, the waiver will not be inconsistent with the purposes, objectives or the general spirit and intent of the chapter. Finally, the waiver is the minimum relief necessary to relieve the extraordinary hardship established by the Applicant. Granting this waiver based upon the Approved Plans (defined below) is the minimum relief that could be granted to address the Applicant's hardships, including but not limited to, the need to increase stability, to protect against possible slope failure and landslides and to create a more inviting area for students and staff of Hackley.

Conclusion

As stated in Section 305-67, the purpose of the Visual Character and Environmentally Sensitive Areas ordinance is to define and quantify environmental and aesthetically sensitive characteristics of the Village of Tarrytown to preserve and safeguard those features that identify its landscape (in the case of this application, steep slopes).

The proposed improvements, which encompass a disturbance area of approximately 4.86 acres, will result in additional steep slope disturbances of 25% and greater of just 0.279 acres within the Village of Tarrytown. The proposed improvements will not degrade the visual character of the neighborhood. Indeed, the addition of new landscaping, will improve the visual character of the neighborhood. Finally, the improvements will make the area within the proposed Art Center more inviting to the staff and students of Hackley who use them.

Specifically, the improvements will:

- (a) Minimize erosion and sedimentation, including the loss of topsoil.
- (b) Cause no habitat disturbance.
- (c) Protect against possible slope failure and landslides.
- (d) Minimize storm water runoff and flooding.
- (e) Protect the quantity and quality of the Village's surface water and groundwater resources.
- (f) Have no impact on important scenic vistas, slopes, rock outcroppings
- (g) Preserve the Village's attractive aesthetic character and property values; and
- (h) Generally, protect the public health, safety and general welfare of the Village and its residents.

Based on the findings above, it is concluded that benefit to the applicant outweighs any de-minimis detriment to the health, safety and welfare of the neighborhood or community. It is further concluded that the impact to steep slopes cannot be reduced any further without impacting the ability to provide the proposed and required improvements as stated above. The applicant also believes that the proposed improvements are appropriate in size given its intended use.

B. Tree Removal Permit and Amended Site Plan

The Planning Board considered the standards set forth in Village of Tarrytown Zoning Code ("Zoning Code") Chapter 305, Article XVI and finds that subject to the conditions set forth below, the proposed site plan is consistent with the site plan design and development principles and standards set forth therein. The Planning Board has also reviewed the proposed landscaping and plantings and finds

that the landscape plantings are in conformity with the natural resources goals and policies of the Village's Comprehensive Plan relating to the promotion of functional and native plant species, habitat creation and biodiversity, and guidelines for the removal of nonfunctional invasive species.

The Planning Board has extensively reviewed the Applicant's application. The Hackley School is proposing to demolish the existing performing arts building and Zetkov Gymnasium, and to construct the new Center for Creative Arts and Technology (the "CCAT") building and parking area in those locations, respectfully. The new CCAT building would be situated within the Town of Greenburgh, while the proposed parking areas and related stormwater improvements are proposed within the Village of Tarrytown. The applicant is proposing the net addition of 56 parking spaces; 28 spaces to be built on the location of the existing Zetkov Gymnasium, 3 parallel parking spaces along the existing roadway north of the proposed parking lot, and potential future expansion to the southwest of the proposed parking area, adding a total of 25 parking spaces to existing parking lots.

The overall Hackley School Campus totals approximately 285 acres with 27 acres in the Village of Tarrytown and 258 acres in the Town of Greenburgh. The campus maintains 250 acres of natural open space. The proposed 4.72-acre project affects 3.6 acres of the Village portion of the campus. The project area is approximately 205,377 sq. ft. (4.72 acres), with approximately 48,800 sq. ft. (1.12 acres) located within the Town of Greenburgh and the remaining 3.6 acres in the Village of Tarrytown. The subject property is situated on the north side of Benedict Avenue, approximately 500 feet east of the intersection of Benedict Avenue and Midland Avenue. It is located in the R-20 One-Family Residence District within the Village of Tarrytown. A portion of the municipal line is located along the main campus road between the Zetkov Gymnasium and the existing Performing Arts Building. The proposed CCAT building is located in Greenburgh, and the proposed parking and stormwater improvements are located in Tarrytown in the R-20 zoning district.

The proposed project is a component of the Long-Term Master Plan of the Campus which was approved by the Town Board of Greenburgh in June 2003. The most recent Village approvals were in June 2003 for an amended site plan for improvements to the Midland Avenue access to the property and approved another amendment to the site plan in March 2004 for construction of the pump house.

During site plan review, Applicant addressed issues raised by the Planning Board and provided mitigation and clarification to the satisfaction of the Board. Based on the Zoning Compliance Form, the Project is zoning compliant. The following site plan issues are described below with any mitigation measures.

