

Planning Board
Village of Tarrytown
Regular Meeting
March 28, 2016; 7:00 p.m.

PRESENT: Members Tedesco, Aukland, Raiselis, Birgy; Counsel Zalantis; Village Engineer McGarvey; Village Planner Galvin, Secretary Meszaros

ABSENT: Chairman Friedlander (arrived at 7:50 p.m.)

Mr. Tedesco chaired the meeting until Chairman Friedlander arrived at 7:50 pm.

Mr. Tedesco called the meeting to order at 7:04 p.m.

APPROVAL OF THE MINTUES – February 22, 2016

Mr. Aukland moved, seconded by Mr. Birgy, that the minutes of February 22, 2016, be approved as submitted. All in favor. Motion Carried.

Mr. Tedesco read the following adjournments:

- Continuation of a Public Hearing – Peter Bartolacci - 67 Miller Avenue
- Continuation of a Public Hearing – Toll Brothers, Inc. - 112 Wilson Park Drive
- Continuation of a Public Hearing – Ann E. Hanley - 73 High Street
- Continuation of a Public Hearing - Tarrytown Associates - 1-7 Main Street
- Continuation of a Public Hearing – Kaufman Organization – 69 North Broadway
- New Public Hearing – Paul Jeris – 15 Baylis Court
- New Public Hearing – Brad Zucker – 55 Stephen Drive

NEW PUBLIC HEARING – Sarah Greenwald – 67 Lake Avenue

Mr. Tedesco 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, March 28, 2016, at **7:00 p.m.** at the Municipal Building, One Depot Plaza, Tarrytown, New York, to hear and consider an application by:

Sarah Greenwald
67 Lake Avenue
Tarrytown, NY 10591

for renovation of existing single-family home and addition of living space resulting in 3 bedrooms and 2.5 bathrooms. The property is located at 67 Lake Avenue and is shown on the tax maps of the Village of Tarrytown as Sheet 1.90, Block 61, Lot 5 and in the R7.5 Zone.

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.

By Order of the Planning Board

Lizabeth Meszaros
Secretary to the Planning and Zoning Boards

DATED: March 18, 2016

The certified mailing receipts were submitted and the sign was posted

Jonathan Abraham, representing Sarah Greenwald, homeowner of 67 Lake Avenue, explained that they are increasing the square footage of the home by just over 25% which will result in 3 bedrooms upstairs with 2 full baths, a dining room and added living room space with ½ bath on the first floor. Ms. Greenwald has submitted a letter to the Board, dated March 28, 2016, indicating her desire to withdraw the carport from the application because of an issue of building on high ground, and plans will be revised to reflect this change.

Mr. Tedesco opened the meeting to the public and no one appeared.

Mr. Tedesco moved, seconded by Mr. Aukland, that the Planning Board declare itself Lead Agency for the proposed project. All in favor, motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to close the public hearing. All in favor. Motion carried.

Mr. Tedesco read the Resolution.

**RESOLUTION
VILLAGE OF TARRYTOWN PLANNING BOARD
(Adopted March 28, 2016)**

**Application of Sarah Greenwald
Property: 67 Lake Avenue (Sheet 1.90, Block 61, Lot 5 and Zone R-7.5)
Resolution of Site Plan Approval**

Background

1. The Applicant requests site plan approval to renovate an existing single-family home and add living space. The current residence has three bedrooms and 1 bathroom. The proposed project will result in three bedrooms and 2.5 bathrooms.

2. The Planning Board on February 22, 2016 determined this to be a Type II Action and, therefore, no further SEQRA review is necessary.

3. The Planning Board has conducted a duly noticed public hearing on March 28, 2016 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 received comments and recommendations from the Consulting Village Planner in memorandums dated February 5, 2016, February 17, 2016 and March 17, 2016 and comments from the Building Inspector/Village Engineer which they have considered.

5. The Applicant represented in a letter dated March 28, 2016 that she was formally withdrawing her proposed carport from her site plan application. As a result, the Applicant is no longer proposing to construct a new structure or building on a hilltop (as defined in Zoning Code § 305-67(A)(2)(c)), which new construction is prohibited under Zoning Code § 305-67(D).

6. The Planning Board closed the public hearing on March 28, 2016. 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.