Traffic and Parking - The current parking on-site is 749 spaces with the required parking per Code being 485 spaces. With the addition of the 56 proposed spaces, there will be a total of 805 spaces. The total required number of parking spaces for the school is 485 spaces including students and employees. The Project is located in the area of the existing arts building (in the Town) and the Zetkov Gymnasium (in the Village). One new building will be constructed in place of two (2) existing buildings which will be demolished. (As per the Applicant, the two buildings have undergone asbestos removal, but if not, such asbestos removal will be completed prior to demolition.) There will be no increase in student enrolment or staff proposed as part of the Project. It is not anticipated that the Project will result in an increase in

pedestrian or vehicular traffic. Applicant reviewed the flow of cars on the site plan and went through the plan. Applicant noted that Hackley had upgraded the traffic light at Benedict Avenue and showed that the proposed upper lot and the lower lots will be improved which will accommodate the traffic flow. Traffic can also be diverted to the lots by the middle school and science building. The Midland Avenue entrance can also be used which has access to all of these lots. The Hackley School currently has a security staff and parking monitors that assist with the daily traffic flow. Hackley School notifies the Police Department of any special events and Hackley's security works with the police for these events.

Steep Slopes have been analyzed in the section containing the *Steep Slopes Waiver*. The Project is located in an already developed area which minimizes disturbance to currently undisturbed slopes. The Project has been designed to fit into the existing topography and is located in a previously disturbed area, thereby, minimizing the impacts to undisturbed steep slopes. Proposed development has been revised and will now be constructed in one phase and not separated into initial and future work phases.

Temporary Water Supply for Fire Protection - A temporary 21,000-gallon water storage tank will be rented from Adler Tank Rentals to serve as temporary water storage for fire suppression purposes until the proposed permanent tank is installed. The water tank will be located in the driveway area next to the pump house to provide for adequate fire protection during construction. It will take up two parking spaces and will not affect any through traffic. The location will be suitable for a fire truck to hookup to the tank if needed. When the new tank is put into service, this tank will be removed from the property. Applicant provided revised renderings of the water tank from various views. The color of the water tank shall be dark green. The former Colorado Spruce trees will be replaced with White Spruce trees around the water tank.

Lighting - There will be no spillover of light at the Property lines as demonstrated by a photometric analysis. Lighting fixtures are dark sky compliant which is a requirement of LEED Gold certification. All of the lighting is under the canopy of the lower level. There is no architectural lighting on the main façade of the building. The windows on the CCAT building will be clear and low-iron glass types, which will have the lowest reflectivity during the day and night, minimizing glare and light pollution. The areas of the CCAT building that are most prone to glare due to the amount of glass and orientation are mitigated by the topography of the Property (on the south side) and the deep overhang on the front side of the CCAT building, which minimizes the amount of the direct sun on the glass.

Energy and Sustainability - The Project will be LEED Gold certified. Applicant is using the most efficient air handling units to achieve balance in the CCAT building. No gas is being proposed, only electrical. Applicant's engineer added that the natural daylighting reduces the number of light fixtures in the building. Applicant's Engineer noted that the energy proposals are in line with the LEED Gold building certification goals. Low flow water fixtures will be used to reduce water usage. A 3,500-sf green roof will be installed over the building and a rainwater harvesting tank will be used for irrigating the landscape.

Landscaping -The applicant is proposing the removal of 34 regulated trees within the Town and 35 trees within the Village, and has prepared a landscaping plan calling for the planting of seventy (70) canopy trees, forty-five (45) understory trees, and one hundred ninety-eight (198) shrubs, in addition to hedges and ground cover, as replacement. Applicant's Landscape Architect worked with the Village Landscape

consultant provide an array of grasses and small flowering plants around the stormwater pond. Applicant's Landscape Architect pointed out the natural wood posts for the 4' fence around the pond which are transparent, made of wire, and are rustic in nature to blend in and look like trees.

Stormwater Management - Kimley-Horn has submitted a SWPPP revised October 2021 with stormwater details for review by Hahn Engineering and the Village Engineer. Shallow ground water makes the use of an infiltration basin not practical. The infiltration system was redesigned as a stormwater pond without infiltration. The net decrease is greater than what is existing, and the applicant has also reduced the impervious coverage. The parking lots will be gravel. An irrigation tank will also be added while they are doing the construction to trap the water before it gets to the retention pond. Stormwater will not flow to adjacent properties and the proposed action is designed to improve drainage conditions overall. There will be 45 new trees added around the parking lot and the stormwater pond, screening those areas from the roadway. A 4' fence will also be installed around the storm water pond.