II. **Approved Plan:**

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

Plans by John A. Lentini, Registered Architect, dated April 24, 2015 entitled:

- A-1 *Plot Plan and Notes*
- A-2 *Excavation Notes*

- A-3 *Plans and Elevation*
- A-4 *Plans and Elevation*
- A-5 *Sections*
(the “Approved Plans”).

III. General Conditions

(a) Prerequisites to Signing Site Plan: The following conditions must be met before the Planning Board Chair may sign the approved Site Plan (“Final Site Plan”):

- i. 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.
- ii. 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.”
- iii. The Applicant shall pay all outstanding consultant review and legal fees in connection with the Planning Board review of this Application.

(b) Force and Effect: No portion of any approval by the Planning Board shall take effect until (1) all conditions are met, (2) the Final Site Plan is signed by the chair of the Planning Board and (3) the Final Site Plan signed by the Planning Board Chair has been filed with the Village Clerk

(c) 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.

- (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) 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.

IV. Specific Conditions:

- 1. No approval is being granted for the proposed carport as the request for such approval has been specifically withdrawn by the Applicant.
- 2. Site plan approval is conditioned upon the Applicant submitting final revised plans that remove the depiction of and any reference to the proposed carport.

Dated as of March 28, 2016

Motion by: Mr. Tedesco
Seconded by: Mr. Aukland

In Favor: 4
Opposed: 0
Abstaining: 0

NEW PUBLIC HEARING – Education First - EF School – 100 Marymount Avenue

Mr. Tedesco 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, March 28, 2016, at **7:00 p.m.** at the Municipal Building, One Depot Plaza, Tarrytown, New York, to hear and consider an application by:

Education First – NY Campus
(EF Schools, Inc.)
100 Marymount Avenue
Tarrytown, NY 10591

to rehabilitate and upgrade the existing parking lot with related improvements to lighting, drainage and accessibility to the Sports Building. The property is located at 100 Marymount Avenue and is shown on the tax maps of the Village of Tarrytown as Sheet 1.50-24-1 and is in the R-20 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.

By Order of the Planning Board

Lizabeth Meszaros
Secretary to the Planning and Zoning Board

DATED: March 18, 2016

The certified mailing receipts were submitted and the sign was posted.

Chris Orofino, P.E., of VHB Engineering, Surveying and Landscape Architecture, representing Philip Johnson, Executive Director of EF Schools, Inc. stated that they are here to propose the rehabilitation and upgrade of the existing parking lot along Marymount Avenue as shown in site photos with improvements to landscaping, lighting and storm water drainage and build an accessible sidewalk to comply with ADA standards.

Mr. Orofino stated that since the February meeting, plans have been revised to address parking, steep slope and lighting issues based upon feedback provided by the Board. The parking lot set back was increased from 4 feet to 8 feet, providing a wider strip between the curb line of Marymount to the parking area will be 20 feet; reducing steep slope 800 SF on Marymount Avenue.

The existing sidewalk in the front yard has been revised to be ADA compliant, which will make it more aesthetically pleasing and reduce steep slope. The light poles will be lowered to 8.5 feet to reduce sky glow. They are proposing a timer system for the parking lot and sidewalk so they can be lowered or turned off. Landscaped islands have been introduced to accommodate the lower light fixtures. As a result, one parking space was eliminated and there are now 39 spaces in the lot along Marymount Avenue and 15 behind the sports building, for a total of 54 parking spaces. At the lower terrace area they will provide a seating area and a 3 foot high meandering berm with landscape improvements. He also noted that a parking and steep slope narrative was submitted to the Board and gave a brief summary.

Ms. Raiselis asked if the line was pushed back and has the lot shrunk in width. Mr. Orofino said it was pushed back a foot, but will not affect the bleacher area.

Mr. McGarvey asked about variances. Mr. Orofino stated that a site visit took place with members of the Zoning Board and the project was received very well at the March 14, 2016 ZBA meeting, but they could not vote until the Planning Board closed SEQRA.

Mr. Orofino introduced Stefan Yarabek, Landscape Architect, who described the revised landscape plan. The front lawn will be re-contoured with a new path that links with the ADA path. There will be fewer stairs into the building. They will continue with a path of Hawthorne trees along the entire front of the property, west side of the parking lot and east side of the pathway. 12 foot American elms will be planted between the road and lights. The lights are shielded and ground directed for minimal glare with no disruption to the night sky. American elm trees will be planted by the terrace, replacing 3 Clump Birch. They are taking a total of 6 trees out, and planting 18 in their place.