Sidewalk Connectivity - The applicant proposes improvements with respect to pedestrian safety and access within the site. The reconfigured roadway will feature crosswalks leading from the proposed parking lot to the proposed art center building. The applicant is proposing a new walkway leading from the lower parking lots to the proposed CCAT building. Within the Village of Tarrytown, an approximately 475- foot gap in the sidewalk network exists along Benedict Avenue, which would connect the main site driveway off Benedict Avenue to Midland Avenue. The Applicant has agreed to install this section of sidewalk, in connection with the project.

II. Approved Plan:

Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the Planning Board and approved by the Planning Board as follows:

Site Plan Application Plans for Hackley School 293 Benedict Avenue, Village of Tarrytown, New York 10591 prepared by Kimley-Horn Engineering and Landscape Architecture of New York, P.C. dated 12/11/2020 and last revised April 20, 2022, unless otherwise noted entitled:

- C-0.0 *Cover Sheet*
- C-1.0 *General Notes*
- C-2.0 *Existing Conditions Plan*
- C-2.1 *Demolition Plan*
- C-3.0 *Layout and Materials Plan*
- C-4.0 *Grading Drainage and Utility Plan*
- C-5.0 *Erosion and Sediment Control Plan*
- C-5.1 *Erosion and Sediment Control Details*
- C-6.0 *Steep Slope Plan*
- C-7.0 *Site Details*
- C-7.1 *Site Details*
- C-7.2 *Site Details*
- C-7.3 *Site Details*
- C-7.4 *Site Details*

- C-7.5 *Site Details*
- C-7.6 *Site Details*
- C-7.7 *Site Details*
- C-8.0 *Lighting Plan*
- C-8.1 *Lighting Details*
- C-9.0 *Landscape Plan*
- C-10.0 *Tree Removal Plan*
- *Stormwater Pollution Prevention Plan (SWPPP)* prepared by Kimley-Horn dated December 2020 and last revised October 2021.
(hereinafter the “Approved Plans”)

III. General Conditions

- (a) Requirement to Obtain Approvals: The Planning Board’s approval is conditioned upon Applicant receiving all approvals required by other governmental approving agencies without material deviation from the Approved Plans.
- (b) Changes to Approved Plans: If as a condition to approval any changes are required to the Approved Plans, the Applicant shall submit: (i) final plans complying with all requirements and conditions of this Resolution, and (ii) a check list summary indicating how the final plans comply with all requirements of this Resolution. If said final plans comply with all the requirements of this Resolution as determined by the Village Engineer, they shall also be considered “Approved Plans.”
- (c) Force and Effect: No portion of any approval by the Planning Board shall take effect until (1) all conditions are met, (2) this Final Site Plan resolution is signed by the chair of the Planning Board and (3) the Final Site Plan resolution signed by the Planning Board Chair has been filed with the Village Clerk.
- (d) Field Changes: In the event the Village Engineer/Building Inspector agrees that, as a result of conditions in the field, field changes are necessary to complete the work authorized by the Approved Plans and deems such changes to be minor, the Village Engineer/Building Inspector may, allow such changes, subject to any applicable amendment to the approved building permit(s). If not deemed minor, any deviation from or change in the Approved Plans shall require application to the Planning Board for amendment of this approval. In all cases, amended plans shall be submitted to reflect approved field changes.
- (e) Commencing Work: No work may be commenced on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and to establish an inspection schedule. **Failure to comply with this provision shall result in the immediate revocation of all permits** issued by the Village along with the requirement to reapply (including the payment of application fees) for all such permits, the removal of all work performed and restoration to its original condition of any portion of the site disturbed and such other and additional civil and criminal penalties as the courts may impose.

- (f) The Applicant shall pay all outstanding consultant review and legal fees in connection with the Planning Board review of this Application.
- (g) ARB Review: No construction may take place and a building permit may not be issued until Applicant has obtained approval from the Board of Architectural Review in accordance with applicable provisions of the Village of Tarrytown Code.
- (h) Landscaping: All landscaping on the approved planting plan shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first and second year of installation. Individual species that do not survive beyond the first and second year shall be replaced at the beginning of the next growing season.

IV. Specific Conditions

- a) Prior to the issuance of a building permit, a *Stormwater Management Agreement* and a notice of intent (Tarrytown) shall be filed with NYSDEC for the stormwater management facilities related to the Hackley School Project at 293 Benedict Avenue, in a form satisfactory to the Village Engineer and Village Attorney, shall be fully executed and submitted to the Building Department with proof that the Agreement has been filed for recording in the Westchester County Clerk's Office. Prior to the issuance of a certificate of occupancy a permanent plaque, in form and content to the satisfaction of the Village Engineer shall be installed for the stormwater management facilities.
- b) Applicant has agreed to design and build a LEED Gold certifiable project and shall retain, at its cost, a LEED consultant to manage the LEED aspects of the project's design and construction. The LEED consultant would certify to the Village that LEED Gold standards have been met and will coordinate with and provide regular updates to the Village Engineer.
- c) The Applicant must design and install an on-site water tank to be sited near the existing pump house on the Campus to store water for emergency fire suppression purposes, sized for a minimum of thirty (30) minutes of fire suppression (and subject to compliance with NFPA requirement). The tank shall be erected within twelve (12) months of the Village of Tarrytown Planning Board's granting of site plan approval, but in no event later than the issuance of a certificate of occupancy for the CCAT.
- d) Applicant shall be required to notify the Police Department when a large event is planned.
- e) Prior to issuance of a building permit, Applicant shall receive approval of an amended Compatible Use Permit from the Village Board of Trustees for the Hackley School proposed project.

Mr. Aukland moved, seconded by Dr. Friedlander, to approve the Resolution.

Ms. Raiselis asked for a roll call vote:

Member Gaito:	Yes
Member Friedlander:	Yes
Member Aukland:	Yes
Member Mendez Boyer:	Yes
Chair Raiselis:	Yes

All in favor. Motion carried. 5-0

With regard to the Board of Trustees referral to the Planning Board for a recommendation to issue a Compatible Use Permit in connection with this application, the Planning Board memorandum has been reviewed by the Planning Board and will be included below. Ms. Raiselis will read the Planning Board Recommendation at the end of the memorandum, followed by a vote.

To: Mayor and Board of Trustees
From: Village Planning Board
cc: Kathy Zalis, Dan Pennella, Elizabeth Meszaros
Date: 5/24/22
Re: **Recommendation for Amended Compatible Use Permit (CUP) Approval for Hackley School Property located at 293 Benedict Avenue (Sheet 1.120, Block 85. Lot 1)**

Project Background

On May 24, 2021, the Planning Board opened the public hearing on the Hackley School's application for site plan approval to demolish the existing Zetkov Gymnasium building (located in the Village) and the construction of a net increase of 56 surface parking spaces with stormwater and other related improvements in connection with the proposed construction of a new 54,000-sf Center for Creative Arts and Technology (CCAT) Building on property located within the unincorporated area of the Town of Greenburgh. The Project also includes the demolition of the existing arts building located in the Town portion of the site.

The overall Hackley School Campus totals approximately 285 acres with 27 acres in the Village of Tarrytown and 258 acres in the Town of Greenburgh. The campus maintains 250 acres of natural open space. The proposed 4.72-acre project affects 3.6 acres of the Village portion of the campus. A portion of the municipal line is located along the main campus road between the Zetkov Gymnasium and the existing Performing Arts Building. The proposed CCAT building is located in Greenburgh, and the proposed parking and stormwater improvements are located in Tarrytown in the R-20 zoning district.

The proposed project is a component of the Long-Term Master Plan of the Campus which was approved by the Town Board of Greenburgh in June 2003. The most recent Village approvals were in June 2003 for an amended site plan for improvements to the Midland Avenue access to the property and approved another amendment to the site plan in March 2004 for construction of the pump house.

The current application requires in addition to an amended site plan from the Village Planning Board, an amended Compatible Use Permit (CUP) from the Tarrytown Village Board of Trustees.

SEQRA Review

During the past year, the Planning Board has reviewed various elements of the proposed site plan including traffic, potential for new events, water distribution and pressure, sidewalk connections, Steep Slopes Narrative, lighting for parking lots and CCAT building, pump house views, landscape buffering, location and availability for fire protection from day one of the new facility, stormwater management, storm water pond, landscaping and fencing around the pond including renderings, landscaping and tree protection, energy and sustainability, demolition and rock removal. The Board also considered public comment received during its public hearings.

The Planning Board as an involved agency under SEQRA coordinated with the Town of Greenburgh for its SEQRA review. On March 28, 2022, the Planning Board provided a memo to the Town of Greenburgh indicating that Hackley had sufficiently demonstrated that the project's impacts on water supply can be addressed through its revised plan proposing an on-site water tank to be sited near the existing pump house on the property. The tank is intended to store water for emergency fire suppression purposes and will be sized for thirty (30) minutes of fire suppression (and subject to compliance with NFPA requirement). The Planning Board requested that any land use approval issued by the Town require as a condition that the water tank be erected within twelve (12) months of the Village of Tarrytown Planning Board's granting of site plan approval, but in no event later than the issuance of a certificate of occupancy for any building, because the water tank is important for fire suppression purposes and will not only address a project impact but improve an existing condition. This condition was included in the Town's Negative Declaration for the Project (CD-3-4/13/2022) as well as its approval of the amended site plan on April 13, 2022 (CD-4 – 4/13/2022).