Mr. Yarabek presented a diagram of the center of lot looking north which provides very good screening of light source and the parking lot. Ms. Raiselis said this plan will give definition to street with a clear view to the river. Mr. Birgy asked how landscaping fits into EF master plan. Mr. Yarabek said they are adding a new species of American elms into the plan.

Chris Orofino acknowledged that they are working to resolve storm water concerns with D & B Engineers and Architects. Minor comments will be addressed and presented to the Board. He asked if application could be voted on this evening.

Mr. Aukland asked Mr. Orofino for his rationale for a waiver of steep slope since it is still not in compliance with the village code.

Mr. Orofino outlined items in the narrative:

The new proposed layout/grading results in a 20% reduction in steep slope intrusion.

Granting this waiver will improve curb appeal with a more desirable streetscape along Marymount Avenue; will soften slope to reduce landslide or flooding and granting waiver will provide more long term protection of soil and sedimentation. There are no other alternatives to get the necessary needed parking. There will be no adverse impact to neighboring properties. The parking lot is not being raised and will be minimizing storm water runoff.

Mr. Aukland asked if it is existing parking on steep slope it is also improving safety of parking lot? Philip Johnson, Executive Director of E.F. Schools, explained that they inherited a building above 300 feet on a hilltop surrounded by steep slopes but there are limits to restore our infrastructure.

Mr. Aukland said you could achieve this if you reduced the number of parking spaces but that would significantly impact the operation? Mr. Johnson stated that the proposed parking is needed not only for staff but community groups, such as the YMCA and outside sports groups that create additional parking needs will also use building and added that the storm water issue coming off the hill on the Hudson will be corrected and controlled.

Ms. Raiselis stated that making this site ADA compliant is a great advantage and is significant. She hopes EF will make it available to many groups in the community. She feels that the waiver is well earned. Mr. Tedesco agreed.

Mr. Tedesco asked if the Board had any questions and opened the hearing to the public.

Matt McLaurin, of 175 Neperan Road, addressed the Board and stated that he enjoys have the university next to him. He referred to a design drawing from E.F. He stated that his house faces the back of the sports building and he sees neglect in the back of the building. He pointed to Neperan Road and referred to the chain link fence which is in disrepair and that no maintenance has really been done there in 10 years. He was hoping that some thought could be given to do some landscaping in the back of the building. Any plantings that could help to reduce the noise from activities in the building would be appreciated.

Stefan Yarabek commented that he advised the cleanup of the existing woodlands, and the chain link fence was straightened out; it would be possible to plant some evergreen trees along the parking area and they will come up with a solution.

Mr. Tedesco and Ms. Raiselis asked if this could be added to the landscaping plan. Mr. McGarvey asked about pile of debris on Marymount Avenue south of driveway adjacent to Neperan Road. Mr. Yarabek said it is not debris; it is a rock that says "Maplewood 1892" that has historic significance. Mr. Tedesco asked to clean up whatever is not historic in the pile.

Mr. Yarabek also stated that the police department has asked to eliminate parking on Marymount, improving the overall safety of the area, which they have done.

Chairman Friedlander arrived at 7:50 p.m.

Mr. Tedesco moved, seconded by Mr. Aukland, to assume Lead Agency for this project. All in favor. Motion carried.

Mr. Tedesco read the Negative Declaration. (Part 3 of Full EAF attached)

Mr. Tedesco moved, seconded by Mr. Aukland, that the Board issue a Negative Declaration. All in favor. Motion carried.

Mr. Tedesco advised the applicant that the Zoning Board may now render a decision based upon this Negative Declaration.

NEW PUBLIC HEARING – Realty @460 SB LLC – 460 South Broadway

This portion of the meeting was transcribed by a court stenographer and the transcript will be included as part of the record.