Review of CUP Standards

The Planning Board has reviewed the compliance of the proposed use with the general and specific standards set forth below for a Comparable Use Permit in §305-120 and 128.

General Standards

- 1) Location and size of the use, nature and intensity of the operations and traffic involved and size of the site and capacity of the adjacent streets providing access

The proposed Project represents the next phase in the Hackley School component of the long-term Master Plan of the Campus which was approved by the Town Board of Greenburgh in June 2003. The Project seeks to demolish two existing buildings (the Zetkov Gymnasium and the Arts Center) and construct a new Center for Creative Arts and Technology (CCAT) Building within the unincorporated area of the Town of Greenburgh and an additional 56 surface parking spaces with stormwater and other related improvements within the Village of Tarrytown. The Applicant will be taking down more building square footage than they will be replacing. The Project will be located in an area already developed with campus buildings. There will be no increase in student enrolment or staff proposed as part of the Project. It is not

anticipated that the Project will result in an increase in pedestrian or vehicular traffic. The proposed educational use will remain in harmony with the appropriate and orderly development of the district.

2) Location and height of buildings, walls and fences and nature of landscaping and screening on the site, as existing or proposed.

The Project is in compliance with the bulk and dimensional standards of both the Village and Town zoning regulations. Moreover, the Planning Board's review of the proposed landscaping, screening and the siting of the buildings and improvements has determined that they will not hinder or discourage the appropriate use of adjacent buildings.

3) Operations in connection with the Compatible Use Permit will not be more objectionable to nearby properties by reason of noise, fumes, vibrations, or lighting. The Hackley School operations will not change as a result of the Project. There will be two existing buildings demolished and replaced with one building. Total square footage will be reduced on the site. The Project will not produce additional noise, fumes, vibration, lighting spillover or glare. There will be no spillover of light at the Property lines based on review of the photometric analysis. Lighting fixtures are dark sky compliant. The windows on the CCAT building have been designed to minimizing glare and light pollution. The parking lots have been designed with raised landscaped islands and appropriate landscaped buffering

4) Parking Areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses and entrance and exit drives shall be laid out to achieve maximum safety. The proposed off-street parking and loading spaces are arranged with consideration given to their location, sufficiency and appearance. Adjacent sites and the surrounding area do not provide any opportunity for parking, or parking along public streets. The parking lots are designed with appropriate landscape buffers to screen them from residential properties - which are located more than 200 feet distant. Currently, parking areas adjacent to the project site contain a total of 65 off-street parking spaces. The applicant proposes the addition of 56 parking spaces in two primary locations: (1) 28 spaces in a new parking lot where the Zetkov Gymnasium currently exists (and across from the newly proposed CCAT building), which includes four (4) handicap spaces; (2) additions to two existing parking lots totaling 25 spaces in the vicinity of the proposed CCAT building. Three (3) parallel parking spaces are proposed north of the drop-off loop roadway. Applicant has added handicap parking spaces to an area immediately adjacent to the proposed CCAT building. The traffic signal at Benedict Avenue has already been upgraded.

5) Operations in connection with the Compatible Use Permit will not be more objectionable to nearby properties by reason of obnoxious odors, noxious fumes, and emissions into the environment Hackley School is an education use which has continuously occupied the property since 1899. Hackley's operations will not change as a result of the Project. The Hackley Campus consists of 285 acres with over 250 acres of natural open space. Considering the size of the property, the Hackley School represents a less intensive use than residential and commercial uses in the surrounding vicinity.

6) The nature, location, and intensity or concentration of the use, the nature and intensity or concentration of the operations, the size of the site in relation thereto and the location of the site thereto such that there is a materially adverse effect upon the density of the Village as a whole of the district in which it is located or upon the tax base of the Village and its ability to furnish required municipal services. As mentioned previously, the Hackley Campus consists of 285 acres with over 250 acres of natural open

space. It is an education institution with operations on the campus less intense than residential and commercial development in the vicinity. Project will not result in any material increase in the overall density of the Village or the district in which it is located. It will not result in greater demand on municipal services than the existing condition. Student enrollment or the number of employees will not change as a result of the Project.

7) Each compatible permit use shall be harmonious with the district in which its location is sought, shall not create undue pedestrian or vehicular traffic hazards and shall not include any display of signs, noise, or lights that will hinder normal development of the district or impair the use, enjoyment and value of land and buildings. Project will not result in any material changes to existing conditions in the district, Village or town in which it is located. One building will be constructed while two existing buildings will be demolished. Project will not increase pedestrian or vehicular traffic and student enrollment and staff employment will not increase. The applicant proposes improvements with respect to pedestrian safety and access within the site. The reconfigured roadway will feature crosswalks leading from the proposed parking lot to the proposed art center building. The applicant is proposing a new walkway leading from the lower parking lots to the proposed CCA T building. Within the Village of Tarrytown, an approximately 475- foot gap in the sidewalk network exists along Benedict Avenue, which would connect the main site driveway off Benedict Avenue to Midland Avenue. The Applicant has agreed to install this section of sidewalk, in connection with the project.

Specific Standards

The two specific requirements concern compliance of the Project with off-street parking and bulk and dimensional compliance with the R-20 zoning District. The Project complies with each of these standards.

Recommendation:

Ms. Raiselis read this portion of the memorandum into the record:

The Planning Board is of the opinion that the proposed use meets the standards for the Compatible Use Permit and recommends that the Board of Trustees approve an Amended Compatible Use Permit for the Hackley School Project comprising the construction of a net increase of 56 surface parking spaces with stormwater and other related improvements in connection with the proposed construction of a new 54,000-sf Center for Creative Arts and Technology (CCAT) Building (within the unincorporated area of the Town of Greenburgh) at 293 Benedict Avenue. The Planning Board has also determined that the Project meets the proposed Site Plan design and standards in Chapter 305, Article XVI (Site Development Plan Review) and is ready to approve the Site Plan Resolution for this project with a condition that the Applicant receives approval from the Village of Tarrytown Board of Trustees for an Amended Compatible Use Permit.

Mr. Aukland moved, seconded by Dr. Friedlander, to approve the Planning Board Recommendation to the Board of Trustees to issue a compatible use permit for the

Hackley School site plan application and to forward this memorandum to the Board of Trustees.

Ms. Raiselis asked for a roll call vote:

Member Gaito:	Yes
Member Friedlander:	Yes
Member Aukland:	Yes
Member Mendez Boyer:	Yes
Chair Raiselis:	Yes

All in favor. Motion carried. 5-0

NEW PUBLIC HEARING – Marcel Martin – 20 Wildey Street

Chair Raiselis read the following public hearing notice into the record:

PLEASE TAKE NOTICE that the Planning Board of the Village of Tarrytown will hold a public hearing on **Monday, April 25, 2022 at 7:00 p.m.** at the Municipal Building, One Depot Plaza, Tarrytown, New York to consider an application by:

Marcel Martin
20 Wildey Street
Tarrytown, New York 10591

For site plan approval for the expansion of a parking area for five (5) off-street spaces and perimeter walls.

The property is located at 20 Wildey Street and is shown on the Tax Maps of the Village of Tarrytown as Sheet 1.40, Block 13, Lot 7.2 and is located in the M-2 Zoning District.

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.

Additional approval will be required by the Architectural Review Board.

By Order of the Planning Board

Lizabeth Meszaros

Secretary to the Planning Board

Dated: April 8, 2022

The mailing receipts were received and the sign was posted.

Ralph Mastromonaco, P.E., the project engineer, appeared before the Board, representing the applicant, Marcel Martin. He showed the site plan and briefly described the proposed improvements to the parking lot area next to the 2-family residence. They have added 2 additional parking spaces for a total of 5 spaces facing the opposite direction so they are not parked as close to the residence. He advised that variances were approved by Zoning Board after a plan revision which moved the curb cut west by 5 feet. He noted that the lot will be graveled and that a landscape plan has been reviewed and approved by the village landscape architect and stormwater has been addressed.

Ms. Raiselis appreciates the applicant's effort to save some trees, especially the Linden tree. Mr. Pennella noted that as a result of the plan revision, the applicant will not be required to pay into the Village Tree Fund.

Ms. Raiselis asked for public comment. No one appeared from the public to comment on this application.

There were no questions or comments from the Board.

Ms. Raiselis moved, seconded by Mr. Aukland, to close the public hearing.

Ms. Raiselis asked for a roll call vote:

Member Gaito:	Yes
Member Friedlander:	Yes
Member Aukland:	Yes
Member Mendez Boyer:	Yes
Chair Raiselis:	Yes

All in favor. Motion carried. 5-0

Dr. Friedlander read through portions of the draft Resolution. A copy will be provided to the applicant and the entire Resolution will be recorded in the minutes of this meeting as follows:

RESOLUTION
VILLAGE OF TARRYTOWN PLANNING BOARD
(Adopted May 23, 2022)

Application of Marcel Martin
Property: 20 Wildey Street (Sheet 1.40, Block 13, Lot 7.2 and Zone M-2)