Mr. Tedesco 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, March 28, 2016, at **7:00 p.m.** at the Municipal Building, One Depot Plaza, Tarrytown, New York, to hear and consider an application by:

Realty @460 SB LLC
480 South Broadway
Tarrytown, NY 10591

to demolish an existing restaurant use and construct a 24,653 SF Automotive sales/service building with associated improvements. The property is located at 460 South Broadway and is shown on the tax maps of the Village of Tarrytown as Sheet 1.40-96-3 and is in the NS 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.

By Order of the Planning Board

Lizabeth Meszaros
Secretary to the Planning and Zoning Board

DATED: March 18, 2016

The certified mailing receipts were submitted and the signs were posted.

Mr. Tedesco referred to a letter memo from Westchester County stating that the County has no objection to the Village to assume Lead Agency for this project stating that they issued a memo, reviewed the plan and comments have been shared with the applicant which will need to be addressed. Also, D & B Engineers has reviewed the storm water report; comments have been shared with the applicant which also will need to be addressed.

Mr. Tedesco, moved, seconded by Mr. Aukland, that the Board assume Lead Agency status for this project. All in favor. Motion carried.

John J. Hughes, Jr. ESQ, Attorney for the applicant, said it was his client's intention to enter into a long term lease with Friedland Realty Company, contingent upon the approval to construct. He introduced his client, Dwight Dachnowicz, owner of Tarrytown Honda and Jack Ryan, VP of Operations at Tarrytown Honda, who will answer any questions regarding operational procedures. Also present are John Manilio, PE, Craig Zimmerman, PE, and George Tsairis, RA, all of Redcom LLC Engineering, the engineers for this project and, Ronald Rieman, of Maser Consulting, PA, who will address traffic questions.

John Manilio, PE presented a rendering of the building and explained that they intend to demolish the existing diner and construct a 24,652 SF facility. There will be 25 bays, two for detailing, one for alignment with drive through service, on the north side of the building, equipped with high speed doors to get cars in and out of the facility. The front portion of the building will be a waiting area. They are proposing 88 parking spaces, 16 of which are to the north for customers and employees. Additional 24 spaces are doubled (48 stacked). On the south side, they are proposing 24 spaces (8 ft. x 8 ft.) for inventory of cars. He explained that if you take existing footprint and curb line and pavement, they are almost exactly the same footprint for the total sight as far as development area.

Mr. Manilio described changes to the plan since last meeting.

With regard to proposed driveway modifications, the driveway to the north is shifted further for ingress and egress to be in line with the garage doors. The south is for ingress only for delivery and emergency vehicles. They also switched the direction of the driveway; it is now a right turn only and not a left turn.

With regard to landscaping they increased 7 more trees to the north and south of the site and 4 more shade trees for a total of 8 along South Broadway and have maintained the shrubbery along the frontage which will be 30 inches in height.

Mr. Tedesco asked that since this is the gateway to the village is there a possibility of planting in the NYS Thruway ROW to add overall aesthetic feel. Mr. Manilio said he will explore that to see if the State will allow this.

With regard to the steep slope: Mr. Manilio said they relocated refuse area and lost 2 parking spaces; resulting in a reduced steep slope from 1354 to 702, which is almost half of what was originally proposed.

With regard to green and sustainable: Mr. Manilio stated that Honda has its own program similar to LEED but more tailored for car dealerships. The program addresses water usage, limits for roof, wall panels, HVAC, wattage requirements, high speed doors, etc. Building will be equipped with high efficiency LED lighting. The exterior LED lighting will be controlled by timers and there are wattage requirements and occupancy sensors. There will be designated areas for recycling and the actual building will be solar ready, capable of handling solar panels. Dwight Dachnowicz said it is a consideration to install solar panels, but has no numbers yet. Ms. Raiselis asked if there is a website for the program. Mr. Manilio said there is a You Tube video on Honda's environmental leadership program and he also gave a copy of the program to Ms. Raiselis. Mr. Birgy asked if it involves a passive solar; and that it would be nice to bring it into the mix. Mr. Manilio also noted that the contamination on the site to the north that came from the gas station has been closed by the DEC.

Mr. Friedlander asked Mr. Manilio to explain the differences between compliant plan and their proposed plan.

Mr. Manilio presented the compliant plan which would include:

8500 S.F, building 4 service bays, 1 alignment bay, a customer area in the middle, a small area for parts, a service drive through for 2 cars only and 71 parking spaces. To be compliant parking has to be behind building and code allows building coverage of 20%.