Resolution of Site Plan Approval

Background

1. The Applicant requested site plan approval to expand the existing residential parking area from 3 cars to 5 cars and construct a retaining wall associated with the two-family residence. The proposed parking area will be gravel and the paving portion of the existing parking lot will be removed. The subject property is a 12,500-sf parcel located on the south side of Wildey Street, one parcel to the west of North Broadway. The subject property is located in the M-2 zoning District.
2. The Planning Board on April 25, 2022, determined this to be a Type II Action under NYS DEC 617.5 (c) (12) *“construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density;”* and, therefore, no further SEQRA review is necessary.
3. The Planning Board has conducted a duly noticed public hearing on April 25, 2022, at which time all those wishing to be heard were given the opportunity to be heard.
4. The Planning Board has carefully examined the Application and *Cover Letter* from the Applicant’s Engineer dated April 7, 2022, including the Site Plan, Zoning Compliance Form, Environmental Clearance Form, photographs of existing driveway and aerial view of parking near the subject property, and the Applicant Engineer’s *Drainage Assessment* dated April 8, 2022, and received comments and recommendations from the Consulting Village Planner in memorandum dated April 14, 2022, from the Village Landscape Consultant in a review dated April 13, 2022, April 21, 2022, email dated April 25, 2022, dated April 28, 2022 and final review dated May 10, 2022, denial letters from the Building Inspector/Village Engineer dated October 19, 2021, December 20, 2021 and final revised letter dated January 20, 2022, and reviewed a letter submitted from Mr. Dean Gallea, a neighbor living at 28 Wildey Street, regarding stormwater management and permeable pavement, which the Board has considered.
5. The Zoning Board of Appeals reviewed the Applicant’s request for an interpretation of the Village Engineer’s determination of required area variances on 2/14/21. The ZBA supported the Village Engineer’s determination and continued the public hearing on the area variances on 3/14/22. The ZBA reviewed the requested 6.5’ variance to allow a 1.5’ setback for the side yard and a 5’ variance to allow 0’ landscape buffer. After review of the application, the ZBA approved a modified version of the site plan on 3/14/22, reducing the side yard variance to 4.5’ instead of the requested 6.5’ and reducing the landscape buffer to 3’ instead of the required 5’. The ZBA indicated that the Applicant shall install a landscape buffer along the eastern side yard of the property to the satisfaction of the Planning Board. The ZBA resolution was provided to the Planning Board.
6. The Planning Board closed the public hearing on May 23, 2022. After closing the public hearing, the Planning Board deliberated in public on the Applicant’s request for approval.

Determination

The Planning Board determines that based upon the findings and reasoning set forth below, the Application for site plan approval is granted subject to the conditions set forth below.

I. Findings

The Planning Board considered the standards set forth in Village of Tarrytown Zoning Code (“Zoning Code”) Chapter 305, Article XVI and finds that subject to the conditions set forth below, the proposed site plan is consistent with the site plan design and development principles and standards set forth therein.

The Planning Board has reviewed the Applicant’s site plan. The subject property is a 12,500-sf parcel located on the south side of Wildey Street, one parcel to the west of North Broadway. The subject property is located in the M-2 zoning district. The RR zone is adjacent to the south of the subject property. The subject property is occupied by a two-family residence with a three-car parking lot. The parking lot is located to the east of the two-family residence. The proposed project includes the expansion of the existing residential parking area from 3 cars to 5 cars and retaining wall associated with the two-family residence. The existing parking lot is a combination of paving and gravel. The proposed parking lot will be gravel with the existing paving being removed.

Applicant’s Engineer showed an aerial photograph of the neighborhood indicating that very few homes have parking areas, and most people park on the street. The Village Engineer proposed making the driveway curb cut wider to the west and adding another 4 feet to shift the entire parking lot over. The diseased tree at the right of the driveway will be removed while the tree at the left of the driveway will be protected. The retaining wall will be a 3’ high maximum “Unilock” block wall. It will be constructed between the two-family residence and the parking lot. The 3’ high retaining wall will also be constructed along the rear property line together with a 3’ high fence on top of the wall. The 3’ high fence will also be built along rear of the parking lot.

Applicant’s Engineer provided a *Drainage Assessment* dated April 8, 2022. Analysis indicated that the existing residential parking area of 3 cars will be enlarged with gravel to accommodate 5 cars. The expanded parking lot will be all gravel. To mitigate any impacts from stormwater, the proposed gravel parking lot includes a two-foot-deep infiltration trench. This subsurface trench is proposed to be located along the side of the parking lot between the parking lot and the two-family residence. The Applicant’s Engineer has provided flow analysis and runoff calculations as part of his analysis which has been submitted to the Village Engineer. Applicant’s Engineer stated that the re-alignment and removal of paved areas, with the infiltrations trench, results in reductions in peak flow for the storms studied. In addition, the storm depth that occurs 90% of the time is captured by exfiltration to the soil.