The proposed plan:

Building coverage is at 35%; 4 parking spaces in front of the building; the section of South Broadway would require a 70 foot variance.

On the proposed plan, Mr. Friedlander asked how much space a bay requires. Mr. Manilio said that Honda requires the space to be 13 ft x 25 ft. So, approximately 12,000 s.f. is dedicated for service.

With regard to traffic, Village Engineer McGarvey asked if they could look into the possibility of cars coming out of the back and merging out with cars exiting off the thruway ramp for South Broadway. Ron Reiman, Traffic Consultant, with Maser Consulting said NYS would probably not approve this as it would not be a safe condition considering the volume of cars coming off exit.

Mr. Reiman briefly compared traffic with existing site and facility and determined that there was no significant change. He explained that the current diner is open 24 hours per day. Honda hours are less. Over the course of the day traffic conditions are less.

Mr. Friedlander asked about traffic flow during peak evening hours.

Mr. Reiman said that of the 40 cars coming out at diner half make a left turn. Northerly traffic will remain the same. No changes. The 2nd driveway is right turn only for trucks and emergency access.

Mr. Friedlander asked about traffic flow regarding the average for servicing a car.

Jack Ryan, Operations Manager, said approximately 50 cars on average are repaired daily. Car repair/service facilities are very process oriented. Goal is to get people in and out as quickly as possible. They have a process called “x time”, which requires them to only take a certain amount of vehicles per hour, for example between 8 am and 9 am, they can only take 6 vehicles. This process eliminates overflow and keeps cars coming in and out quickly. Another process is “crunch time”, whereby they move employees to service to get cars in and out quicker.

Mr. Ryan explained that there are different bays for different types of service and that there will be dead bays with cars waiting for parts or diagnosis. This facility is designed for long term planning. Honda sells about 4000 car per year and they need to have adequate facilities to make repairs.

Mr. McGarvey asked how many mechanics and bays they currently have at existing site. Mr. Ryan said they have 13 mechanics and 13 bays.

Mr. Friedlander expressed his concern about the traffic and how it affects the economic vitality of the area.

Ron Reiman addressed peak hours between 7 am and 9 am in morning and 4 pm and 6 pm in the evening and according to his study:

The diner generates 73 cars at morning peak and 73 cars at night entering and exiting. Honda will generate 86 cars at morning peak and 63 at evening.

This concludes that during critical peak hours it is a wash with the traffic.

There will be no traffic on Sundays since the business is closed.

Honda hours: Monday – Friday 7:30 am to 8 pm, Saturday, 7:30 am to 4:30 pm; closed Sundays.

Ms. Raiselis asked if service visits come with someone accompanying them. Mr. Ryan said that it does happen, but cars are directed to a parking spot. 75% of service is express service. Ron Reiman said that his counts take into consideration if 1 or 2 cars come in; 44 are entering; 42 are exiting. Mr. Ryan added that they also have full service shuttle and 12 loaner cars available.

Mr. Birgy expressed his concern about an all service facility. He again stated that he would like a building with a visual aesthetic look and this is a major stumbling block. He would like a building that will make a real visual aesthetic impact on the Village.

Mr. Ryan explained that Honda also has requirements and has a new image program. Mr. Manilio returned with a different rendering showing a 4 foot tall wall with landscaping in front of the building. He added that any changes would have to be approved by Honda.

Mr. Tedesco asked if additional landscaping could be added to screen the lower level of the building that will not change the nature of the building itself.

Mr. Friedlander would like them to go back to Honda to get a better project and move this project forward. We have worked hard in the past to get a good project. There is room to make it better. He would like to work with them and possibly consider both locations to make a better plan.

Mr. Manilio said that a lot has changed with Honda in the past 4 years and they have a new image program. They prefer to have 1 building instead of 2 buildings. Predominantly, this new building will be used for service. A plan has not been fully developed for the existing building.

Mr. Aukland said there is no way to get this project done without significant variances due to the scale of the project and size of parcel and this project it is a large deviation from Village code. He asked Mr. Manilio for the benefits of the large project. Mr. Manilio explained that the community will benefit by taking service away from a residential area and all service will be done inside the building.