The Applicant’s site plan shows landscaped buffer consisting of eastern arborvitae along the eastern side of the subject property to screen the parking lot from the adjacent property. There will also be a 6’ high double shadow box fence along the property’s east side yard. Landscaping with native species will be planted in the front southwest corner to screen the parking area from the street. The site plan has been recently revised on 5/2/22. The revised site plan shows the preservation of a 12” linden tree, 12” Eastern white pine and (3) flowering trees, all previously identified for removal. Removals have been reduced to (7) trees: (1) white pine, 36” dbh - removed due to proximity to building, (4) Callery Pears, 5” dbh, (2) sweet gum, 4” dbh. As requested, grading has been minimized within the drip line/critical root zone of the trees to remain. The new street tree included in the plant list has been updated and is now a 2”

caliper, native Eastern Redbud. Screening plantings (Arborvitae) have been specified at an appropriate height. Tree valuation and the recommended payment into the Village Tree Fund are no longer relevant as tree removals have been minimized.

II. Approved Plan:

Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the Planning Board and approved by the Planning Board as follows:

-Site Plan for Marcel Martin Located at 20 Wildey Street, Village of Tarrytown, Westchester County, NY prepared by Ralph G. Mastromonaco, PE, PC Consulting Engineers dated May 24, 2021, and last revised May 2, 2022.

- (the “Approved Plan”).

III. General Conditions

- (a) Requirement to Obtain Approvals: The Planning Board’s approval is conditioned upon Applicant receiving all approvals required by other governmental approving agencies without material deviation from the Approved Plans.
- (b) Changes to Approved Plans: If as a condition to approval any changes are required to the Approved Plans, the Applicant shall submit: (i) final plans complying with all requirements and conditions of this Resolution, and (ii) a check list summary indicating how the final plans comply with all requirements of this Resolution. If said final plans comply with all the requirements of this Resolution as determined by the Village Engineer, they shall also be considered “Approved Plans.”
- (c) Commencing Work: No work may be commenced on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and to establish an inspection schedule. **Failure to comply with this provision shall result in the immediate revocation of all permits** issued by the Village along with the requirement to reapply (including the payment of application fees) for all such permits, the removal of all work performed and restoration to its original condition of any portion of the site disturbed and such other and additional civil and criminal penalties as the courts may impose.
- (d) ARB Review: No construction may take place and a building permit may not be issued until Applicant has obtained approval from the Board of Architectural Review in accordance with applicable provisions of the Village of Tarrytown Code.
- (e) The Applicant shall pay all outstanding consultant review and legal fees in connection with the Planning Board review of this Application.

IV. Specific Conditions:

1. Prior to start of construction, the applicant shall be required to have their arborist recommend and implement a post-construction tree health monitoring program to mitigate construction impacts and provide to the Village Engineer for on-site inspection.

Mr. Gaito moved, seconded by Dr. Friedlander, to approve this Resolution.

Ms. Raiselis asked for a roll call vote:

Member Gaito:	Yes
Member Friedlander:	Yes
Member Aukland:	Yes
Member Mendez Boyer:	Yes
Chair Raiselis:	Yes

All in favor. Motion carried. 5-0

MS4 ANNUAL STORMWATER MANAGEMENT MEETING

Report from: Donato R. Pennella, P.E., Village Engineer

Mr. Pennella reported that the MS4 annual stormwater report was made available on the Village website at the beginning of May for review by the public. This meeting is open to the public for comment on this report.

- In addition to the weekly and after every rain storm event performed by the applicant's representatives, this department performed 5 SWPP stormwater inspections for MS4 or SWPP
- The Village has 40 Outfalls – they continue to perform annual inspections and repairs as necessary.
- The Department issued 9 violations for MS4 related to grease and lack of maintenance not so much erosion.
- The Department intends to submit this report to DEC by **June 1, 2022.**
- There are 3 Active sites during reporting year:
 - 612 South Broadway - Greystone on Hudson
 - 62 Main Street – New NOI
 - 50 Wilson Park Drive Marymount Convent Walls – Completed Fall 2021 so it will be closed out.

The Department will send out reminder letters regarding annual inspection of post construction stormwater practices. In addition, the department will inspect remaining

outfalls this year from the carry over due to COVID-19 and will also send fertilizer notices to properties around the lakes. Clean up efforts are underway around the lakes and along the Hudson River, and there is a need to increase volunteer participation.

There was no one present for public comment. Ms. Raiselis thanked Mr. Pennella for his report.

ADJOURNMENT:

Mr. Aukland moved, seconded by Dr. Friedlander, to adjourn the meeting at 7:28 p.m. All in favor. Motion carried. 5-0

Liz Meszaros – Secretary