Mr. Tedesco said that the variances are so large and so many that in order to approve, Honda will need serious mitigations for both Boards unless the building is aesthetically landscaped properly and fits the character of that end of the village similar to the Doubletree Hotel. He is asking that Honda come up with some bending in the architecture of the building. Honda has an opportunity to make this building aesthetically pleasing.

Mr. Friedlander asked if it is possible to reduce scale of building with second floor to mitigate the impact. He is trying to find a common ground where both Honda and the community can succeed.

Mr. Friedlander opened the meeting to the public.

Lee Alefantis, 8 Glenwolde Park, Tarrytown, NY, thanked Dwight Dachnowicz for the improvements to the existing site. He asked the applicant to answer three questions:

Where all new cars are going?

What is going on with existing location?
Where are used cars going?

Jack Ryan explained that no additional cars are coming into the facility and the used cars will stay on the used car lot. There will be no changes to existing lot. After this application is done, Honda will submit an application for the existing facility. The footprint will stay the same. Please understand that there is a new image program and new regime at Honda and they do have restrictions. Honda made concessions before but that was for a 70,000 s.f. building. Mr. Ryan also said that with regard to landscaping; they will consider additional landscaping to improve the plan. We will continue to try to improve the project.

Mr. Friedlander asked if anyone else would like to speak.

Village Planner Galvin asked if there was any information regarding Honda's image program.

George Tsairis, RA, for Redcom, commented that Honda has their own Architects. They have a specific look. Chairman Friedlander referred to the previous rendering. Mr. Birgy asked if they could think outside the box and asked if they should go back to their architects and discuss different options such as brick. Mr. Aukland commented that materials can be changed to make this project fit more into the character of the village.

Mr. Tedesco, moved, seconded by Mr. Aukland, to authorize John Canning of VHB Engineering, to review Honda's proposed traffic study submitted. All in Favor. Motion carried.

Mr. Friedlander informed the applicant that there is currently a meeting being scheduled with the representatives from the Village, Doubletree Hotel, Montefiore, the JCC and New York State to discuss and improve traffic conditions along route 9 and 119, and they will be invited to this meeting.

Attorney Hughes approached and said that his client will go back to Honda again and ask for concessions, but it is a corporate issue. He said they will talk more about the traffic and he feels more comfortable about variances with regard to the traffic and the size of the building. Zoning looks at all possible aspects; weighing benefit and harm.

Village Planner Galvin asked for a narrative from the applicant explaining both locations (460 and 480 South Broadway) work together.

John Hughes said that they are looking as 2 full service dealerships in case something bad happens to Honda. There should not be any difference to the Board. There may be a disconnect in the future between the two sites but now we can connect because there is a demand for it.

Mr. Friedlander asked Mr. Hughes to clarify the use of the building.

Mr. Hughes said the site could easily be converted back and you can do sales, parts and service. Service and sales are integrated at the dealerships. It is a building with a use and it should make no difference who owns the site. It is property driven not owner driven.

In terms of SEQRA, Counsel Zalantis said that the Planning Board needs to have an understanding of what the applicant's intentions are with the other site. Zalantis would like a narrative interplay between the two sights; what is each site going to be used for and how the cars going from one site to the other.

Mr. Hughes said there is no application pending; there may be one in the future which will be a renovation, not an extension or expansion, but only an upgrade in interior renovation. There is no change to existing operational approvals that have been in place for many years.

Mr. McGarvey added that some cars are parked in diner now so the sites are connected. Village Planner Galvin stated that, in terms of SEQRA, this narrative is necessary for the record. Mr. Hughes said he will provide this narrative.

Dwight Dachnowicz stated that he has gone through several different locations with Honda and feels that logistically, this is the one that works best, but he will reach out to them again. They now have a 3rd generation of facility. He does not want to over promise; corporate has said they will not allow changes to the exterior aesthetics of the building but he will work with them on the wall and landscaping.

Mr. Tedesco, moved, seconded by Mr. Aukland, to continue the public hearing. All in favor. Motion carried.

PRELIMINARY PRESENTATION – Robert DeRocker – 5 Warner Lane

Robert DeRocker, owner of 3 Warner Lane, also known as the Ice House, explained that 5 years ago the Board realized that the board needs to separate public from private property. The Planning Board determined that property would be demarcated by surface level paving stones for about 3 years, and then the Board of Trustees reversed the recommendation and authorized the construction of the wall be built. Proposed remedy was to buy a strip of land from the neighbor, at 5 Warner Lane, to allow us to eventually swap with the Village and have property squared off. The wall has already been built by Toll Brothers and they did an excellent job.

Mr. Tedesco moved, seconded by Mr. Aukland that the Board declare this a Type II action as it involves the transfer of the same amount of property between adjacent parcels with no loss of parkland to the village and an addition of property to an already existing single family residence. It involves a minor adjustment to an already approved subdivision plat.

Mr. Tedesco moved, seconded by Mr. Aukland, that the Board establish and escrow in the amount of \$2500. All in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, that we move this this application to a Public hearing. All in favor. Motion carried.

PRELIMINARY PRESENTATION – Albert Collado – 116 South Broadway

Mr. Collado, owner of 116 South Broadway, explained that he and his wife would like to move back into the village and replace an aging 2 ½ story framed building built in the 1920's and build a new single family residence. He noted that he has been before the Zoning Board of Appeals and has been granted the necessary variances required for this project.

Chairman Friedlander asked if anyone had any questions.

Chairman Friedlander advised the applicant that he will need ARB approval for this project.

Mr. Birgy asked if this property will become a single family residence. Mr. Collado advised that since 1958 the building has been used as professional office with a renewable variance, but it was always been a single family residence.

Village Planner Galvin asked the Board if they would like to see a landscaping plan. Mr. Tedesco asked Mr. Collado to provide a landscaping plan to the Board before the next work session.

Mr. Tedesco moved, seconded by Mr. Aukland, to declare this a Type 11 action as it is for the construction of a single family residence on an approved lot. All in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, that an escrow in the amount of \$2,500.00 be established. All in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to move this application to public hearing. All in favor. Motion carried.

PRELIMINARY PRESENTATION – Mark Morganelli – 1 Dixon Lane

Steve Tilley, Architect, representing the applicant, Mark Morganelli, said he is here to apply for the reuse of what was a bread factory and transform it into Jazz club. He and his applicant are aware of the parking area variances needed and will be going to the ZBA to address them, but, other than that they are just doing interior renovations.

Mr. Tedesco raised a question with regard to the letter submitted in the application for permission to park from the Reformed Church and said that they would need a more definitive letter from the church since they are only offering parking only on an ad hoc basis and will be not have enough parking spaces.

Mr. Tilley introduced Mark Morganelli, owner of 1 Dixon Lane, to discuss the parking.

Mark Morganelli introduced himself and said that he has been collaborating with the Village of Tarrytown since 1998 starting the Tarrytown Arts Festival. He is proposing to open a Jazz Club on Friday and Saturday evenings with Brazilian music on Sunday afternoons, in addition to having community events, such as photography exhibits.

With regard to parking, they have a sponsorship arrangement with Key Bank for 16 lit spaces. The spaces with the Reformed Church are available on an ad-hoc basis deal however, he has found out through Chase that they do not own the lot, but it is owned by NYS Parks. He will explore the possibility of getting permission to use these 22 spaces in order to comply with parking requirements. He has also taken pictures when Music Hall has events and noted that the Mckeel lot is severely under-utilized.

Mr. Tedesco asked that all of this information regarding parking be documented for the Board to review.

Ms. Raiselis said we should consider a condition of approval and have the applicant indicate the parking options in all of their literature, website, and email blasts, etc. In addition, Mr. Tedesco stated that they should also post where the parking lots are inside the building for patrons to see.

Mr. Tedesco moved, seconded by Mr. Aukland, to declare this a Type 11 action as it involves a renovation of a non-residential space of less than 4,000 s.f. and does not involve a change in zoning or a use variance. All in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, to set an escrow at \$2,500.00. All in favor. Motion carried.

Mr. Tedesco moved, seconded by Mr. Aukland, that this application be moved to Public Hearing. All in favor. Motion carried.

Counsel Zalantis that since there is no SEQRA, applicant may proceed to the Zoning Board.

ADJOURNMENT

Mr. Friedlander moved, seconded by Mr. Aukland, and unanimously carried, that the meeting be adjourned – 10:01 p.m.

Lizabeth Meszaros
Secretary to Planning Board